



Renfrewshire Local Development Plan Strategic Environmental Assessment

Addendum 1 – Policies and Spatial Strategy

Addendum 2 – New Development Supplementary Guidance

Addendum 3 – Housing Assessments

Addendum 4 – Economic Investment Locations and Strategic
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Addendum 1 – Policies and Spatial Strategy



Addendum 1 – Policies and Spatial Strategy

Assessment of the Proposed Local Development Plan Proposed Plan Policies and Spatial Strategy

- 1.1 A Strategic Environmental Assessment (SEA) was carried out in relation to the Renfrewshire Local Development Plan Proposed Plan to determine the likely environmental impacts of its proposed policies and the Spatial Strategy.
- 1.2 The policies within the Local Development Plan Proposed Plan fall under five key themes. The five themes aim to deliver the Spatial Strategy. The five themes are summarised below:
- Economy – supports the delivery of City Deal projects and directs economic investment to the most suitable locations.
 - Centres – supports investment into Renfrewshire’s Centres to deliver vibrant, well designed and accessible places.
 - Infrastructure – supports investment which assists sustainable communities by ensuring people and places are well connected.
 - Places – supports investment which creates strong communities and attractive places.
 - Environment - promotes sustainable development that contribute towards minimising carbon and greenhouse gas emissions and supports adaptation to the likely effects of climate change.
- 1.3 The Strategic Environmental Assessment assesses the Spatial Strategy and each policy against the nine SEA topics. The Spatial Strategy and each policy have been scored appropriately according to the environmental impact.
- 1.4 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. Time periods were ascribed to any significant environmental effects as follows:
- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years
 - Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years
 - Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence.
- 1.5 Consideration is also given to the whether the effects are thought to be permanent or temporary in nature. An assessment of secondary, cumulative and synergistic effects is also included, any co-location issues identified and any mitigation that may be required.
- 1.6 A Habitats Regulation Appraisal has also been published alongside the updated Environmental Report which has assessed each of the policies and Appropriate Assessment has been carried out where applicable.
- 1.7 A Strategic Flood Risk Assessment was prepared to inform the Renfrewshire Local Development Plan Proposed Plan and the Environmental Assessment. There are areas at flood risk across Renfrewshire and the Strategic Flood Risk Assessment identifies and details areas suitable for future development taking into

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consideration this flood risk and identifies sustainable flood risk management mechanisms where appropriate along with sustainable drainage infrastructure that will require to be considered. The developable extent of sites will be determined at the planning application stage and will be informed by a Flood Risk Assessment and in line with Policy I3 – Flooding and Drainage and guidance in Scottish Planning Policy. New developments offer the opportunity to mitigate through Sustainable Urban Drainage. Development to minimise flood risk also provides the opportunity to enhance the water environment.

- 1.7 Figure 1 shows the Strategic Environmental Assessment of the policies and Spatial Strategy within the Renfrewshire Local Development Plan Proposed Plan.

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Figure 1: Assessment of the Proposed Local Development Plan Proposed Plan Policies and Spatial Strategy

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
SPATIAL STRATEGY												
All development proposals will require to be considered in relation to the Spatial Strategy diagram Figure 2.												
New development will be supported where it aims to incorporate the following criteria (where relevant):												
<ul style="list-style-type: none"> • Supports sustainable and inclusive economic growth and/or is related to the delivery of City Deal investment; • Contributes positively to the character and appearance of the place, benefiting the amenity of the area and protecting and enhancing the natural, built and cultural heritage and it's setting; • Will regenerate and invest in Renfrewshire's Network of Centres; • The design of new development is demonstrated to benefit the area by following the principles of 'Renfrewshire's Places' Design Guidance; • Development is supported by existing or planned infrastructure; • Buildings and structures are designed to support the enhancement and delivery of low carbon generating technology to reduce emissions; and • The development does not have an adverse effect on the integrity of any sites protected as a Natura 2000 site. 												
The Local Development Plan must be applied in its entirety. All development proposals must be assessed against the Spatial Strategy, Policies, the Proposals Maps, the Placemaking Plans and the New Development Supplementary Guidance, to ensure compliance with the overall Spatial Strategy for Renfrewshire.												
++	++	+	++	+	++	++	+	+	S/M/L	P	The Spatial Strategy provides the overarching approach of the Local Development Plan therefore synergies are created. The Strategy seeks to ensure that these have a positive environmental effect where possible.	Mitigatory measures are set out in the Local Development Plan policies and the Supplementary Guidance which underpins the strategic approach adopted through the Local Development Plan. Mitigation will also be sought through consideration of individual planning applications. A Habitats Regulation Assessment has been undertaken of the Plan to
The Spatial Strategy seeks to promote development that will protect and where possible enhance the natural environment. It aims to support development that does not have a detrimental effect on the integrity of any site designated as a Natura 2000 site.	The Spatial Strategy promotes development that contributes positively to the built environment and cultural heritage.	Additional economic activity and development is likely to require additional resources. Upturn in economic activity may result in new facilities and services for the local population. Opportunity to mitigate through the use of low carbon technologies and diverting development to sustainable locations.	The Strategy's principle focus is sustainable development and promotion of development that reduces the need to travel. The aim is to ensure new development is connected to sustainable travel and transport and by promoting the use of low carbon technology.	In line with policies and supplementary guidance, new development will protect and where possible enhance the water environment, as well as aiming to support the development of blue corridors.	The Strategy aims to reduce and mitigate the impact of climate change, promoting adaption through a variety of factors such as supporting development in sustainable locations and places where existing infrastructure can be used. It promotes use of low carbon technology to reduce emissions.	The Spatial Strategy contributes to the protection and enhancement of the landscape and townscape throughout Renfrewshire. The focus of the Spatial Strategy is to develop previously used land before development of greenfield and greenbelt.	The Spatial Strategy promotes sustainable forms of development which could contribute towards improvements in human health and good quality of life. New development in existing places will assist in offering access to local services and facilities and promote better health and wellbeing.	Sustainable forms of development and protection of the natural environment should protect soil and facilitate remediation where necessary.	The implementation of the Spatial Strategy will occur throughout the lifetime of the plan.	The proposed developments are permanent; therefore, the associated effects will be permanent.	Development in line with the LDP Spatial Strategy should have no adverse co-location issues.	

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												ensure where policies could affect biodiversity, appropriate assessment identifies actions required to avoid any environmental consequences from a development.

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Policy E1 Renfrewshire’s Economic Investment Locations

Renfrewshire’s Economic Investment Locations are identified and promoted for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development as well as ancillary service provision, along with support for a wider range of employment generating uses.

All proposals for employment generating uses not listed in Use Classes 4, 5 & 6 require to demonstrate:

- the resultant economic impact of the proposed development including the number of additional employment opportunities to be created; and,
- that proposals would not have a significant detrimental impact on the role and function of the Economic Investment Location, the vitality and viability of Renfrewshire’s Network of Centres, transport infrastructure and the built and/or natural environment of the area.

Development proposals must demonstrate that development does not have an adverse effect on the integrity of any Natura 2000 sites.

The New Development Supplementary Guidance sets out the role and function of Renfrewshire’s Economic Investment Locations.

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-	~	+	~	+	-	-	+	~	S/M/L	P	Policy E1 provides the framework for Economic Investment across Renfrewshire therefore synergies are created. The strategy seeks to ensure that proposals within the Economic Investment Locations have a positive environmental effect where possible.	Policy ENV2 and the criteria set out in the New Development Supplementary Guidance ensures that any adverse impact on species, network connectivity and landscape character is minimised.
The Policy has the potential to impact the Black Cart SPA and SSSI, along with SINC’s such as the Black and White Cart Waters. These sites provide important habitat corridors and are integral to the blue network. The Policy and development guidance aims to ensure that any development does not have a significant adverse effect on the environment of an area.	The Policy seeks to direct economic development to existing economic investment locations.	Development in Economic Investment locations may result in new services and facilities for local residents. Development opportunities promoted by the plan offer the possibility of enhancing the built environment through the promotion of good design and layout.	Construction, deliveries and industrial use may have the potential to have a negative impact on air quality through increased vehicle use. Each of the economic investment locations are close to existing networks and services and in areas that are already close to developed urban areas.	A policy framework is set out to protect the water environment and seeks to address flooding and flood risk. Sites that are currently affected by flooding and drainage issues have the opportunity to be enhanced through sustainable urban drainage which are likely to have a positive impact on surrounding areas. New development will be considered in	Increased economic activity and traffic may result in increased emissions. A policy framework that seeks to deliver sustainable development where possible and secure climate change adaptation will be promoted. Adaptation measures should mitigate against potential long term impacts.	All economic investment locations are located within low lying land. A policy framework that seeks to protect the landscape quality and mitigate against potential negative impacts from development will be set out. Good design and layout will help mitigate any potential impact.	Inward investment and new employment opportunities will have sustainable socio-economic benefits. Any potential negative impacts such as flooding, reduced air quality and increased noise levels can be mitigated through the local Development Plan policies and legislation.	Development offers the opportunity to address vacant sites and remediate areas of contamination. Industrial use may result in further contamination. This will be carefully regulated through legislation.	Investment in economic investment locations is likely to be in place throughout the lifetime of the Local Development Plan.	The proposed developments are permanent; therefore, the associated effects will be permanent.	No new cumulative or synergistic impacts identified in relation to employment allocations with regard to water or flood risk.	Flooding concerns can be reduced or avoided through various mitigation measures, identified through the planning application process. Use of low carbon technology will assist in reducing potential impacts. This positive promotion framework will be

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				relation to the flood risk framework and mitigation will be identified at the planning application stage.							As the site are within a sustainable location in line with the LDP Spatial Strategy it is considered that there will be no adverse co-location issues.	<p>outlined in the Plan. Location of development within or close to existing settlements and infrastructure is promoted in the plan. This is more sustainable than green field development. Measures will be required to ensure no adverse effects, in keeping with the requirements of the Habitats Regulations Assessment.</p> <p>The developable extent of sites will be determined at the planning application stage and will be informed by appropriate assessments inline with the Development Plan policies in particular ENV 2 – Natural Heritage and ENV 5 – Air Quality. Suitable mitigation measures to minimise or avoid any negative impact will be defined at planning application stage.</p>

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Policy E2 – City Deal Investment Framework

City Deal investment aims to make a significant contribution to the Renfrewshire economy and sustainable and inclusive economic growth including: increased employment; the health of Renfrewshire’s Centres; the delivery of new homes; the visitor economy; and, enhanced accessibility and connectivity across Renfrewshire.

In line with the Renfrewshire Local Development Plan Spatial Strategy the delivery of Renfrewshire’s City Deal infrastructure projects as set out in Figure 4 (of the LDP) and associated development proposals across Renfrewshire will be supported to ensure the anticipated economic benefits are fully realised.

All development proposals associated with the delivery of City Deal investment will be considered in relation to the Renfrewshire Local Development Plan Spatial Strategy and require to be assessed against the relevant Local Development Plan policies and the New Development Supplementary Guidance. Development proposals must demonstrate that development does not have an adverse effect on the integrity of any Natura 2000 sites.

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<p>The Inner Clyde Special Protection Area (SPA), Black Cart Water SPA and Inner Clyde Ramsar Site are important habitat corridors and integral to the blue and green networks which require to be protected.</p> <p>Planning consent is in place for both the Clyde Waterfront and Renfrew Riverside project and the Glasgow Airport Investment Area Project.</p> <p>An Environmental Impact Assessment was undertaken to</p>	<p>There are a number of listed buildings/ structures within the vicinity of the CWRR and GAIA projects which require to be protected.</p> <p>LDP policies ensure that development will not have significant adverse effects on the historic environment and cultural heritage.</p> <p>The projects include programme of archaeological investigation ensuring that any identified features of archaeological</p>	<p>Infrastructure Development associated with City Deal will provide a range of new material assets both directly and indirectly helping to strengthen the Renfrewshire economy.</p> <p>An upturn in economic activity may result in new facilities and services for the local population, although this would require resources/ materials.</p> <p>There will be opportunities to incorporate low carbon technologies in</p>	<p>The construction and operation of the projects will change the traffic flows on the local road network, which will have the potential to affect local air quality.</p> <p>Improving access through new walking and cycling routes may help reduce the use of cars and congestion on local roads.</p> <p>Mitigation measures embedded in the design to encourage sustainable travel choices will assist in achieving improvements</p>	<p>The Local Development Plan will set out a policy framework that protects the water environment and seeks to address flooding and flood risk.</p> <p>There are key surface water bodies within the project areas; the River Clyde and its tributaries, the White Cart Water and Black Cart Water. The water bodies are heavily modified and have poor ecological status; however, they have associated</p>	<p>The Local Development Plan will set out a policy framework that seeks to deliver sustainable development and where possible secure climate change adaptation measures.</p> <p>It is considered that there would be no significant adaptation effects as the projects have been designed to be sufficiently resilient to projected climate changes and the surrounding environment is not predicted to encounter any</p>	<p>The Local Development Plan sets out a policy framework that seeks to protect the landscape quality and mitigate against potential impacts from development.</p> <p>Opportunity to enhance built environment with promotion of good design and layout.</p> <p>It is considered that the projects will not result in significant landscape and visual effects.</p> <p>Glasgow Airport Access enhancements will be within</p>	<p>The investment that will be delivered through City Deal projects will bring sustainable socio-economic benefits.</p> <p>Delivery of the projects and the associated upturn in economic activity may result in new job opportunities, facilities and services for local population.</p> <p>The National Manufacturing and Innovation Centre Scotland and the Medicines Manufacturing Innovation Centre will be developed</p>	<p>Projects offer the opportunity to address contaminated soil or poor ground conditions.</p> <p>Mitigation measures for the construction phase will embrace standard good construction practices.</p> <p>Mitigation measures for the long term operational phase is likely to comprise standard engineering design mitigations, which may include: screening of imported or reused fill</p>	<p>Effects of the CWRR and GAIA infrastructure projects are expected in the short to medium term. Both projects have planning consent with construction work expected to start in 2019.</p> <p>The benefits from the new infrastructure associated with new developments and employment opportunities are expected in the medium to long term.</p> <p>Work is continuing to develop improved connections to the airport. The effects will be</p>	<p>The proposals are permanent and therefore the effects will be permanent. Mitigatory measures will minimise effects during construction.</p>	<p>A cumulative adverse effect to semi-natural woodland habitat from both loss and fragmentation is predicted.</p> <p>A significant cumulative beneficial cumulative effect through the removal and treatment of invasive non-</p>	<p>The projects are designed to enhance and increase connectivity in and around Renfrewshire. Cumulatively, this is likely to assist movement and access helping to develop land which is vacant, derelict or under used directing development to sustainable locations.</p> <p>The Local Development Plan policy framework will ensure that any flood risk issues</p>

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<p>assess the potential environmental impact of these projects and identify suitable mitigation measures where appropriate.</p> <p>There are no statutory designated sites within the area directly affected by the infrastructure projects.</p> <p>The LDP policy framework will ensure that any cumulative impact of development should protect Natura 2000 and Ramsar Sites.</p> <p>The assessment identifies that through the application of appropriate mitigation the effects on biodiversity, flora and fauna interests will not be significant.</p> <p>Clyde Waterfront and Renfrew Riverside Project (CWRR)</p> <p>Two areas of ancient woodland are identified within</p>	<p>interest are evaluated and recorded.</p> <p>Work is continuing to develop improved connections to the airport. The future environmental assessment for this project will consider any possible impacts on the historic environment and cultural heritage.</p>	<p>the design and new build units.</p> <p>Infrastructure improvements will provide enhanced walking and cycling routes providing an improved environment for pedestrians, cyclists, and public transport.</p>	<p>to local air quality.</p> <p>Air quality continues to be monitored across Renfrewshire including the potential impact on Air Quality Management Areas.</p>	<p>European-level habitat designations (Black Cart and Inner Clyde SPA designated for birds) and support other protected species.</p> <p>The engineered nature of the River Clyde means that flood risk is generally low, although it presents a tidal flood risk to a small number of industrial and commercial premises at the river edge.</p> <p>The developable area of the development sites at Renfrew riverfront and Netherton Farm will be informed by a Flood Risk Assessment.</p> <p>The projects have been designed to achieve a neutral or better outcome with respect to flood risk and drainage including the provision of cross drainage</p>	<p>significant climate change effects.</p> <p>Mitigation measures embedded in the design to encourage sustainable travel choices will assist in reducing emissions.</p> <p>Work is continuing to develop improved connections to the airport. As a sustainable transport project, it will help reduce emissions.</p>	<p>the urban area and will have limited impact on the local landscape. Any potential impacts will be addressed through appropriate design, adaptation and mitigation.</p>	<p>within the Strategic Economic Investment Location adjacent to Glasgow Airport and will be supported by the new GAIA infrastructure.</p> <p>Potential health and well-being benefits associated with more active travel opportunities.</p>	<p>materials and dedicated remediation of soils or groundwater in areas of localised contamination identified by the site investigation during construction.</p> <p>The recommended mitigation measures are considered sufficient to minimise the effects on sensitive receptors.</p> <p>No adverse residual or cumulative effects have been identified.</p>	<p>medium to long term.</p>		<p>native trees is predicted</p> <p>In the longer term up to 2037, it is predicted that there would be impacts on local landscape character due to the combined effect of Glasgow Airport Investment Area project and the development of sites within the Strategic Economic Investment Location.</p> <p>In the long term, significant cumulative beneficial employment effects are predicted from the development of the projects.</p> <p>Development is located within a sustainable location in line with the LDP Spatial Strategy. It is considered that there will be no significant adverse co-location issues.</p>	<p>are avoided or addressed at the planning application stage.</p> <p>Use of low carbon technology will utilised where possible.</p> <p>Policy ENV2 and the criteria set out in the New Development Supplementary Guidance ensures that any adverse impact on species, network connectivity and landscape character is minimised.</p> <p>The developable extent of sites will be determined at the planning application stage and will be informed by appropriate assessments inline with the Development Plan policies in particular ENV 2 – Natural Heritage and ENV 5 – Air Quality. Suitable mitigation measures to minimise or avoid any negative impact will be defined at planning application stage.</p>

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<p>the area directly affected by the CWRR project, as are two Sites of Importance for Nature Conservation.</p> <p>Potential effects on semi-natural woodland will be compensated for.</p> <p>Potential positive effect in the removal of Invasive Non-Native tree Species.</p> <p>Glasgow Airport Investment Area Project (GAIA)</p> <p>One area of ancient woodland is within 250m of the site.</p> <p>Development of the Netherton Farm area will help stop Whooper Swans crossing the flight path at Glasgow Airport reducing the number of Whooper Swan and airplane collisions.</p>				<p>and relief culverts.</p> <p>Effects on water quality, drainage, hydrology and flood risk are not considered to be significant.</p> <p>Glasgow Airport Access</p> <p>Work is continuing to develop improved connections to the airport. The future environmental assessment for this project will consider any possible impacts on the water environment, flooding and drainage.</p>								<p>A Habitats Regulation Appraisal has been undertaken which included an appropriate assessment of the City Deal Policy. Mitigation will be taken forward through City Deal Investment projects where appropriate.</p>

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<p>Glasgow Airport Access</p> <p>Work is continuing to develop improved connections to the airport. The future environmental assessment for this project will consider any possible impacts</p>												

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Policy E3 – Transition Area

Transition Areas aim to support a mix of uses.

Development proposals or a change of use within Transition Areas require to be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area and demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites. The New Development Supplementary Guidance lists the areas identified as being in transition and the acceptable uses within these sites.

-	~	~	~	~	~	+	+	+	S/M	P	Additional traffic and use of materials could impact on air quality and climatic factors. Synergistic effects may occur in relation to flooding as changes to the water table and river levels may impact on biodiversity.	Transition areas are located in urban areas close to existing settlements where infrastructure and services are already in place. Mitigatory measures will be secured through the Local Development Plan policy framework and will be sought through consideration of individual planning applications.
<p>The eight transition areas are located in or adjacent to developed urban areas. The Inner Clyde SSSI and SPA bound the Erskine Riverfront area and disturbance of the bird nature conservation interest requires to be considered as part of any development proposal in this area. This is considered in the Habitats Regulation Assessment.</p> <p>A number of Sites of Important Nature Conservation are adjacent to and within the transition areas. Including Erskine</p>	<p>Any development would have to take account of and be sympathetic to surrounding townscape. There are a number of listed buildings located within the transition area and any development/ change of use will be required to be in keeping with the listed building and its setting. Development of listed buildings also creates an opportunity to reuse a historical asset. A number of the transition areas are associated with WOSAS trigger sites and further investigation and mitigation</p>	<p>The eight transition areas are located in or adjacent to developed urban areas and are therefore located close to existing infrastructure and settlements. A number of the transition areas are linked to the Core Path network which offers the opportunity to maintain and enhance existing links and promote active, sustainable travel.</p>	<p>The location of sites within urban areas should reduce the need to travel resulting in lower emissions. Emissions will depend on proposed land use and change of use of a site could also result in an improved air quality.</p>	<p>Potential areas of flooding have been identified in a number of the transition areas and water bodies/courses may be associated with these sites. A change in land use may also contribute to improvements in the water environment on site and within water catchments. There may also be improvements in terms of flood risk if sites which are redeveloped and include SUDS or other sustainable flood management measures. The Clyde forms the northern boundary of the</p>	<p>The transition areas are located within the urban area; therefore, any future use should be well located for public transport and more sustainable in terms of reducing the need to travel. Redevelopment of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change.</p>	<p>The transition areas largely contain previously used land and development may offer the opportunity for remediation and improvements to the built characteristics and surrounding townscape.</p>	<p>The transition areas largely contain previously used land. Redevelopment may offer the opportunity for remediation.</p> <p>Change of use of a site may have a positive impact on population and human health through improvements to the green and blue networks and enhanced pedestrian access which can improve health and wellbeing.</p>	<p>The transition areas largely contain previously used land. Redeveloping brownfield sites reduces the pressure on green field sites and loss of undeveloped soil. Any potentially contaminated sites could be remediated through re-development resulting in an improvement to soil quality.</p>	<p>Redevelopment of some transition areas will come forward faster than others, but the policies are designed to ensure there is flexibility and certainty to reflect more relevant land uses for sites that were historically used for industry.</p>	<p>If development takes place in a transition area the change in land use will be permanent.</p>	<p>Renfrewshire’s Transition Areas are within sustainable locations within settlements. It is considered that there will be no adverse co-location issues.</p>	<p>The Local Development Plan policy framework will ensure that any flood risk issues are avoided or addressed at the planning application stage. Use of low carbon technology in new development will be promoted where possible.</p> <p>Policy ENV2 and the criteria set out in the New Development Supplementary</p>

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<p>Riverfront, Meadowside Street/ Blythswood Area/ Normandy Hotel, Wright Street, Candren, and North Johnstone.</p> <p>Open space/ woodland and the Sites of Important Nature Conservation play a key role in the green network and provide species dispersal corridors and should be enhanced where possible. The Policies in the Local Development Plan will ensure that any development does not have a negative impact on environmental assets.</p>	would be required before development takes place.			<p>Erskine Riverfront and Blythswood Transition areas which are sensitive to development and mitigation measures will be required.</p>								<p>Guidance ensures that any adverse impact on species, network connectivity and landscape character is minimised.</p> <p>The developable extent of sites will be determined at the planning application stage and will be informed by appropriate assessments inline with the Development Plan policies in particular policy ENV 2 – Natural Heritage. Suitable mitigation measures to minimise or avoid any negative impact will be defined at planning application stage.</p> <p>A Habitats Regulation Appraisal has been undertaken which included appropriate assessment of the Transition Area Policy. Proposed developments require to demonstrate no adverse effect on Natura sites.</p>

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effect on the integrity of any Natura 2000 sites.												and will be informed by appropriate assessments in line with the Development Plan policies in particular ENV 2 – Natural Heritage and ENV 5 – Air Quality. Suitable mitigation measures to minimise or avoid any negative impact will be defined at planning application stage.

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Policy C1 – Renfrewshire’s Network of Centres

Each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities and gain access to sustainable transport and active travel connections. Development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses will be welcomed.

All development proposals within the Network of Centres will be considered in line with the hierarchy and role and the function of centres as set out within the New Development Supplementary Guidance and the sequential approach set out in Scottish Planning Policy.

~	+	++	+	~	+	+	++	+	S/M/L	P	Cumulative impacts are likely to be positive, primarily related to associated population and human health benefits.	Mitigation will depend on the proposed development within Renfrewshire’s Network of Centres. Appropriate mitigation may include sensitive design and enhancement of the green network.
Within Renfrewshire’s Centres there are a number of small open spaces, gardens and features such as walls that should be retained as important open spaces. Erskine Centre is close to the Inner Clyde SPA and SSSI. The policies within the Local Development Plan are framed to ensure development does not have an adverse effect on the integrity of any Natura 2000 site. Development in Renfrewshire’s Centres also offers the opportunity to enhance connections to	There are a number of Listed Buildings distributed throughout the Centres. A number of Centres are covered by Conservation Areas and by WoSAS trigger zones. Improvements to the built fabric of Town Centres and enhancement of the public realm should help enhance and protect historic environment. Centre Strategies have been prepared in support of the local Development Plan which will promote, protect and enhance historic and cultural	Development and enhancement of Renfrewshire’s Centres will have a significant positive effect, providing opportunities to enhance the existing network of core paths, as well as expand facilities, services and public transport provision. Development will require the use of material resources.	Focusing development in Renfrewshire Centres ensures that any proposals are focused in existing centres where there is existing public transport and where active travel is encouraged. There are three Air Quality Management Areas covering Renfrewshire’s Town Centres including Paisley Town Centre (AQMA), Renfrew Town Centre AQMAs and Johnstone High Street AQMA which monitor levels. Braehead is accessible by both road and public transport. It is a significant generator of	Potential areas of flooding are located in a number Town Centres, primarily due to the adjacent Black Cart in Johnstone, the Clyde in Erskine and Braehead and White Cart in Paisley. However new developments offer the opportunity to mitigate through Sustainable Urban Drainage. Development to minimise flood risk also provides the opportunity to enhance the water environment. In areas affected by flood risk the developable extent of the site will be determined	Strengthening Renfrewshire’s network of Centres ensures that accessible public transport is available which helps reduce the need to travel and encourages active travel. Localised flooding may be an issue although mitigation is possible. Development will require the use of resources and in the short term there may be an increase in emissions from traffic accessing the area.	Renfrewshire’s Centres have a strong built and cultural heritage and consist of historic townscape features which need to be protected. Redevelopment of sites will provide an opportunity to contribute to the sense of place, enhance characteristics of the townscape and improve connectivity. There are opportunities to incorporate good design into development of centres and a high standard of place making.	Improvements to Renfrewshire’s Network of Centres provides an opportunity to improve recreational uses and links to the Green Network/Core Paths and public realm improvements. Improvements to town centres will assist in creating more sustainable communities. There are some areas of land that are potentially contaminated and there are areas where flooding may occur, however remediation measures are possible which will likely result in improvement	Renfrewshire’s network of Centres primarily consists of previously developed land and therefore will have a minimal impact on soil. Development of brownfield sites also offers the opportunity for remediation of potentially contaminated land.	Investment and development in Renfrewshire’s network of centres will take place over the short, medium and longer term.	Any development within Renfrewshire’s Network of Centres is permanent, therefore it is likely that the associated effects will be permanent. Mitigatory measures may be required.	The Network of Centres encourage redevelopment of vacant sites and regeneration of town centres. No adverse co-location issues have been identified.	The Local Development Plan policy framework will ensure that any flood risk issues are avoided or addressed at the planning application stage. The developable extent of sites will be determined at the planning application stage and will be informed by appropriate assessments in line with the Development Plan Suitable mitigation measures to

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
the Green Network.	assets within centres.		traffic but proposals for a transport hub will help improve public transport and active travel links to the centre.	through a detailed flood risk assessment in line with the flood risk framework in Scottish Planning Policy.			in some locations. Development within Renfrewshire's network of centres will increase the range of services for Renfrewshire residents and can provide new job opportunities across Renfrewshire.					minimise or avoid any negative impact will be defined at planning application stage. The type of mitigation will vary depending on the development proposed and should offset any potential negative impacts.

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Policy C2 – Development Out with Renfrewshire’s Network of Centres

Proposals for new retail, leisure, visitor attractions and other major footfall generating developments appropriate to the network of centres should be located in accordance with the sequential approach set out in Scottish Planning Policy, subject to the availability of suitable opportunities.

Proposals out with the network of centres should:

- Provide clear justification as to why sites within the network of centres have been discounted, demonstrating a sequential approach has been undertaken to site selection;
- Demonstrate that the development will contribute to the area without significantly impacting on the vitality and viability, either individually or cumulatively, of the centres within the defined network;
- Demonstrate that proposals are of an appropriate scale and do not significantly impact upon the function, character and amenity of the surrounding area;
- Demonstrate that the development would tackle deficiencies in qualitative or quantitative terms that cannot be met in the network of centres; and,
- Demonstrate that the proposal is accessible by a choice of sustainable transport modes.

~	+	+	+	+	+	+	-	+	S/M/L	P	Additional traffic could have an impact on air quality or climatic factors. Any potential co-location issues are currently unknown due to the unknown location of development out with the Network of Centres.	The location and scale of any proposed development is not known; therefore, the impact is uncertain, and the type and scale of mitigation required would be identified at the planning application stage. The developable extent of sites will be determined at the planning application stage and will be informed by appropriate assessments in line with the Development Plan Suitable mitigation measures to minimise or avoid any negative impact will be defined at planning application stage.
?	?	?	?	?	-	?	?	-				
The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on biodiversity, flora and fauna is therefore uncertain. The development criteria set out in the Local Development Plan should ensure that environmental impact is limited.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on the historic environment is therefore unknown. Renfrewshire has a significant historic environment resource and improvements to the built fabric and enhancement of the public realm should help enhance the historic environment.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on material assets is therefore unknown. The policy and development guidance seek to limit any impact and will only support sustainable development out with the network of centres	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on air is therefore unknown. New development may result in increased traffic as it would be located out with the centres, and associated building may have impact on emissions. The development guidance seeks to address this by ensuring the location of this development will have good accessibility via walking, cycling	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on the water environment is therefore unknown. New developments should minimise flood risk. There is also the opportunity to enhance the water environment through better drainage and reducing flood risk.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on climatic factors is therefore unknown. The policies and development guidance seek to limit any impact and promote sustainable development out with the network of centres. Increased travel and development may have impact on climate change if any large scale development	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on the landscape is therefore unknown. There are opportunities to incorporate good design into the development which helps secure a high standard of place making.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on population and human health is therefore unknown. Policy C2 seeks to ensure that any out of centre development does not detract from the vitality and viability of existing centres. If development was to take place out with the network of centres there could be a negative impact on the existing centres. Also,	The location of any proposed development is not known; therefore, the impact is uncertain. New development could facilitate remediation of contaminated land and the reuse of brownfield sites. Development out with the centres could result in the use of new sites and loss of soil.	It is uncertain where or when this type of development may come forward.	If any development does take place out with the centres it will be permanent.		

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			and public transport routes.		does take place out with the centres. Any Development will require the use of resources and in the short term there may be an increase in emissions from traffic accessing the area.		car journeys to out of centre locations could increase, which could result in an increase in emissions and a detrimental impact on air quality.					

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POLICY I1 – Connecting Places

Good accessibility and connectivity to walking, cycling and public transport to support modal shift is a key consideration for investing in Renfrewshire.

All development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel, public transport networks, hubs and interchanges and for residential development to provide safe routes to school, setting out how this can be achieved. Development proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.

Development proposals require to be designed to incorporate existing or future high speed digital network connections and other digital technologies.

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<p>The policy focuses new development to locations that have good connectivity to existing travel nodes and public transport networks. The approach will encourage active travel and ensure developments are located closer to existing urban areas. Depending on the type of development and proposed location, there may be some negative impact on biodiversity although the Local Development Plan policy framework and the Development Guidance will ensure that any</p>	<p>Depending on the type of development and proposed location, there may be some impact on the historic environment, although Policies and the Development Guidance will ensure that any potential impacts are limited with appropriate mitigation.</p>	<p>Development will result in the use of material resources; however, by focussing development in existing urban areas, there is more opportunity to reuse existing buildings and infrastructure where possible.</p> <p>Increased access and connectivity to walking and cycling routes will have a significant positive effect on material assets by encouraging active travel. This may result in improvements to the Core Path Network and pedestrian and cycle links.</p>	<p>Transport makes a significant contribution to the carbon emissions and poor air quality. The integration of active travel and land use should help to reduce this impact. High speed broadband connection could have a positive impact by supporting home working and reducing the need to travel.</p>	<p>Exact development locations are unknown therefore it is unclear what effect there will be on water bodies and the water environment. In areas that may be affected by flood risk the developable extent of the site will be determined through a detailed flood risk assessment.</p>	<p>The policy focuses new development to locations that have good connectivity to existing travel modes and networks, which encourages active travel and limits the need to travel therefore limiting greenhouse gas emissions.</p> <p>High speed broadband connection could have a positive impact by supporting home working and reducing the need to travel.</p>	<p>The majority of development is likely to be within the urban area on the urban edge limiting the environmental effect on landscape character.</p>	<p>Integration of development sites and active travel will reduce emissions and therefore improve air quality. The policy promotes the use of existing public transport infrastructure and links to and provision of walking and cycling routes thus benefiting human health and encouraging active travel.</p> <p>High speed broadband connection could have a positive impact by supporting home working and reducing the need to travel.</p>	<p>Potentially contaminated sites on the edge of settlements may be remediated. There may be the loss of soil on previously undeveloped land</p>	<p>Development will be throughout the plan period</p>	<p>The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.</p>	<p>Intensification of use could create cumulative impacts. The extent of this is unknown at present. Opportunity to enhance and provide new links to the green networks.</p>	<p>More detailed assessment will be possible once exact locations and development types are known. Development offers the opportunity to maximise opportunities of integrating new development with cycle/ pedestrian and Green Network links.</p>

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potential impacts are limited with appropriate mitigation.												

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POLICY I2 – Freight

Movement of freight by alternative means to the road network will be supported. The enhancement and development of sites with existing freight connections to the rail and air network along with proposals for any other additional sites that would take advantage of sustainable means of transportation will be welcomed.

The Council will safeguard and support Glasgow Airport, Linwood Burnbrae and Hillington Deanside Strategic Freight Transport Hubs in order to facilitate future investment in freight related activity and services at these locations.

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The policy focuses on enhancement and development of existing freight connections. Utilising existing freight connections helps protect sensitive biodiversity, flora and fauna sites from inappropriate development. The Black Cart SPA and SSSI lie directly north of Glasgow Airport, and are of international importance as a roosting and foraging area for wintering Icelandic whooper swans which may be affected by changes and development within Glasgow Airport Operational Land.	The sites with existing freight connections are not associated with any historic value. The policy focuses further development to these locations and any new development to sites that promote sustainable transport; thereby protecting sensitive sites from inappropriate development.	Any new development will require the use of materials and resources. Policies and the development guidance will ensure that core paths, the blue and green network and active travel links are protected.	Transport makes a significant contribution to carbon emissions and air quality. The integration of transport and land use and supporting the movement of freight by rail should help to reduce this impact.	The Local Development Plan sets out a framework that protects the water environment and seeks to reduce flood risk. There are water courses and tributaries located within these areas and changes to land use may result in changes to the water table. However, development will offer the opportunity through Sustainable Urban Drainage to mitigate against flood risk.	Transport makes a significant contribution to the carbon emissions and air quality. Support for the movement of freight by air and rail should help to significantly reduce this impact and promote sustainable transport	Any development at the existing freight hubs is within the urban area limiting the environmental effect on landscape character. New developments will provide an opportunity to include features that will have a positive impact on landscape through sensitive design.	Transport makes a significant contribution to the carbon emissions and air quality. Support for the movement of freight by rail should help to significantly reduce this impact and promote sustainable transport.	There may be an opportunity to remediate contaminated land.	There are currently no proposals for improvements for rail freight facilities, so any effect is likely to be medium to long term	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Intensification of use could create cumulative impacts. The extent of this is unknown at present. Reduction of road traffic associated with freight movement could reduce this effect.	More detailed assessment will be possible once exact locations of new development and scale of any enhancement of existing sites is known. Sensitive design should be able to offset potential negative landscape impacts.

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POLICY I3 – Flooding and Drainage

The delivery of the Clyde and Loch Lomond Flood Risk Management Plan, the Scotland and Clyde Area River Basin Management Plans and the Metropolitan Glasgow Strategic Drainage Plan will be supported in order to reduce flooding, flood risk and improve the condition of water bodies within Renfrewshire.

A precautionary approach will be adopted to the reduction of flood risk from all sources in line with the risk framework set out in Scottish Planning Policy. Avoidance is the first principle of Sustainable Flood risk Management. New development require to avoid areas susceptible to flooding and developers will be required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure. Development must not have an adverse impact on existing drainage infrastructure, increase the risk of flooding or result in the loss of land that has the potential to contribute to the management of flood risk through natural flood management, green infrastructure or as part of a flood management scheme.

Development which involves land raising will be considered in relation to the risk framework set out in Scottish Planning Policy with any loss of local flood storage capacity secured on a like for like basis. New development will integrate surface water management into the design of green infrastructure based on naturalised Sustainable Urban Drainage Systems (SUDS). Flooding and drainage measures require to have a positive effect on the water environment as well as the natural heritage interests of the site and land surrounding the site.

All development proposals require to be supported by an assessment of flood risk and drainage when deemed necessary by the Planning Authority.

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Adopting a precautionary approach in line with the flood risk framework in Scottish Planning Policy should have a significant positive impact on biodiversity, flora and fauna. Developments may offer the opportunity to protect and enhance the water environment and promote sustainable flood risk management which will have a positive	The flooding and drainage policy seek to ensure that new development does not have a detrimental impact on existing drainage infrastructure or increase the risk of flooding which should help to safeguard the historic environment and cultural heritage assets.	The development of new sustainable urban drainage will be a positive material asset for Renfrewshire by helping to enhance and protect the water environment and promoting sustainable flood risk management.	Protection and enhancement of the water environment has no significant impacts on air.	New development should avoid areas of flood risk from all sources. Adopting a precautionary approach in line with the flood risk framework in Scottish Planning Policy will have a significant positive impact on the water environment. Developments offer the opportunity to protect and enhance the water environment and promote sustainable	Ensuring development will not have a detrimental impact on the existing drainage infrastructure and protection and the enhancement of the water environment should help contribute to climate adaption measures and have a positive effect.	New Development will integrate surface water management into the design of green infrastructure which can have a positive impact on the local landscape and placemaking.	The development of new sustainable urban drainage will be a positive material asset for Renfrewshire helping enhance and protect the water environment and promoting sustainable flood risk management. Avoiding areas that are at flood risk will reduce the risk of incidences of flooding to the surrounding population.	Protection and enhancement of the water environment should have a positive effect on soil.	Applies to development throughout the plan period.	The proposed developments would be permanent therefore the likely associated effects will be permanent.	Overall this policy seeks a beneficial effect on the water environment and promotes Sustainable Flood Management reducing the instances of flooding.	Avoidance is the first principle of sustainable flood risk management. More detailed assessments will be possible once the exact locations of new development and scale of any enhancements of the water environment are known.

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<p>impact on the blue networks.</p> <p>The policy seeks the implementation of new or improved drainage and flooding measures associated with new development.</p> <p>A positive effect on the water environment is sought as well as the natural heritage interests of the site or land surrounding the site.</p>				flood risk management.								

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POLICY I4 – Renewable and Low Carbon Energy Developments

Development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost will be supported. Renewable and low carbon energy developments, including the delivery of heat networks, will be considered in the relation to the scale of the contribution towards renewable energy generation targets and will be supported in principle where they are appropriate in terms of the location, siting and design having regard to any individual or cumulative significant effects on:

- Local environment, landscape character, built, natural or cultural heritage and water environment;
- Amenity of existing or allocated uses;
- Visual amenity, air quality, noise, glare and shadow flicker;
- Outdoor sport and recreation interest;
- Transport infrastructure, including road traffic and the safety of local and trunk roads and the railway network; and,
- The safe and efficient use of the Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system.

Figure 10 identifies areas across Renfrewshire with potential for heat networks based on existing energy demand and proximity of existing energy resources.

All Major Development planning applications will require to consider the feasibility of meeting the development’s heat demand through a district heating network or other low-carbon alternatives. New development located next to significant heat sources will be designed so that it can connect to an existing heat network or a wider planned network at a future date. Any land required to deliver the heat network will be protected and incorporated into the design and layout of the proposed development. Where a heat network is not viable, the use of micro-generation and other heat recovery technologies will be encouraged.

~	~	++	++	+	+	~	++	+	S/M/L	P and T	The development of a heat network is likely to produce synergistic effects which could be beneficial to the efficiency and effectiveness of the overall network. More detailed assessment will be possible once exact location of low carbon renewable energy developments is known.	More detailed assessment will be possible once exact locations of any potential renewable and low carbon energy development is known. Sensitive design can help mitigate against any negative impacts.
Renewable energy and low carbon developments will be directed towards appropriate locations. Heat networks are mainly likely to be developed within urban areas in areas of high heat demand. The policies and development guidance will ensure that development would not have a significant impact on	The Local Development Plan policy framework and development guidance in the New Supplementary Development Guidance will direct renewable energy developments and heat networks to appropriate locations where there is unlikely to be a significant impact on the historic environment.	The development of renewable and low carbon energy developments, including the delivery of heat networks will be a positive material asset in Renfrewshire.	The development of renewable and low carbon energy developments, including the delivery of heat networks should help to reduce emissions and improve air quality.	The policies and development guidance in the Local Development Plan and New Supplementary Development Guidance will direct renewable energy developments and heat networks to appropriate locations where there is unlikely to be a significant impact on the water environment.	Potential new renewable energy developments will reduce the reliance on fossil fuels which will help reduce carbon emissions and will contribute to improvements in human health.	Consideration will be given to landscape sensitivity when considering renewable and low carbon energy developments. The Strategic Development Plan has identified small limited areas within Renfrewshire that may have potential for wind turbine development. However, at present there are significant issues	The development of heat networks will facilitate more sustainable options for heating buildings and homes potentially helping to address fuel poverty. The development of new renewable energy developments will reduce reliance on fossil fuels. This will reduce carbon emissions and help achieve	Potential improvements in air quality could help ensure that acidification of soil is reduced.	New renewable energy and low carbon developments including heat networks may come forward throughout the plan period.	Permanent but some renewable technologies like solar farms can be temporary. If development is temporary the policy framework requires land to be returned to previous use.	The development of a heat network is likely to produce synergistic effects which could be beneficial to the efficiency and effectiveness of the overall network. More detailed assessment will be possible once exact location of low carbon renewable energy developments is known.	More detailed assessment will be possible once exact locations of any potential renewable and low carbon energy development is known. Sensitive design can help mitigate against any negative impacts.

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biodiversity, flora and fauna.	Any detrimental impact will be mitigated through appropriate design.					<p>limiting the development of wind turbines in Renfrewshire due to Glasgow Airport radar restrictions.</p> <p>It is likely that the development of heat networks will be focused on the urban area and therefore would have a limited impact on landscape character.</p>	improvements in air quality which would contribute to improvements in human health.					

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POLICY I5 – Waste Management

Existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the Zero Waste Plan and follow the waste hierarchy. Incompatible uses in the vicinity of current sites will be resisted.

Development proposals for waste management infrastructure and facilities on new or existing sites will require to demonstrate how it conforms to, meets and delivers the objectives of the Zero Waste Plan. Development proposals will be supported where:

- The site has a good level of accessibility and the development does not have an adverse impact on the existing road network;
- The transportation of waste is kept to a minimum;
- It is able to co-exist with surrounding existing and allocated land use;
- The benefits of the proposal are demonstrated, taking into account the environmental, social and economic effects;
- It is located on or adjacent to land previously licensed for waste management processes without impact upon amenity or the operation of other uses or on land designated for Renfrewshire’s Economic Investment Locations, subject to site specific considerations;
- The potential for the integration of waste and energy innovations is fully explored where it is demonstrated to be viable;
- It protects the built heritage and natural environment and demonstrates that it does not have an adverse effect on the integrity of any Natura 2000 sites; and
- Restoration and after-use proposals which are compatible with adjacent land uses and the local environment are set out prior to development.

All new developments must include and demonstrate suitable and well-designed provision for waste storage, recycling and collection.

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The impact on biodiversity, flora and fauna is unknown as the specific location of the development is unknown. However due to the nature of waste management, new development will be directed to Renfrewshire’s Economic Investment Locations which have limited biodiversity,	The impact on the historic environment is unknown as the specific location of proposed development is unknown. Any potential waste management infrastructure and facilities are likely to be located within an existing economic investment location. There are a limited number of listed buildings and conservation areas located within or close	A waste management development is likely to require additional resources and offers the potential to utilise low carbon technologies in the design and construction.	Development of waste management infrastructure and facilities will result in traffic and industrial emissions depending on the type of waste facility. Mitigation measures and pollution control legislation will ensure that emissions do not exceed legal limits. The criteria based approach should also ensure that the environmental	The impact on the water environment is unlikely to be significant. Any potential waste management infrastructure and facilities are likely to be located within an economic investment locations which may be adjacent to a watercourse. Ensuring that any facility is located on or adjacent to land previously licensed for waste	Waste facilities may have by-products/ emissions which are harmful to climatic factors. However advanced technologies are reducing impacts.	There is unlikely to be any significant impact on landscape character as any potential waste management infrastructure and facilities are likely to be located within an existing economic investment location. There is unlikely to be any significant impact due to the urban nature of economic investment locations.	A waste management development will ensure that there is capacity within Renfrewshire to deal with waste in a sustainable manner. The waste management policy recognises the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire.	There is unlikely to be any significant impact on soil as any potential waste management infrastructure facilities are likely to be located on a previously used site within existing economic investment location. and brownfield sites. This may offer the opportunity for remediation. A facility will also result in a	Renfrewshire Council is complying with national targets of reducing waste by recycling or composting 70% of waste from all sources by 2025. No new facility is currently proposed.	Any proposed development would be permanent; therefore, it is likely that the associated effects will be permanent.	It is likely that there will be secondary and cumulative effects. However, until the location and type of facility is determined it is unclear what these effects may be.	More detailed assessment will be possible once exact locations of any potential waste management facility is known. Other agencies have a significant role to play in regulation and legislative requirements to ensure that any proposed facility causes minimum environmental impact and what mitigation may be required. Sensitive siting and design and directing developments to the most suitable locations within Renfrewshire also

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flora and fauna value. The policy ensures that any future waste management facility protects the natural environment and does not have an adverse effect on the integrity of Natura 2000 sites.	to these Locations. The Local Development Plan policy framework ensures that any future waste management facility protects the built and cultural heritage assets.		impact is limited.	management purposes or on land which is suitable to support waste management processes should limit the environmental impact on the water environment.				diversion away from landfill.				helps mitigate against impacts.

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P1 – Renfrewshire’s Places

Within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form. New development proposals within these areas should make a positive contribution to the Place and be compatible and complementary to existing uses as set out by the New Development Supplementary Guidance and Renfrewshire’s Places Design Guidance.

~	~	+	+	~	~	~	+	+	S/M/L	P		
<p>This policy has a general presumption in favour of a continuance of the built form. These areas are generally located within existing urban areas. Depending on the type of development proposed and location, there may be some negative impact on biodiversity. However new developments may provide an opportunity to include features that will enhance the biodiversity through sensitive design.</p> <p>The Local Development Plan Policy framework will ensure that new development does not have a significant</p>	<p>Any development will have to be sensitive to the setting of Listed Buildings or conservation area and ensure that place making is at the forefront of the design. The Policies and Development Guidance in the Local Development Plan and New Development Supplementary Guidance will ensure that the impact on the historic environment and cultural heritage assets are limited.</p>	<p>New development will require the use of building materials and resources but there will be an opportunity to incorporate low carbon technologies in the design of new developments. Good design and enhanced place making will ensure that development is complementary to existing uses. Development sites located in existing places will also provide the opportunity to enhance access to pedestrian, cycle and public transport networks.</p>	<p>The general presumption in favour of the continuance of the built form within existing settlements should reduce the need to travel and reduce the impact of car travel on air quality. In line with the policies and development guidance in the Local Development Plan and New Development Supplementary Guidance, the design and layout of new development should allow for access to pedestrian, cycle and public transport networks which will promote active travel.</p>	<p>Careful consideration should be given to the quality of the water environment in areas that are developed, and improvements made where possible. In areas affected by flood risk the developable extent of the site will be determined through a detailed flood risk assessment in line with the flood risk framework in Scottish Planning Policy.</p>	<p>This policy focuses on the delivery of sites within existing places which are well located for pedestrian, cycle and public transport networks, reducing the need to travel by car. Development of the sites may require the use of resources but there will be an opportunity to incorporate low carbon technologies in the design of new developments. Adaptation measures can be incorporated which could help mitigate any issues related to flooding and climate change. New development provides the opportunity to deliver</p>	<p>Any development offers the opportunity for place making and landscape improvements. The impact depends on the quality and design of proposed development. Sympathetic new development and landscaping will help to enhance the landscape characteristics and placemaking.</p>	<p>New development should allow for access to public transport, pedestrian and cycle networks, where possible, which will offer access to local services and facilities and can help promote better health and wellbeing. There will be an opportunity to promote Sustainable Flood Risk Management and remediate areas of potentially contaminated land.</p>	<p>The presumption in favour of the continuance of the built form will help promote the development of brownfield and previously used sites in existing places, therefore offering an opportunity for the remediation of potentially contaminated soil. There will be an intensification of use on certain Greenfield sites which may result in the loss of undeveloped soil.</p>	<p>Development will come forward throughout the Plan period.</p>	<p>The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.</p>	<p>Any intensification of use has the potential to create cumulative impacts, however in line with the Spatial Strategy development will be focussed in sustainable locations within existing settlements. The cumulative impacts may be positive with the delivery of enhanced placemaking and the remediation of contaminated land.</p> <p>It is considered that there will be no significant adverse co-location issues.</p>	<p>Sensitive design and directing developments to the most suitable locations should be able to offset negative impacts. New housing development will result in economic investment associated with new build activity. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.</p> <p>There will be an opportunity to promote Sustainable Flood Risk Management and remediate areas of potentially contaminated land.</p>

Addendum 1 – Policies and Spatial Strategy

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
detrimental impact on biodiversity, flora and fauna.					enhanced placemaking creating more sustainable places.							

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P2 – Housing Land Supply

A 5-year supply of effective housing land will require to be maintained at all times which provides a range and choice of sites and supports the delivery of sustainable mixed communities throughout Renfrewshire. The housing sites listed in Appendix 1 will be reviewed annually through the Renfrewshire Housing Land Audit and are identified as housing sites to meet Renfrewshire’s Housing Supply Targets.

Should the Council identify a shortfall in the 5-year supply of effective housing land during the plan period, planning applications for new housing developments will be considered in relation to the criteria in Policy 8 of Clydeplan (2017), the framework set out in Appendix 1 and the New Development Supplementary Guidance.

~	~	+	~	~	~	~	++	~	S/M/L	P	Cumulative impacts would largely be positive related to the development of brownfield land delivering enhanced placemaking and the remediation of contaminated land.	Sensitive design and directing developments to the most suitable locations should be able to offset negative impacts. New housing development will result in economic investment associated with new build activity. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.
+	~	+	~	~	+	+	+					
The Housing Land Supply sites are generally located within existing settlements and most of the housing land supply has limited value in terms of biodiversity, flora and fauna. Many of the housing land supply sites have had a previous use, therefore the effect on the nature conservation value of the sites should be limited. Any new housing development will provide an opportunity to include features that will enhance the biodiversity	The Housing Land Supply sites are generally located within the existing built up area, there is therefore the potential to have a limited impact on historic buildings and structures or Conservation Areas. The Policies and Development Guidance in the Local Development Plan will ensure that the impact on the historic environment and cultural heritage is limited.	New development will require the use of building materials and resources but there will be an opportunity to incorporate low carbon technologies in the design of new developments. Good design and enhanced place making will ensure that development is complementary to existing uses. Development sites located in existing places will also provide the opportunity to enhance access to pedestrian, cycle and public transport networks.	Development of the housing sites should not have a significant impact on air quality as these sites are in the most sustainable locations. The sites are located within existing settlements which should reduce the need to travel and reduce the impact of car travel on air quality. In line with the policies and development guidance in the Local Development Plan and the New Development Supplementary Guidance the design and layout of new development should allow for access to	Some sites may be affected by flood risk, however there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed, and improvements made where possible. In areas affected by flood risk the developable extent of the site will be determined through a detailed flood risk assessment in line with the flood risk framework in Scottish Planning Policy.	The Housing Land Supply sites are generally located within the existing built up areas which are well located for pedestrian, cycle and public transport networks, reducing the need to travel by car. Development of the sites may require the use of resources but there will be an opportunity to incorporate low carbon technologies in the design of new homes. Adaptation measures can be incorporated which could help mitigate any issues related to flooding and climate change. New	Development of the housing land supply sites provides the opportunity to deliver enhanced placemaking creating more sustainable places. New development offers the potential to make significant improvements to the quality of existing places throughout Renfrewshire. The policies and development guidance within the Local Development Plan and New Development Supplementary Guidance will promote high quality design and will help to minimise any potential	Development of the housing land supply sites will offer an opportunity for the remediation of areas of potentially contaminated land. New development should allow for access to public transport, pedestrian and cycle networks, where possible, which will enhance access to local services and facilities and can help promote better health and wellbeing. Development will support the delivery of a range and choice of housing across Renfrewshire to meet the housing needs	Focusing on the development of brownfield and previously used sites in existing places offers an opportunity for the remediation of potentially contaminated soil. There may be a loss of previously undeveloped soil, however, this is applicable to a very small proportion of land and there will remain a substantial amount of undeveloped land across Renfrewshire.	The effect of new houses being constructed would be across the plan period. The housing land supply maintains a 5-year supply of effective housing land.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent. Mitigatory measures as set out are necessary.	Allocated housing sites will be within a sustainable location with no adverse co-location issues.	There will be an opportunity to promote Sustainable Flood Risk Management and remediate areas of potentially contaminated land.

Addendum 1 – Policies and Spatial Strategy

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
through sensitive design. The Local Development Plan Policy framework will ensure that new residential development do not have a significant detrimental impact on biodiversity, flora and fauna.			pedestrian, cycle and public transport networks.		development provides the opportunity to deliver enhanced placemaking creating more sustainable places.	landscape impacts.	of existing and future residents.					

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

Policy P3 – Housing Mix and Affordable Housing

Development proposals that provide a mix of housing types and tenures to meet current and future housing needs and support sustainable mixed communities will be supported.

Residential proposals will require to demonstrate how they meet local housing need and demand providing a mix of housing on all residential sites. A mix of housing to meet specific housing needs requires to be considered, including housing for older people and less able residents, along with the delivery of starter homes and smaller units.

Affordable housing requirements will require to be addressed in all residential developments where 50 or more dwellings are proposed providing up to 25% of the total site capacity in line with the New Development Supplementary Guidance. The appropriate housing mix for the locality and viability of the development will be key considerations in the delivery of new affordable housing.

Affordable housing provision can be across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy.

~	~	++	~	~	~	~	++	~	S/M/L	P	There is unlikely to be negative secondary, cumulative or synergistic environmental impacts as the policy is related to the type of housing on a housing site. Cumulative impacts will be positive primarily related to associated population and human health benefits.	Appropriate mitigation including sensitive design etc will be secured at planning application stage and should be able to offset any potential negative impacts.
The policy relates to the type/ tenure of houses on a housing site, this will have no impact on biodiversity, flora and fauna.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the historic environment.	A housing mix and affordable housing policy will have a positive impact on material assets as it allows for a mix and range of housing to meet housing need and demand across Renfrewshire. This will support sustainable mixed communities.	The policy relates to the type/tenure of houses on a housing site, this will have no impact on the air quality.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the water environment.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the climatic factors.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the landscape.	Ensuring that there is a mix of housing types and tenures will have a positive impact on population and human health as it meets the housing need and demands of local residents. This will support sustainable mixed communities.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the soil quality.	The effect of new houses being constructed would be across the plan period.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.		

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P4 – Sites for Gypsies, Travellers and Travelling Showpeople

Proposals for small privately-owned sites to accommodate Gypsies/Travellers and Travelling Show People, whether transit or permanent, will be supported where it can be demonstrated that:

- there is an identified locational need;
- the site can provide users with an acceptable level of residential amenity;
- access, parking, servicing and other on-site requirements (water supply, drainage/flood risk, electricity and waste collection) can be satisfactorily met;
- there will be no significant detrimental impact on the amenity of the surrounding area;
- the site is accessible to public transport, local schools and other local services and facilities; and,
- the site will complement and be compatible with the character and appearance of the surrounding area.

~	~	+	~	~	~	~	++	~	S/M/L	P	Cumulative impacts are unlikely as development is likely to be in one location or a limited number of locations and be limited in size.	Potential impacts and appropriate mitigation measures will be considered when a new Gypsies, Travellers and Travelling Showpeople site is proposed. Sensitive design, siting etc should be able to offset negative impacts.
?	?	?	?	?	?	?	?	?				
Small sites are unlikely to have any significant biodiversity, flora and fauna impact, however as location is unknown the impact will be assessed when a development is proposed. The development guidance ensures that a site is directed to sustainable locations ensuring impacts are minimised and that the site can be adequately serviced.	Small sites are unlikely to have any significant historic environment impact, however as location is unknown the impact will be assessed when a development is proposed. The development guidance ensures that a site is directed to sustainable locations ensuring impacts are minimised and that the site is compatible with the character and appearance of the area.	The development of a Gypsy/ Travellers and travelling Showpeople site would be a material asset to Gypsy/ Travellers and travelling Showpeople community.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations ensuring impacts on air are minimised. The sites are also likely to be small and unlikely to have a significant impact on air quality.	Small sites are unlikely to have any significant water environment impact, however as the location is unknown the impact will be assessed when a development is proposed. The development guidance ensures that a site is directed to sustainable locations ensuring impacts are minimised including on the water environment.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations ensuring climatic impact factors are minimised. The sites are also likely to be small and unlikely to have a significant impact on climatic factors.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations where impacts on landscape will be minimised and ensuring that there is no detrimental impact on the amenity of the surrounding area.	The development of a site for Gypsies, Travellers and Travelling Showpeople would increase the provision of facilities in Renfrewshire which should make a positive contribution to quality of life of Gypsies, Travellers and Travelling Showpeople within Renfrewshire.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations ensuring impacts on soil quality are minimised. The sites are also likely to be small and unlikely to have a significant impact on soil quality.	Development of a site for Gypsies, Travellers and Travelling Show people may come forward during the Plan period.	If a site for Gypsies, Travellers and Travelling Show people were developed it would be directed to a sustainable location. The site would be developed permanently, however may not be occupied on a permanent basis.	Cumulative impacts are unlikely as development is likely to be in one location or a limited number of locations and be limited in size.	Potential impacts and appropriate mitigation measures will be considered when a new Gypsies, Travellers and Travelling Showpeople site is proposed. Sensitive design, siting etc should be able to offset negative impacts.

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P5 – Green Network/Blue Network

Development which protects, maintains or enhances the quality and connectivity of green/blue networks as an integral functioning part of the place, including core paths, rights of access, open space and the water environment will generally be supported. Development proposals should contribute to and enhance the wider integrated green/blue network where there are opportunities for activity and access to open space as well as increasing accessibility to active travel routes in and around communities and places.

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Developments which maintain and enhance green infrastructure have a significant positive effect on biodiversity, flora and fauna. Developments offer the opportunity to enhance Green/ Blue Network corridors by improving opportunities for activity and access to open space with increased accessibility in and around communities and places. This will enhance connections to natural habitats.	Local Development Plan policy framework will ensure that historic environment and cultural heritage assets will not be significantly impacted by developments which enhance the green network/ blue network.	Developments which improve the green infrastructure will have a significant positive effect on Renfrewshire's material assets. Throughout Renfrewshire there are numerous important Core Path routes which may be enhanced through new connections and the expansion of the Green and Blue Network.	Development of Green Infrastructure will have a positive effect on air quality as development is focused on providing high quality connected green spaces that encourages active travel.	The water environment is a key component in the delivery of green infrastructure. Blue Corridors and Sustainable Urban Drainage Systems should be utilised through carefully designed developments which will have a positive effect on the water environment.	Development of green infrastructure helps reduce the impact of climate change through the promotion of active travel utilising core paths and green / blue network links.	Enhancing and incorporating the green infrastructure in new development offers an opportunity for landscape improvements throughout the Renfrewshire. New development also offers the opportunity to secure a high standard of place making.	Development of green infrastructure helps create attractive locations as well as well designed sustainable places to live. Improvements to Green Infrastructure provides an opportunity to improve active travel which has population and health benefits.	Development of green infrastructure provides an opportunity to remediate any sites of potentially contaminated land.	Development of green infrastructure would be across the plan period.	Any development that results in improvements to the green infrastructure are permanent, therefore, it is likely that the associated effects will be permanent.	There is the potential for positive cumulative effects as green infrastructure is expanded throughout Renfrewshire and additional linkages created with the Central Scotland Green Network.	Enhancement and improvements to green infrastructure will help improve connections to and from local communities both within and outside of Renfrewshire, promoting healthier lifestyles, connecting and enhancing natural habitats, and attracting and retaining investment in the area.

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P6 – Open Space

Areas of open space, recreation provision and amenity space, as shown on the Local Development Plan Proposals Maps, will be protected from development. Any development proposals which would result in the loss of an area of open space not identified on the Proposals Maps will be assessed in relation to criteria set out in the New Development Supplementary Guidance.

New development must link to or incorporate accessible multifunctional open space, recreational facilities and amenity space of a quality and quantity, in the right location, to meet the needs arising from the development. Open space should be designed to meet the recreational needs of people of different ages and physical abilities contributing to health and wellbeing across Renfrewshire.

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Supporting the protection of formal and informal open space and encouraging developments which incorporate accessible multifunctional open space or recreational facilities will prevent the loss of biodiversity, flora and fauna and will have a positive impact on the environment and promote blue and green networks.	Local Development Plan policy framework will ensure that historic environment and cultural heritage assets will not be significantly impacted by developments which enhance open space/ blue network.	Supporting the protection of formal and informal open space and developments which create or incorporate multifunctional open space will have a significant positive impact on material assets through supporting existing facilities and the provision of additional recreational facilities.	Development of open space and supporting the protection of formal and informal open space is likely to have positive environmental effects on air quality through encouraging active recreation.	Development which enhances areas of open space and creates additional open space resources can help enhance the water environment and promote sustainable flood risk management.	Supporting the protection and development of open space and recreational facilities helps reduce the impact of climate change on the urban population.	Supporting the protection of formal and informal open space and developments which incorporate accessible multifunctional open space will help improve and enhance the landscape setting of Renfrewshire.	The creation of additional open space and recreational facilities and supporting the protection of existing formal and informal open space has positive health benefits from the provision and protection of these resources supporting active recreation and play.	The protection of formal and informal open space has a positive impact on soil by preventing the loss of previously undeveloped green field land.	Supporting the protection of formal and informal open space and the creation of multifunctional open space and recreational facilities will happen through the lifetime of the plan.	The effects of the protection or development of multifunctional open space could be both temporary or permanent. Development of recreational facilities would be permanent.	Positive cumulative and synergistic effects will be created through improvements to multifunctional open space and recreational facilities.	The protection and incorporation of accessible multifunctional open space, recreational facilities and amenity space of a quality and quantity, in the right location, will maximise opportunities for health benefits and provide opportunities to link with the Green Network.

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P7 – Dargavel Village

The Council will support and encourage development within Dargavel Village where it supports the principles set out in Figure 13 and in the approved masterplan for the site.

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<p>The development of Dargavel Village Community Growth Area has limited value in terms of biodiversity, flora and fauna due to the sites previous use. Therefore, the effect on the nature conservation value is limited. The master plan for Dargavel Village has incorporated new landscaping, open space, green networks and community woodland which will bring biodiversity to the area with the introduction of new flora and fauna.</p>	<p>No significant impact on historic environment through the development of the Community Growth Area.</p>	<p>Dargavel Village Community Growth Area has been developed on unused land bringing new life to the site. The development has a design code outlining distinct character areas which incorporated good design and placemaking. The master plan for the site incorporates new open space, green network assets and community woodland.</p>	<p>Development of Dargavel Village Community Growth Area will not have a significant impact on air quality as the development is in a sustainable location. The development is located on the edge of Bishopton within the community growth area which should reduce the need to travel and reduce the impact of car travel on air quality. The community growth area will create new pedestrian and cycle routes with public transport available nearby.</p>	<p>During the planning application process and development of the masterplan, a Flood Risk Assessment and Drainage Impact Assessment was conducted. Appropriate mitigation has been taken on board to deal with flood risk from Dargavel Burn.</p> <p>New Sustainable Urban Drainage Infrastructure has been delivered to support the development.</p>	<p>Dargavel Village Community Growth Area is located on the edge of Bishopton therefore well located for pedestrian, cycle and public transport networks, reducing the need to travel by car. The development will also contain its own services and facilities within walking and cycling distance.</p>	<p>The development of Dargavel Village Community Growth Area provides opportunity to create a sustainable development on the edge of Bishopton. Within Dargavel Village there is new landscaping through the introduction of green networks, open space, recreation facilities and community woodland.</p> <p>Development of the site allowed significant improvements to the brownfield land by improving the quality of the soils and landscape.</p>	<p>Dargavel Village Community Growth Area is creating a thriving development of housing, commercial and community buildings, community woodland park and recreational facilities. Once completed, the Dargavel Village development will provide the local area with around 4,000 homes, travel links to the M8 motorway, additional rail parking, retail facilities, a primary school and a community woodland park. The development brings a range of housing to the area including private and affordable homes to meet</p>	<p>Remediation was required to deal with any contaminated soils on-site with the site previously being of industrial use.</p>	<p>Construction of Dargavel Village began in 2013 and will continue to develop with construction expected to complete in 2034.</p>	<p>The development is permanent with all likely effects being permanent as well.</p>	<p>Positive cumulative and synergistic effects will be created through development of previous brownfield land and therefore reducing the strain on Green belt in line the Local Development Spatial Strategy.</p> <p>Development is within a sustainable location on the edge of Bishopton and was found to have no adverse co-location issues.</p>	<p>Appropriate mitigation to deal with a number of potential impacts is being taken forward through the planning application process and construction of the development.</p>

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
							the needs and demands of Renfrewshire.					

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV 1 – Green Belt

The green belt in Renfrewshire maintains the identity of settlements, protecting and enhancing the landscape setting of an area and protecting and promoting access opportunities to open space.

Development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance. Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities and / or community benefits.

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Directing growth to sustainable locations within existing settlements ensures that Renfrewshire’s Green Belt is protected from inappropriate development which prevents the loss of biodiversity, flora and fauna.	The Local Development Plan policy framework and Development Guidance ensures that the historic environment and cultural heritage will not be significantly impacted by new development. There are several historic features located within the Green Belt and its protection helps conserve these features.	Ensuring that the Green Belt maintains, protects and enhances the landscape setting of areas will have a significant positive effect on material assets as it will help ensure that the Core Path Network, the Country and Regional Park and other recreational resources are protected.	Ensuring that development is focused in sustainable locations primarily within the urban area ensures that development is connected to sustainable travel and transport, encouraging active travel which helps reduce emissions associated with transport.	Protection of the Green Belt will help maintain and enhance the water environment and will help support the development of blue networks.	The Green Belt Policy ensures that new development is located in sustainable locations, located in places where existing infrastructure can be utilised. This will limit the impact on climatic factors.	A robust Green Belt helps ensure the existing landscape setting of Renfrewshire’s towns and villages are protected and enhanced.	Focusing new development to sustainable locations will offer access to local services and facilities which promotes better health and wellbeing whilst preserving the Green Belt.	Protection of the Green Belt will protect soil including areas of carbon rich soil. Directing development to urban areas should encourage the remediation of contaminated land.	Protection of Green Belt will occur throughout the lifetime of the Local Development Plan.	If a development is proposed the likely effects of a development would be permanent in nature.	Positive cumulative and synergistic effects will be created through protecting and enhancing the Green Belt. There are synergistic links between health and well being and a high quality natural environment.	Appropriate mitigation including sensitive design etc could be secured at planning application stage and should be able to offset any negative impacts that are identified in relation to appropriate development within the green belt.

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV 2 – Natural heritage

Development proposals will consider the potential impacts on natural heritage. Development proposals should protect and restore degraded habitats, enhance and promote access to Renfrewshire's natural environment and minimise any adverse impacts on habitats, species, network connectivity or landscape character. Developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest or the wider biodiversity and geo-diversity of the area.

All proposals will be assessed in terms of the mitigation hierarchy of Avoid/Reduce/Compensate, the cumulative impact of development based on the precautionary principle and should protect, and where possible enhance:

- Natura 2000 and Ramsar Sites;
- Protected Species;
- SSSI's;
- Wild land;
- LNRs, SINCs and wildlife corridors;
- Biodiversity;
- Landscape character and setting;
- Clyde Muirshiel Regional Park;
- Trees - Ancient and semi- natural woodland in line with the Scottish Government's Control of Woodland Removal Policy and Clydeplan's Forestry and Woodland Strategy, significant trees including those covered by Tree Preservation Orders, hedgerows and trees within Conservation Areas

Developments and changes of use affecting those outlined above will be assessed against criteria set out in the New Development Supplementary Guidance.

++	+	++	++	++	++	++	++	++	S/M/L	P		
A robust natural heritage policy that protects sites safeguarded for their natural conservation interest will have a significant positive impact on biodiversity, flora and fauna ensuring that the features are protected, enhanced and maintained.	The policy will have a positive impact on the historic environment and cultural heritage as there are a number of historic environment and cultural heritage features that are associated with natural heritage will which will be protected and where possible enhanced through this policy.	Ensuring that Renfrewshire's natural heritage interests are protected and enhanced will have a significant positive effect on Renfrewshire's material assets. Core Path Network and cycle routes etc, support species dispersal.	Protection of Renfrewshire's natural heritage will have a positive effect on air quality by ensuring that development is in appropriate locations. Both trees and peatland areas will be protected and continue to act as carbon sinks. Protecting woodland and trees can also help to improve air quality.	Protection of Renfrewshire's natural heritage will help maintain and enhance the water environment and will help support the development of blue networks. Protection of the natural environment can help support sustainable flood risk management.	Protection of Renfrewshire's natural heritage will have a positive effect on air quality by ensuring that development is directed to appropriate locations. Both trees and peatland areas will be protected and continue to act as carbon sinks.	Natural heritage features play an important role in Renfrewshire's landscape setting. Ensuring that the natural heritage features are protected and enhanced has a significant positive effect on landscape character.	An ecosystem that is protected and enhanced can have a positive effect on health and well being. Carbon sinks can help mitigate the impact of climate change and reduce instances of flooding. The protection of woodland and trees can also have a positive effect on air quality.	Protection of Renfrewshire's natural heritage will protect soil including areas of carbon rich soil.	Protection of Renfrewshire's natural heritage will occur throughout the lifetime of the Local Development Plan.	If a development is proposed the likely effects of a development would be permanent in nature.	Positive cumulative effects will be created through the protection of Renfrewshire's natural heritage. The protection of ecosystems should create positive synergistic effects.	The scale and type of mitigation required will be identified through the planning application process, once the location and development proposal are known. The Development Guidance sets the specific criteria that proposed developments will be assessed against if they are near or within a site that has a nature conservation interest.

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
<p>POLICY ENV3 – Built and Cultural Heritage</p> <p>Renfrewshire’s built and cultural heritage which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes will be safeguarded, conserved and enhanced, where appropriate.</p> <p>Development proposals, including enabling development, within or in the vicinity of built and cultural heritage assets will be required to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions set out in the New Development Supplementary Guidance.</p> <p>There will be support for the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use.</p> <p>The layout, design, materials, scale, siting and use of any development which will affect a listed building, or its setting should be sensitive to the buildings character, local landscape character, appearance and setting.</p>												
+	++	++	+	+	+	++	++	++	S/M/L	P	Positive cumulative effects will be created through the protection of Renfrewshire’s built and cultural heritage.	The built and cultural heritage policy protects the integrity of sites protected for their built conservation interest. Appropriate mitigation including sensitive design etc will be secured at planning application stage and should be able to offset any potential negative impacts.
This policy will ensure that built and cultural heritage features that contribute to biodiversity and species habitats are protected.	This Policy will have a significant positive impact on built and cultural heritage ensuring that assets are safeguarded, conserved and enhanced and that consideration is given to the setting of these assets when preparing new development proposals.	Renfrewshire’s historic and cultural heritage plays a significant role in creating Renfrewshire’s unique identity which is reflected in the number and range of historic buildings. The built and cultural heritage policy has a significant positive impact on Renfrewshire’s material assets.	Supporting the re-use of existing buildings will help limit additional development thus helping reduce emissions. Conversion and reuse of existing buildings provides an opportunity to utilise low carbon technology.	Protection and enhancement of the historic and cultural environment can contribute towards improvements in the water environment for example safeguarding, conserving and enhancing designed landscapes.	Supporting the retention and restoration of built and cultural heritage features helps encourage reuse of these resources and reduces the need to travel thus helping to reduce emissions. Conversion and reuse of existing buildings provides an opportunity to utilise low carbon technology.	Renfrewshire’s rich cultural heritage is a key component of Renfrewshire’s landscape. The built and cultural heritage policy ensures that the assets are safeguarded, conserved and enhanced securing a significant positive effect on the landscape setting of Renfrewshire.	Protecting the built and cultural heritage can have a positive effect on health and well being through preserving and enhancing important assets for the enjoyment of residents.	The built and cultural heritage policy ensures that heritage assets are safeguarded, conserved and enhanced. Safeguarding designed landscapes may also contribute to the remediation of soil.	Protecting the built and cultural heritage will happen throughout the lifetime of the plan.	If a development is proposed the likely effects of a development would be permanent in nature.		

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV4 – The Water Environment

In line with the Clyde and Loch Lomond Flood Risk Management Plan and the Scotland and Clyde Area River Basin Management Plans, there will be support for proposals which encourage protection of the existing water environment, improvements to the control and management of water and the enhancement of biodiversity, flora and fauna surrounding blue corridors.

The Blue Network identified on Figure 14 will be protected and where necessary enhanced in order to facilitate improvements to the quality of water bodies and the water environment. The inclusion of green infrastructure which promotes the integration of blue and green networks in and around developments will be encouraged to ensure that the water environment is central to the fabric of places, contributes to sustainable flood management and does not have an adverse effect on the integrity of any Natura 2000 sites.

++	++	++	++	++	++	++	++	++	S/M/L	P		
The protection of the water environment as well as improvement to the control and management of water will enhance biodiversity, flora and fauna of surrounding blue corridors and habitats.	Protecting the water environment will help ensure that the fabric of place and the built heritage are positively affected by the policy.	Renfrewshire’s water environment plays an important role in Renfrewshire material assets providing important green and blue corridors that are valuable for active travel and recreation.	The water environment is an essential part of the ecosystem and conserving and enhancing the water environment will have a positive impact on contributing to improvements to air quality.	Policy is focused on enhancing and protecting the water environment and improvements to control and manage water.	The water environment is an essential part of the ecosystem and conserving and enhancing the water environment will have a positive impact on contributing to improvements to air quality and helping to adapt to climate change.	The water environment is a key component of Renfrewshire’s landscape setting and ensuring that it is protected has a significant positive effect on the landscape.	By protecting and enhancing the water environment, flood risk may be reduced which can have a significant positive impact on human health. Improvements in water quality will have a positive impact on the ecosystem which also has a positive impact on quality of life by creating better places to live.	Protecting and enhancing the water environment can help improve soil quality and support healthy ecosystems.	Protecting the water environment will happen throughout the lifetime of the plan.	If a development is proposed the likely effects of a development would be permanent in nature.	Positive cumulative effects will be created through the protection of Renfrewshire’s water environment.	The Policy protects and encourages improvements to the water environment. The Development guidance sets out the specific criteria that proposed developments will be tested against. Mitigation will be sought through the consideration of individual planning applications.

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV5 – Air Quality

Development proposals individually or cumulatively should not have a significant adverse effect on air quality particularly within or adjacent to Renfrewshire’s Air Quality Management Areas as shown on the Proposals Maps.

Where required, planning applications should be accompanied by an air quality assessment which demonstrates the likely impact on air quality and how such impacts will be mitigated, including measures that support active travel and public transport as an alternative to private vehicular traffic.

++	++	+	++	+	++	~	++	++	S/M/L	P		
Poor air quality and pollution can cause widespread changes to sensitive ecosystems. Ensuring that any development proposals do not individually or cumulatively have a negative impact on air quality will have a positive impact on biodiversity, flora and fauna.	Poor air quality and pollution can cause damage, particularly to materials such as sandstone, resulting in these materials being vulnerable to ongoing decay which could have a negative impact on cultural heritage and the historic environment. This policy should ensure that changes in air quality from new development do not individually or cumulatively have an adverse impact historic environment and cultural heritage assets.	Ensuring that Renfrewshire’s air quality is not adversely affected will potentially have some positive effects on Renfrewshire’s material assets. Also promoting increased active travel on core paths and the green/ blue network could have some positive impact.	The policy will have a direct significant positive effect on air quality and Renfrewshire’s Air Quality Management Areas.	Ensuring that Renfrewshire’s air quality is not adversely affected by development will have a positive effect on contributing to improvements in the water environment as air pollution can work its way into the water environment impacting ecosystems.	Air pollution is a major environmental pressure which contributes to climate change. Ensuring that development proposals do not individually or cumulatively have an adverse impact on air quality will help adapt to climate change.	The policy relates to ensuring that development proposals do not individually or cumulatively have an adverse effect on air quality, this policy will have no impact on the landscape.	Air pollution can harm human health and the environment. Ill health caused by air pollution is a health inequality issue because it affects the more vulnerable members of the population unevenly. Having a robust air quality policy helps ensure that development proposals do not individually or cumulatively have an adverse effect on air quality. Encouraging a modal shift away from the car, through active travel helps reduce the need for car travel and has a direct positive effect on air quality.	Soil degradation is a significant issue as soil has the capacity to absorb pollutants. Renfrewshire’s soils are a non-renewable resource and they play a key role in supporting agriculture, forestry and ecosystems and their sustainable use is crucial to maintaining these functions. The air quality policy has a significant positive impact on Renfrewshire’s soil environment as any development which would result in the loss of soil which would individually or cumulatively	Ensuring developments do not individually or cumulatively have an adverse effect on air quality will happen throughout the lifetime of the Local Development Plan.	The proposed development is permanent, therefore it is likely that the associated effects will be permanent.	Ensuring that development proposals do not individually or cumulatively have an adverse effect on air quality is likely to produce positive cumulative effects through the protection of Renfrewshire’s air quality.	The scale and type of mitigation required will be identified once the location and size of any potential development is known. Any mitigation that is required will be identified through an air quality assessment and will be secured through the planning application process.

Addendum 1 – Policies and Spatial Strategy

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
								have an adverse effect on air quality will not be supported.				

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV6 – Natural Resources (Minerals and Soil)

Minerals

Development proposals require to demonstrate that they will not result in the sterilisation or degradation of mineral deposits that have or can be shown to have potential of being extracted economically.

Proposals for the winning and working of minerals will be permitted, where appropriate, when related to existing workings or in exceptional cases, where resources of a particular type or quality are unavailable from a suitable alternative source. Proposals will also be considered in relation to other relevant Development Plan Policies.

Development proposals in some parts of Renfrewshire may be at risk from unstable ground which is a legacy of previous mine workings. The Coal Authority publishes maps of such areas and development proposals in these locations will require to be accompanied by a Coal Report to help determine options for the future development of the site.

Soils

New development should avoid the unnecessary disturbance of areas of peatland or carbon-rich soils with a presumption against development which would involve significant draining or disturbance of peatland or carbon-rich soils. There will be support for peatland restoration, including rewetting where appropriate.

Where peat and other carbon rich soils may be affected by development, a survey and management plan will be required which identifies:

- means of minimising impact on carbon rich soils ensuring that the areas of deepest peat have been avoided and unnecessary disturbance, degradation or erosion of peat has been avoided;
- management measures relative to the carbon rich soil; and,
- suitable mitigation measures to minimise the potential effects on CO2 emissions.

Minerals Assessment

-	~	+	-	-	-	-	+	-	-	S/M/L	P and T	Ensuring that proposals for mineral workings are associated with existing workings should limit the cumulative impact. However, there would be potential for increased impacts as a result of intensification of the operation	Proposals for the winning and working of minerals will not normally be permitted except where related to existing workings. Full consideration will still be given to the environmental consequences that may result in terms of emissions, water, biodiversity, soil, and landscape, to ensure that these have a neutral impact. The policy safeguards mineral
The Natural Resources policy provides protection to biodiversity, flora and fauna through ensuring that the winning and working of mineral resources will not normally occur anywhere apart from an existing working so there would no additional impacts.	It is unlikely that there would be an impact on the historic environment and cultural heritage as any winning and working of mineral resources is likely to relate to existing workings. The historic environment and cultural heritage will be protected	Policy may lead to some material asset benefits through encouraging the winning and working of existing sites. Ensuring that development proposals do not sterilise or degrade mineral deposits helps maintain the natural resource potential in Renfrewshire.	There are likely to be some negative impacts, in terms of air, due to the nature of minerals extraction.	If a development was proposed for the winning and working of minerals there could be a negative impact on the water environment. Consideration would be given to water levels, flows, quality, features, flood risk and biodiversity within the water environment.	Any new proposals could have a negative impact, in terms of climate due to the potential degradation or loss of habitat. However, the policy does not generally support new workings so the impact on climatic factors would be minimal.	The landscape impacts of mineral extraction can be long term and cover extensive areas and although schemes will include restoration this will often not be expected in the near future. However, the policy does not generally support new workings so the	The nature of mineral extraction can potentially have a negative impact on communities due to issues, such as noise, dust, vibration and visual impact being prevalent. However, the policy will only support mineral workings where there are no significant		The policy aims to direct the winning and working of minerals to areas where workings are already taking place. This should help limit any negative impacts on soil.	Protecting and utilising natural resources will happen throughout the lifetime of the plan.	Development of mineral resources will result in both permanent and temporary effects. Once mineral extraction has ceased, land would be reclaimed to a high standard enhancing the biodiversity value of the site.		

Addendum 1 – Policies and Spatial Strategy

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
	through the Local Development Plan policy framework.					impact on landscape factors would be minimal.	impacts on health and wellbeing.					deposits from development that might sterilise their extraction. Any mitigation required will depend on the location of the proposal. Should appropriate mitigation be possible this will be secured through the planning application process.
Soil Assessment												
++	+	+	++	++	++	++	++	++	S/M/L	T	Policy is unlikely to have cumulative or synergistic effects.	The developable extent of sites will be determined at the planning application stage and will be informed by appropriate assessments in line with the Development Plan in particular with policies ENV 2 – Natural Heritage, I3 – Flooding and Drainage, EN4 – The Water Environment, ENV and 5 – Air Quality. Suitable mitigation measures to minimise or avoid any negative impact will be defined at planning application stage.
Ensuring new developments avoid the disturbance of carbon rich soils and peatland habitats will allow biodiversity to continue to flourish and will have a positive impact on flora and fauna.	The policy will have a positive impact on the historic environment. Peatland can contain archaeological features located on the surface of the peat, including the industrial archaeology and historic record of peat cutting. Ensuring peat land is protected will help protect any of these features.	Policy is likely to have a positive impact in terms of material assets. Ensuring developments avoid areas of peatland and carbon rich soils and supporting peatland restoration. This helps enhance greenspaces, natural flood management processes, path networks and agricultural land.	The policy has a significant positive impact on air as the safeguarding of carbon rich soils and peatland habitats will continue to store carbon. Losing soil carbon as CO ₂ significantly increases greenhouse gas emissions which contributes to climate change.	Ensuring new developments avoid the disturbance of carbon rich soils and peatland habitats will help protect the water environment. Soil filters water helping to purify it and prevent water pollution. It also slows down the flow of rainwater to rivers and is important to preventing or reducing the risks of flooding.	Peatland holds large reserves of carbon which if disturbed can result in carbon dioxide being released into the atmosphere. Ensuring new development avoids areas of carbon rich soils or peatland helps provide climate change adaptation. The policy is likely to have significant positive impacts.	The policy should have a significant positive impact on landscape as it is concerned with avoiding any disturbance or removal of carbon rich soils, and peatland.	Carbon rich soils and peatland habitats provide multiple benefits for people, such as regulating and delivering good quality water and promoting natural flood management and providing a place for recreation and leisure. The policy can therefore have a positive effect on population and human health.	Ensuring new developments avoid areas of peatland and carbon rich soils should have a significant positive impact on the soils through less disturbance. This will then have a positive impact on the environment through preserving good quality and carbon rich soils.	Protecting and utilising natural resources will happen throughout the lifetime of the plan.	Policy has a presumption against development on carbon rich soils and therefore unlikely that there will be permanent effects.	Renfrewshire has both Class 1 Nationally important carbon-rich soils, deep peat and priority	

Addendum 1 – Policies and Spatial Strategy

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
												peatland habitat and Class 5 soils which contain carbon rich soils and deep peat and are considered to be a significant carbon store with the potential to support peatland habitats. Development proposals and class are required to avoid where possible areas of peat land or carbon rich soil and if development was to proceed mitigation would be required.

Addendum 1 – Policies and Spatial Strategy

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

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

Policy ENV7 – Temporary Enhancement of Unused or Underused Land

Proposals for the temporary enhancement of unused or underused land that is awaiting development will be supported in line with the Renfrewshire Vacant and Derelict Land Strategy.

All proposals will require to demonstrate that the enhancement of a site will deliver a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is identified for development in the future.

++	+	++	+	+	++	++	++	+	S/M/L	T		
Temporary enhancement of unused or underused land can have a significant positive effect on biodiversity, flora and fauna through creating green environments. These green environments will create a better space for biodiversity, flora and fauna to flourish.	Depending on location, the policy could have a positive impact on historic environment and cultural heritage through enhancing the setting of these assets and protecting any existing listed buildings.	Temporary enhancement will improve the unused/ underused land through enhancing the ground conditions. Development of the site could proceed at a later date once the developer interest is confirmed.	Temporary enhancement of unused/ underused land will have a positive effect on air quality by introducing more green space to a site. Trees and areas of green space can act as carbon sinks which in turn will improve air quality.	Temporary enhancement could enhance water environment through having a positive impact on unused/ underused land.	The introduction of green space will help reduce the amount of carbon emissions entering the atmosphere and therefore reducing the impact on climate change.	Temporary enhancement will have a significant positive impact through dramatically improving the condition of the site. The new landscaping can then be incorporated into the new development depending on the future use.	The policy will offer the opportunity for more active green open space.	Temporary enhancement will improve the soil through bringing in richer soils. Previously developed land may provide an opportunity to remediate contaminated land which would have a positive effect on soil conditions.	Protecting and utilising natural resources will happen throughout the lifetime of the plan.	The policy is in favour of future development on unused or underused land and therefore the positive impact of greening of land is likely to be temporary.	The policy will improve the unused or underused land making future development easier.	Depending on the previous use of the site, mitigation may be required to reduce any contamination making the land accessible for use as open space or to allow growth of the site.

Addendum 1 – Policies and Spatial Strategy

Summary of Assessment of Policies and Spatial Strategy

- 2.1 Through the Strategic Environmental Assessment of the policies and Spatial Strategy contained within the Renfrewshire Local Development Plan Proposed Plan, it was determined that there are no significant additional environmental impacts identified through implementing the Renfrewshire Local Development Plan Proposed Plan.
- 2.2 Any potential negative impacts identified through the Strategic Environmental Assessment will be, where required, appropriately mitigated in consultation with Key Agencies during planning application stage.



Addendum 2 – New Development Supplementary Guidance



Assessment of the New Development Supplementary Guidance

- 1.1 The New Development Supplementary Guidance is set out alongside the Local Development Plan Proposed Plan as a statutory document. It detail's development guidance in relation to the Spatial Strategy for Renfrewshire.
- 1.2 The assessment of the Supplementary Guidance is divided into the five strategies contained within the Local Development Plan Proposed Plan. These include the Economic Strategy, Centre Strategy, Infrastructure Strategy, Places Strategy and Environment Strategy.
- 1.3 The guidance within each of these strategies has been assessed and then scored appropriately against the nine SEA topics to determine the level of environmental impact.
- 1.4 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. The time periods are as follows:
- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years;
 - Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years; and
 - Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence.
- 1.5 A Strategic Flood Risk Assessment was prepared to inform the Renfrewshire Local Development Plan Proposed Plan, the New Development Supplementary Guidance and the Environmental Assessment. New developments offer the opportunity to mitigate through Sustainable Urban Drainage. Development to minimise flood risk also provides the opportunity to enhance the water environment. The developable extent of sites will be determined at the planning application stage and will be informed by a Flood Risk Assessment and in line with Policy I3 – Flooding and Drainage and guidance in Scottish Planning Policy.
- 1.6 The New Development Supplementary Guidance was subject to additional consultation in April 2022 this was to allow an opportunity for stakeholders and communities to comment on the additional guidance that has been added to support the delivery of affordable housing across Renfrewshire. The additional guidance will enable developers to make a commuted sum payment to deliver affordable homes, during the planning application process, in limited circumstance when affordable homes can't be delivered on a development site.

Addendum 2 – New Development Supplementary Guidance

Figure 1: Assessment of New Development Supplementary Guidance

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	Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact						
	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Delivering the Economic Strategy												
Economic Investment Locations	-	~	+	~	+	-	-	+	~	S/M/L	P	Yes
Transition Areas	-	~	~	~	~	~	+	+	+	S/M/L	P	Yes
Glasgow Airport	-	~	+	+	~	+	-	+	~	S/M/L	P	Yes
Tourism	?	+	+	~	+	+	+	+	+	S/M/L	P	Yes
Delivering the Centre Strategy												
Renfrewshire Network of Centres	~	+	++	+	~	+	+	++	+	S/M/L	P	Yes
Hot Food; Public Houses; Licensed Venues and Amusement Arcades	~	~	+	~	~	~	~	+	~	S/M	P	Yes
Delivering the Infrastructure Strategy												
Connecting Places Criteria	+	+	++	++	?	++	+	+	~	S/M/L	P	Yes
Flooding and Drainage	++	+	+	~	++	++	+	++	+	S/M/L	P	Yes
Renewable and Low Carbon Energy Developments	~	~	++	++	+	+	~	++	+	S/M/L	P	Yes
Solar PV Farms	~	~	++	++	+	+	-	++	-	S/M/L	P	Yes
Communication and Digital Infrastructure	~	~	++	~	~	~	-	++	~	S/M/L	P	Yes

Addendum 2 – New Development Supplementary Guidance

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Provision for Waste Recycling in New Developments	+	+	++	+	+	++	+	++	+	S/M/L	P	Yes
Delivering the Places Strategy												
Creating Places	~	~	+	++	~	~	~	+	+	S/M/L	P	Yes
Alterations and Extensions to Existing Properties	~	-	+	~	~	~	~	+	~	S/M/L	P	Yes
		+										
Residential Development within Garden Grounds	~	~	~	~	~	~	~	+	~	S/M/L	P	Yes
Change of Use from Amenity Space to Garden Ground	~	~	~	~	~	~	~	+	~	S/M/L	P	Yes
Preparing your Householder Development Proposals	~	~	~	~	~	~	~	+	~	S/M/L	P	Yes
Residential Use of Centres - Upper Floor Residential Developments	+	+	+	+	+	+	+	+	+	S/M/L	P	Yes
	~		~	~	~	~	~	~				
Residential Use of Centres - Re Use/ Redevelopment of Institutional Premises	~	++	++	~	~	+	+	++	+	S/M/L	P	Yes
	+			+	+							
House in Multiple Occupation (HMO)	~	-	-	~	~	~	~	-	~	S/M/L	T	Yes
		~	~					~				
Affordable Housing	~	~	++	~	~	~	~	++	~	S/M/L	P	Yes
Gypsy/Traveller and Travelling Show People Development	~	~	+	~	~	~	~	++	~	S/M/L	P	Yes
	?	?	?	?	?	?	?	?	?			

Addendum 2 – New Development Supplementary Guidance

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Green Network and Infrastructure	++	+	++	+	++	+	++	++	++	S/M/L	P	Yes
Open Space	++	+	++	+	+	++	+	++	+	S/M/L	P and T	Yes
Open Space Provision in New Developments	++	+	++	+	+	++	+	++	+	S/M/L	P	Yes
Delivering the Environment Strategy												
Green Belt Development Criteria	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
Housing in the Green Belt	~	~	+	-	~	-	-	+	-	S/M/L	P	Yes
Natural Heritage	++	+	++	++	++	++	++	++	++	S/M/L	P	Yes
Trees, Woodlands and Forestry	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
Biodiversity	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
International Designations	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
National Designations	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
Local Designations	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
Wild Land	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
Regional Parks	++	+	++	+	+	++	+	++	+	S/M/L	P	Yes
Conservation Areas	+	++	++	+	+	+	++	++	++	S/M/L	P	Yes
Listed Buildings	+	++	++	+	+	+	++	++	++	S/M/L	P	Yes
Enabling Development	+	++	++	+	+	+	++	++	++	S/M/L	P	Yes
Demolition of Listed Buildings	+	++	++	+	+	+	++	++	++	S/M/L	P	Yes
Scheduled Ancient Monuments and	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes

Addendum 2 – New Development Supplementary Guidance

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Archaeological Sites												
Gardens and Designed Landscapes	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
The Water Environment	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
Noise	~	~	+	~	~	~	~	+	~	S/M/L	P	Yes
Air Quality	++	++	+	++	+	++	~	++	++	S/M/L	T	Yes
Contaminated Land	+	~	+	~	+	+	+	++	++	S/M/L	P	Yes
Pipelines and Major Hazards	+	~	~	~	~	~	+	++	+	S/M/L	P	Yes
Burial grounds and Cemeteries	-	~	++	~	-	~	-	++	-	S/M/L	P	Yes

Addendum 2 – New Development Supplementary Guidance

Summary of Assessment of New Development Supplementary Guidance

- 2.1 Through the Strategic Environmental Assessment of the New Development Supplementary Guidance it was determined that there are no significant additional environmental impacts identified through implementing the New Development Supplementary Guidance.
- 2.2 Any potential negative impacts identified through the Strategic Environmental Assessment will be, where required, appropriately mitigated in consultation with Key Agencies during planning application stage.



Addendum 3 – Housing Assessments



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

++	+	~	-	--	?
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>

Addendum 3 – Housing Assessments

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									
~	~	++	-	?	~	~	+	-	
<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>

Addendum 3 – Housing Assessments

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									
~	~	++	~	~	-	~	+	+	
<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 increased to make</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>

Addendum 3 – Housing Assessments

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									
~	?	+	~	~	~	~	+	-	
<p>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.</p>	<p>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.</p>	<p>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.</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>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.</p>	<p>No significant flood risk issues. A Scottish Water Network Impact Assessment and Drainage Impact Assessment are both required.</p>	<p>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.</p>	<p>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.</p>	<p>Site is accessible to the village by foot. There is also access to public transport, although some increased car usage for commuting will result.</p> <p>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.</p>	<p>As the site is greenfield, development of the site will result in the sealing of previously undeveloped land.</p>	<p>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.</p> <p>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.</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>

Addendum 3 – Housing Assessments

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									
~	~	+	~	-	~	~	+	-	
<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>

Addendum 3 – Housing Assessments

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

++		+		~		-		--		?
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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Addendum 3 – Housing Assessments

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									
--	~	+	-	~	-	-	-	-	
<p>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.</p>	<p>Two separate archaeological trigger zones cover the western part of 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 the site for residential will provide a range and choice of new housing in the village.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p> <p>It should also be noted that public transport is limited in the evenings and at the weekends.</p>	<p>As the site is greenfield, development of the site will result in the sealing of previously undeveloped land.</p>	<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. 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.</p> <p>The site is considered to have no adverse co-location issues.</p>

Addendum 3 – Housing Assessments

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 Craigends Road and Ardgyffe Crescent, Houston									
~	~	+	-	-	-	--	-	-	
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.

Addendum 3 – Housing Assessments

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.	

Addendum 3 – Housing Assessments

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									
~	~	+	-	-	-	--	~	~	
<p>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.</p>	<p>No known historic/cultural heritage issues identified.</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 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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p> <p>The site is considered to have no adverse co-location issues.</p>

Addendum 3 – Housing Assessments

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									
-	-	+	-	-	-	--	~	-	
<p>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.</p>	<p>Two Archaeological Trigger Zones lie within the western and eastern parts of the site.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units.</p> <p>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.</p>	<p>The M8 corridor is being monitored in terms of Air Quality in order to ascertain if an Air Quality Management Area is required.</p> <p>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.</p>	<p>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.</p>	<p>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.</p> <p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p> <p>Hillington Industrial Estate sits to the east, however, this is unlikely to create a significant co-location issues.</p>

Addendum 3 – Housing Assessments

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									
-	~	+	~	~	~	~	~	-	
<p>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.</p>	<p>No known cultural or historic interests in this location.</p>	<p>There will be opportunities to incorporate low carbon technologies in the design and new build units.</p> <p>Small site not likely to result in a significant opportunity for a range and choice of new units.</p>	<p>Given the size of site there would be a minimal impact on air.</p> <p>However given the lack of footway and connections. Much of the travel to/from the site is likely to be vehicular methods.</p>	<p>No water issues associated with this site.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p> <p>A potential co-location issue with a nearby combined sewer overflow.</p>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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. 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>

Addendum 3 – Housing Assessments

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									
--	~	+	~	-	-	~	~	-	
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.	Any development should be sympathetic to the Parkview, lime kilns 275m S of (Index No. 12989) scheduled monument.	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. 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.	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.	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.	Location of the site may encourage an increase in carbon emissions through car usage.	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.	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.	As the site is greenfield, development of the site may result in the sealing of previously undeveloped land.	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. The site is considered to have no adverse co-location issues.

Addendum 3 – Housing Assessments

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									
-	~	+	-	-	-	--	-	-	
<p>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.</p>	<p>No known historic interest.</p>	<p>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.</p> <p>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.</p>	<p>There is likely to be an increase in vehicular movements should this site be developed.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Site out with the village envelope, although access to cycle track may facilitate active travel. Location of site would encourage increased vehicular usage.</p>	<p>Greenfield site, therefore development will result in sealing of previously undeveloped land.</p>	<p>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.</p> <p>The site is considered to have no adverse co-location issues.</p>

Addendum 3 – Housing Assessments

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									
~	~	+	-	+	-	~	~	-	
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.

Addendum 3 – Housing Assessments

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									
-	-	+	-	+	-	-	-	-	
<p>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.</p>	<p>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.</p> <p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Site is located on the north edge of the village. Public transport is accessible however this is limited, vehicular use is likely to increase.</p>	<p>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.</p>	<p>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.</p>	<p>Greenfield site, therefore development may result in sealing of previously undeveloped land. This site contains Macaulay Classification 3.1 prime agricultural land.</p>	<p>Strategic Environmental Assessment issues related to the impact that development of this site would have on the landscape and setting of the village. Any development should be sensitive to the setting of the ancient monument and the conservation area. Historic Environment Scotland have also raised concerns regarding the conflict between developing this site and protection of historic interest. The potential impact of the proposed development on bats requires to be monitored. Residential development at this location is likely to increase the amount of vehicle journeys resulting in an increase in emissions. There are opportunities for strong green networks within the site, links to the existing path network should be retained and reinforced.</p> <p>No adverse co-location issues were identified on the site.</p>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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.

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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.	<p>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.</p> <p>The site sits on the boundary with Kilbarchan Quarry which may cause co-location issues which would require appropriate mitigation.</p>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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.

Addendum 3 – Housing Assessments

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									
-	~	+	-	-	-	~	-	-	
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.	No known historic interests on the site.	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.	There is likely to be an increase in vehicular movements should this site be developed. The site is on the edge of Paisley.	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.	Public transport provision is limited in this area. Location of the site may encourage carbon emissions through car usage.	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.	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.	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.	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. No adverse co-location issues were identified on the site.

Addendum 3 – Housing Assessments

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									
-	~	+	-	-	-	-	-	-	
<p>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.</p>	<p>Archaeological Trigger Zone within the site associated with a potential hill fort to the west.</p>	<p>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.</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. The site is also close to the motorway, potential issues may need to be considered.</p>	<p>Flood Risk Assessment and Drainage Impact Assessment will be required to define developable area due to Craigton Burn and potential landform issues.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>Greenfield site, therefore development may result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.</p>	<p>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.</p> <p>No significant adverse co-location issues were identified on the site.</p>

Addendum 3 – Housing Assessments

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.
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.	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	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.	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>

Addendum 3 – Housing Assessments

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									
-	~	+	-	-	-	--	-	-	
<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p> <p>No adverse co-location issues were identified on the site.</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
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>

Addendum 3 – Housing Assessments

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.	<p>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.</p> <p>No adverse co-location issues were identified on the site.</p>

Addendum 3 – Housing Assessments

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									
-	~	+	-	~	-	-	-	-	
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.	<p>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.</p> <p>The site sits on the boundary of the Kilbarchan Quarry which may lead to potential co-location issues which would require appropriate mitigation.</p>

Addendum 3 – Housing Assessments

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									
-	~	+	-	-	-	-	-	-	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.
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.	Any development proposal would require to consider the setting of the Category C Listed Building (Tower, Milliken) and the Category B Listed White House.	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.	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.	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.	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.	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.	Site is out with any settlement and the location of the site would encourage higher rates of vehicular usage.	Greenfield site, therefore development will result in sealing of previously undeveloped land. The land capability classification for the site is 3.2 mixed agriculture.	No significant co-location issues identified.

Addendum 3 – Housing Assessments

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.

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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 it 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>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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									
~	~	+	-	-	-	--	-	-	
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.	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. No adverse co-location issues were identified on the site.

Addendum 3 – Housing Assessments

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>	

Addendum 3 – Housing Assessments

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									
-	~	+	~	-	-	--	-	-	
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.	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 which could provide a range and choice of residential units in the village.	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.	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.	The site is not within easy walking distance of public transport and therefore there may be an increase in carbon emissions through vehicular usage.	An irregular shaped site which slopes steeply upwards from the existing roadway and occupying a very prominent location in the local landscape.	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.	As the site is Greenfield its development will result in sealing of previously undeveloped land.	<p>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> <p>No adverse co-location issues were identified on the site.</p>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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>

Addendum 3 – Housing Assessments

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.

Addendum 3 – Housing Assessments

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.

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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
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>

Addendum 3 – Housing Assessments

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.

Addendum 3 – Housing Assessments

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.

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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
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.

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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
LDP2072 - Lincrive 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 Lincrive 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.

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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
LDP2077 – Golf Course at Newton Avenue, Elderslie									
-	~	+	~	~	~	~	+	~	
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.	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.

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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
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>	

Addendum 3 – Housing Assessments

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									
-	~	+	-	-	-	--	-	-	
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.	<p>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.</p> <p>There are no apparent co-location issues associated with this site.</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
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.

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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
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>

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.									
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Addendum 3 – Housing Assessments

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									
-	-	+	-	-	-	-	-	-	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.
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.	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.	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.	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.	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.	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.	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.	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.	Development may result in sealing of previously undeveloped land.	No significant adverse co-location issues.

Addendum 3 – Housing Assessments

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.
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.	A small area along the northern boundary of the site is covered by an archaeological trigger zone.	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.	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.	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.	Location and scale of the site may encourage carbon emissions through likely increase in vehicular movements should this site be developed.	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.	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.	As the site is greenfield, its development may result in the sealing of previously undeveloped land.	There is 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	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

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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
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 Hurllet Road. Site is in two parts as site is bisected north – south by an over grown former railway line which is owned by Sustrans. The site is undulating farmland divided into smaller fields by hedgerows. Former Gypsy/ Traveller site to the north east of the site boundary.	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>

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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
LDP2090 – Leethland House, Elderslie									
~	+	+	-	~	-	-	-	~	
<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>

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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
LDP2091 – Manswrae, Bridge of Weir									
-	~	+	-	~	-	+	-	-	
<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>	<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>

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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
LDP2092 – West Sites, Howwood									
-	-	+	-	-	-	-	-	-	
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.	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. There is 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	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

++	+	~	-	--	?
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.								
~	~	+	~	~	~	+	+	+
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.								
++	~	+	-	~	~	+	~	+
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.								
~	+	++	-	~	~	+	~	+
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.								
~	~	~	+	+	+	+	+	+

Addendum 3 – Housing Assessments

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.								
~	~	+	~	+	~	~	+	-
Site Reference and Address: RFRF0758B Mill of Gryffe Road, Bridge of Weir								
Summary/Mitigation Some biodiversity, flora and fauna issues, especially on the SINCE 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.								
~	~	+	~	~	~	+	+	+
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.								
~	~	+	~	~	~	+	+	+
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.								
~	~	+	~	~	~	+	+	+
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.								
~	~	+	~	~	~	+	+	-

Addendum 3 – Housing Assessments

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.								
~	~	+	~	++	~	++	++	+
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.								
~	~	+	~	~	~	+	+	~
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.								
~	~	+	~	+	~	+	+	+
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.								
~	~	+	~	~	~	~	+	+
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.								
~	~	~	-	-	-	~	~	+

Addendum 3 – Housing Assessments

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.								
+	~	+	~	~	~	+	+	+
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.								
~	~	~	~	+	~	~	+	+
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.								
+	~	~	+	-	~	+	+	+
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.								
~	~	+	~	~	~	+	+	+
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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Addendum 3 – Housing Assessments

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.								
+	~	+	~	-	~	++	+	+
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.								
~	~	+	~	~	~	~	+	+
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.								
~	~	+	~	~	~	~	~	+
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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Addendum 3 – Housing Assessments

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.								
~	~	+	-	~	-	+	+	~
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: RFRF1006 Church Street, Lochwinnoch SEA Overall Assessment of the Site: Minor SEA issue in relation to low level flooding. The site sits within Lochwinnoch Conservation Area. This will need to be considered when designing the layout and materials. There may be a slight increase in the number of car journeys, but this should be minimal due to the close proximity of the village centre. Remediation may be required due to potential contamination on site. Constraints will be addressed through the submission of a detailed planning application.								
~	~	~	-	-	~	+	+	-
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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Addendum 3 – Housing Assessments

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: 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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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.								
~	~	+	~	~	~	+	+	~
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.								
~	~	+	+	~	~	+	+	+
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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Addendum 3 – Housing Assessments

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: 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.								
+	~	+	-	~	~	++	+	+
Site Reference and Address: RFRF1003 Erskine Riverfront, Erskine								
SEA Overall Assessment of the Site: Some SEA issues relate to the impact that development of this site would have on this part of the urban area i.e. air quality may be affected by increased commuting. Potential flood risk to part of the site, the developable extent of the site will be informed by a Flood Risk Assessment. Erskine Riverfront is within close proximity to the Inner Clyde SPA home to non-breeding Redshank population. The potential impact on the Natura 2000 site has been considered as part of the Habitats Regulations Appraisal and will be considered further as part of future development proposals for the site. Biodiversity interests on the site will be considered further and appropriate mitigation will be identified by appropriate technical assessments at the planning application stage.								
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-	~	+	-	~	~	+	+	+
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.								
~	~	+	~	++	~	~	+	+
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.								
-	~	+	~	+	~	+	+	+
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.								
+	~	+	~	+	~	++	+	+

Addendum 3 – Housing Assessments

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: 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.								
~	~	+	~	+	~	+	+	+
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.								
~	~	+	~	~	~	+	+	+
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.								
+	~	+	-	~	~	+	+	+
Site Reference and Address: RFRF1004 New Sneddon Street, Paisley								
SEA Overall Assessment of the Site: Minor SEA issue in relation to flooding due to the close proximity to the White Cart Water. The site is redevelopment of brownfield land which will improve the condition of the site and introduce new landscaping. There is potential for a positive impact on biodiversity with the site sitting along the White Cart Water. There is potentially contaminated land within 20m of the site. A Flood Risk Assessment is required due to the sites close proximity to the White Cart Water. Due to the proximity of the site to industrial buildings, air quality management may need to be implemented. All site constraints will be addressed through the submission of a detailed planning application.								
+	~	+	-	-	-	+	+	+

Addendum 3 – Housing Assessments

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: 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.								
~	~	+	~	~	~	+	+	+
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.								
~	~	+	~	~	~	+	+	+
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.								
~	~	+	~	~	~	++	++	+

Addendum 4 – Economic Investment Locations and Strategic Freight Hubs



Addendum 4 – Economic Investment Locations and Strategic Freight Hubs

Assessment of Economic Investment Locations and Strategic Freight Hubs

- 1.1 The Renfrewshire Local Development Plan Proposed Plan identifies key sites to meet the needs of the Renfrewshire economy and support significant investment opportunities to Renfrewshire’s Economic Investment Locations and Strategic Freight Hubs. The sites are situated, where possible, in sustainable locations, near existing transport networks with key infrastructure available. There are seven Strategic Economic Investment Locations and three Strategic Freight Hubs identified within the Proposed Plan.
- 1.2 The Economic Investment Locations and Strategic Freight Hubs have undergone an individual Strategic Environmental Assessment (SEA) to consider potential impacts on the environment as a result of development of these areas. The Strategic Flood Risk Assessment prepared alongside the Local Development Plan Proposed Plan has informed both the Renfrewshire Local Development Plan and the Environmental Assessment. Potential areas at flood risk from both the Black Cart Water and the White Cart Water are located within the Economic Investment Locations. The developable extent of sites will be determined at the planning application stage and will be informed by a Flood Risk Assessment in line with Policy I3 – Flooding and Drainage and guidance in Scottish Planning Policy. New developments offer the opportunity to mitigate through Sustainable Urban Drainage. Development to minimise flood risk also provides the opportunity to enhance the water environment.

- 1.3 Each of the Economic Investment Locations and Strategic Freight Hubs have been assessed against the nine SEA topics and scored appropriately based on their potential impact.
- 1.4 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. Time periods were ascribed to any significant environmental effects as follows
- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years;
 - Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years; and
 - Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years+



Addendum 4 – Economic Investment Locations and Strategic Freight Hubs

• **Figure 1: Economic Investment Locations and Strategic Freight Hubs**

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

	SEA Topics								Effect			
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Advanced Manufacturing and Innovation District Scotland, Inchinnan Business Park	-	~	++	~	~	~	+	++	-	S/M/L	P	Yes
	~	~	++	-	~	-	+	++	+			

The Inchinnan Business Park is identified as a Strategic Investment Location (SEIL) in the adopted Clydeplan Strategic Development Plan. The SEILs have been selected because they are the priority locations which promote the Scottish Government’s key economic sectors and are in sustainable locations and therefore have a significant positive effect on material assets and population and human health. There is a Category A Listed Building (India of Inchinnan) that sits within the North Eastern section of Inchinnan Business Park. The site is located partially within the functional floodplain of the Black Cart Water. This watercourse is tidal at this location therefore the site may be impacted by both fluviially and tidally dominant flood events. Minor SEA issues in relation to the Black Cart Special Protection Area (SPA) which sits to the south of the business park and there is also a TPO within South Western portion of the business park. There is the potential to improve landscaping within the business park. The further development of the business park may increase the number of vehicle movements therefore affecting air quality however the full impact will not be known until planning application stage. Further development will bring more employment opportunities to Renfrewshire. Redeveloping brownfield sites prevents the loss of undeveloped soil however there may be a negative impact on soil if there is the loss of previously undeveloped soil. Any potentially contaminated sites could be remediated through re-development resulting in an improvement to soil quality.

Mitigation
 Flood risk will be reduced or avoided through Policy I3 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. A Flood Risk Assessment would be required to be submitted alongside any future planning application to identify the developable extents of the site. Policy I4 – Renewable and Low Carbon Energy Developments will ensure that the use of low carbon technology will assist in reducing potential impacts. Policy ENV5 – Air quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality, which will help mitigate any negative impact on air quality. Policy ENV2 – Natural Heritage will ensure that any proposed development will not have an adverse effect on the SPA and TPO and the potential developable area will be determined to reduce any impact. Policy ENV3 – Built and Cultural Heritage will ensure that that the setting of the Category A listed building is protected.

Advanced Manufacturing and Innovation District Scotland, Westway Business Park, Renfrew	~	~	++	~	~	~	+	++	+	S/M/L	P	Yes
	-	~	++	-	~	-	+	++	+			

Westway Business Park is identified as a Strategic Investment Location (SEIL) in the adopted Clydeplan Strategic Development Plan. The SEILs have been selected because they are the priority locations which promote the Scottish Government’s key economic sectors and are in sustainable locations and therefore have a significant positive effect on material assets and population and human health. Minor SEA issues in relation to the centre of the site is at risk of a 1 in 200 year coastal flooding due to the nearby White Cart Water to the North of the business park. A Site of Importance for Nature Conservation (SINC) runs along the western portion of the business park along the White Cart Water. Further development will increase emissions from more vehicles on the road. A benefit to the development is that it will bring more employment to the area.

Mitigation
 A Masterplan has planning consent which identifies detailed mitigation measures to minimise potential impacts. Flood risk will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. As highlighted in the Strategic Flood Risk Assessment a Flood Risk and Drainage Impact Assessment would be required to be submitted alongside the planning

Addendum 4 – Economic Investment Locations and Strategic Freight Hubs

	SEA Topics								Effect			
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
<p>application to identify the developable extents of the site. Policy ENV2 – Natural Heritage will ensure that any proposed development will not have an adverse effect on the SINC and the potential developable area will be determined to reduce any impact. Policy ENV5 – Air quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality, which will help mitigate any negative impact on air quality</p>												
Advanced Manufacturing and Innovation District Scotland, Netherton Farm	-	~	++	-	-	-	-	++	-	M/L	P	Yes
<p>The land at Netherton Farm is identified as a Strategic Investment Location (SEIL) in the adopted Clydeplan. The SEILs have been selected because they are the priority locations which promote the Scottish Government’s key economic sectors and are in sustainable locations and therefore have a significant positive effect on material assets and population and human health. Part of the site area at risk of a 1 in 200 year fluvial flooding due to the nearby White Cart Water which is tidal at this location therefore the site may be impacted by both fluvially and tidally dominant flood events. There is a SINC in the North East section of the site near the White Cart Water and to the east of an existing car park in the south of the site.</p> <p>Development also has the potential to impact on the whooper swan which are known to forage adjacent to the A8 north of the Black Cart Water. However, development of Netherton Farm will stop Whooper Swans crossing the flight path at Glasgow Airport reducing the number of Whooper Swan and airplane collisions. Redevelopment offers the opportunity to address vacant sites and remediate contaminated land. However, development will increase emissions from more vehicles on the road. A benefit to the development is that it will bring more employment to the area.</p>												
<p>Mitigation</p> <p>The developable extent of the site has been informed by a detailed Flood Risk Assessment Submitted with a planning application for the site.</p> <p>Policy E1 Renfrewshire’s Economic Locations and Policy E2 – City Deal Investment Framework ensure that the development proposals do not have an adverse effect on the integrity of any Natura 2000 sites. A Habitats Regulation Appraisal has been undertaken which included an appropriate assessment of the Policy E2 – City Deal Investment Framework. Policy ENV2 – Natural Heritage will ensure that any proposed development will not have an adverse effect on the SINCS. Policy ENV5 – Air quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality, which will help mitigate any negative impact on air quality</p>												
Hillington Business Park, Hillington	~	~	++	~	~	~	~	++	+	S/M/L	P	Yes
<p>Hillington Business Park is identified as a Strategic Investment Location (SEIL) in the adopted Clydeplan. The SEILs have been selected because they are the priority locations which promote the Scottish Government’s key economic sectors and are in sustainable locations and therefore have a significant positive effect on material assets and population and human health. Hillington Business Park sits within the simplified planning zone which supports sustainable economic growth. Further growth within Hillington will bring more employment opportunities to Renfrewshire. There may be a minor SEA issue with contamination due to the business parks industrial use.</p> <p>Parts of the site are at surface water flood risk and may be partially within the functional floodplain of a culverted watercourse</p>												
<p>Mitigation</p> <p>The Simplified Planning Zone Scheme identifies the detailed measures required to support development.</p> <p>Flood risk will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. A Flood Risk Assessment would be required to be submitted alongside the planning application to identify the developable extents of the site to ensure there is no increase flood risk in the local area. Remediation may be required if contaminated soils fall within any developable area determined at planning application stage. Appropriate mitigation may be required through the assessment of a planning application which will determine the developable area. Policy ENV5 – Air quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality, which will help mitigate any negative impact on air quality</p>												

Addendum 4 – Economic Investment Locations and Strategic Freight Hubs

	SEA Topics								Effect			
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Land to north east of Phoenix Commercial Centre, Linwood	~	~	++	-	-	-	-	++	+	S/M/L	P	Yes
<p>Key strategic location to the west of Paisley and the airport, along the M8/A737 trunk road. The site has outline planning consent for over 50,000 sq.m of business and industrial space within a wider mixed-use development. Further development into the area can incorporate new landscaping which may reduce the climatic impacts from rising emissions. Development of this site will bring employment opportunities to Renfrewshire while reducing any development strain on green belt land.</p>												
<p>Mitigation</p> <p>Flooding concerns will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. Remediation may be required due to possible contaminated soils. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. New developments will provide an opportunity to include features that will have a positive impact on landscape through sensitive design.</p>												
Murray Street, Paisley	~	~	++	~	~	~	~	++	+	S/M/L	P	Yes
<p>A positive SEA benefit is that development of this site will bring employment opportunities to Renfrewshire while reducing any development strain on green belt land. There is a TPO along the Western section of Murray Street. A minor SEA issue is the increase in emissions from more car journeys. Part of the site is identified as being at surface water flood risk.</p>												
<p>Mitigation</p> <p>Flooding concerns will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. Remediation may be required at planning application stage due to possible contaminated soils once the developable area has been determined. Tree protection measures may be required to ensure no encroachment on any TPO trees. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality.</p>												

Addendum 4 – Economic Investment Locations and Strategic Freight Hubs

SEA Topics										Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Strategic Freight Hubs												
Glasgow Airport	-	~	++	-	~	-	~	++	+	S/M/L	P	Yes
<p>Glasgow Airport is identified as a Strategic Freight Transport Hub in the Adopted ClydePlan Strategic Development Plan. The Strategic Freight Hubs have been chosen as they are in sustainable locations and help facilitate freight transport. City Deal investment offers potential to expand freight hub in support of the Glasgow city region economy. Requirement to improve existing access to wider transport network.</p> <p>The Black Cart SPA and SSSI lie directly north of Glasgow Airport Strategic Freight Hub and are of international importance as a roosting and foraging area for a population of wintering Icelandic whooper swans. The SINCs such as the Black and White Cart Waters and Candren are important habitat corridors. The airport is a generator of greenhouse gases and as the number of users of the airport increase so does the negative impact on air quality.</p>												
Mitigation												
<p>Measures will be required to ensure no adverse effects in keeping with the requirements of the Habitat Regulation Appraisal. The Local Development Plan policy framework will ensure that any potential environmental impact is avoided or addressed at the planning application stage. Policy ENV2 – Natural Heritage and E5 - Glasgow Airport Operational Land will ensure will ensure that any proposed development will not have an adverse effect on the integrity of any Natura 2000 sites. Policy ENV2 will also prevent any adverse effect on the SINCs. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality.</p>												
Burnbrae, Linwood	~	~	+	-	-	~	~	++	+	S/M/L	P	Yes
<p>Burnbrae is identified as a Strategic Freight Transport Hub in the Adopted ClydePlan Strategic Development Plan. The Strategic Freight Hubs have been chosen as they are in sustainable locations and help facilitate the transfer of freight. Transport makes a significant contribution to carbon emissions and air quality. The integration of transport and land use and supporting the movement of freight by rail should help to reduce this impact and promote sustainable transport which is essential to the long term growth of a low carbon economy. New developments will provide an opportunity to include features that will have a positive impact on landscape through sensitive design. Potential flood risk with a 1 in 200 year fluvial flooding due to the nearby Black Cart Water</p>												
Mitigation												
<p>Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. Flood risk will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. As highlighted in the Strategic Flood Risk Assessment a Flood Risk and Drainage Impact Assessment would be required to be submitted alongside the planning application to identify the developable extents of the site</p>												
Deanside (Hillington)	~	~	++	-	~	~	~	++	+	S/M/L	P	Yes
<p>Deanside is identified as a Strategic Freight Transport Hub in the Adopted ClydePlan Strategic Development Plan. The Strategic Freight Hubs have been chosen as they are in sustainable locations and help facilitate the transfer of freight. Transport makes a significant contribution to carbon emissions and air quality. The integration of transport and land use and supporting the movement of freight by rail should help to reduce this impact and promote sustainable transport which is essential to the long term growth of a low carbon economy. New developments will provide an opportunity to include features that will have a positive impact on landscape through sensitive design.</p>												
Mitigation												
<p>Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality.</p>												

Addendum 4 – Economic Investment Locations and Strategic Freight Hubs

2. Summary of Strategic Economic Investment Locations and Strategic Freight Hubs

- 2.1 Based on the findings from the assessment, air is likely to be impacted on the most from development due to the increase in vehicle movements. The impact from vehicle movements will be concentrated in the areas of the Economic Investment Locations which most are well served by public transport links. Development will bring a significant positive impact to population and human health through local investment, short to long-term employment opportunities and introduction of additional local services.
- 2.2 There may also be a positive impact on landscape with the introduction of new landscaping along with the development and allowing the remediation of derelict and vacant land. The introduction of new landscaping will also assist with extra emissions created from the development aiming to balance the impact on climatic factors.
- 2.3 Potential negative impacts on the environment arising from development will be reduced by appropriate mitigation where possible and the required supplementary assessments will be submitted alongside planning applications.
- 2.4 Throughout the Strategic Environmental Assessment of the Economic Investment Locations and Strategic Freight Hubs, no co-location issues were identified.
- 2.5 City Deal investment will play a significant role in developing the Strategic Economic Investment Locations and Strategic Freight Hubs supporting the creation of the Advanced Manufacturing Innovation District.
- 2.6 Overall, the positive Strategic Environmental Assessment benefits from development within Strategic Economic Investment Locations and Strategic Freight Hubs to bring further economic investment and opportunities within Renfrewshire are significant with any negative impacts being appropriately mitigated in consultation with Key Agencies during the planning application process.

Addendum 5 – Transition Areas



Addendum 5 – Transition Areas

Assessment of Transition Areas

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

- 1.5 A Strategic Flood Risk Assessment was prepared to inform the Renfrewshire Local Development Plan Proposed Plan and the Environmental Assessment. Potential areas at flood risk are located in a number of the Transition Areas, due to the Black Cart Water, the River Clyde and the White Cart in Paisley. The developable extent of sites will be determined at the planning application stage and will be informed by a Flood Risk Assessment and in line with Policy I3 – Flooding and Drainage and guidance in Scottish Planning Policy. New developments offer the opportunity to mitigate through Sustainable Urban Drainage. Development to minimise flood risk also provides the opportunity to enhance the water environment.



Addendum 5 – Transition Areas

Figure 1: Assessment of Transition Areas

	++	+	~	-	--	?						
	Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact						
	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
	Transition Areas											
Erskine Riverfront	-	~	+	-	-	-	-	+	-	S/M/L	P	Yes
				-	~	~	+	+	+			
<p>The site is located partially within the tidal functional floodplain of the River Clyde and subject to 1 in 200 year coastal flooding due to the River Clyde that borders the site. Part of the site is also identified as being at risk of surface water flooding. A minor SEA issue is in relation to the potential increase in emissions because of an increase in vehicular movements associated with redevelopment could have a negative impact on both air and on climatic factors. A positive SEA benefit to the area is that development will generate new jobs, services and leisure facilities. The Inner Clyde SPA runs along the Western edge of the riverfront and proposed development could have a negative impact on biodiversity, flora and fauna. The site has a riverside setting and without careful consideration to layout and design development could have a negative impact on the landscape.</p>												
<p>Mitigation As highlighted in the Strategic Flood Risk Assessment a detailed Flood Risk Assessment and a Drainage Impact Assessment will be required to be to determine the developable area. Flooding concerns will also be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. Remediation may be required if contaminated land is discovered. Southern part of site includes a WOSAS trigger site, therefore, archaeological interest may have to be investigated further.</p> <p>Policy ENV2 – Natural Heritage and the criteria set out in the New Development Supplementary Guidance ensures that any proposed development will not have a significant effect on the habitats, species and landscape character, special consideration will be given to the Inner Clyde SPA to reduce a potential impact once the developable area is determined. Policy E3 – Transition Area ensures that proposed developments will not have an adverse effect on the integrity of any Natura 2000 sites. The Erskine Riverfront Transition areas was assessed under Appropriate Assessment in the Habitats Regulation Appraisal due to the close proximity of the site to the Inner Clyde Special Protection Area designated for the wintering population of redshank. The Habitats Regulation Assessment identifies that appropriate mitigation will be taken forward when the developable area of the site is determined. This will minimise any potential impact on the wintering Redshanks from recreation and disturbance. Appropriate technical documents may be required to accompany a planning application</p> <p>Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. The Spatial Strategy seeks to ensure that any proposed development will support sustainable economic growth and contributes positively to the character and appearance of place. This will mitigate any negative impacts on the landscape. If residential use is proposed the Renfrewshire’s Places Residential Design Guide will ensure that any development proposals achieve sustainable placemaking and high-quality designs. Redeveloping brownfield sites reduces the pressure on green field sites and loss of undeveloped soil. Any potentially contaminated sites could be remediated through re- development resulting in an improvement to soil quality.</p>												
Candren Area, Paisley	~	~	++	-	-	-	+	++	-	S/M/L	P	Yes
								+	+			
<p>The site is partially located within the functional floodplain of Candren Burn and is adjacent to the functional floodplain of the Black Cart Water and is risk of a 1 in 200 year fluvial flooding in the North and North West of the site. Parts of the site are also identified as being at surface water risk. With the scale of the transition area there is likely to be a negative impact on air quality and climatic factors from an increase in car emissions. A positive SEA benefit to the transition area is that it will bring new employment opportunities, services and leisure facilities to Renfrewshire. Redeveloping brownfield sites prevents the loss of undeveloped soil however there may be a negative impact on soil if there is the loss of previously undeveloped soil.</p> <p>Flood risk will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. As highlighted in the Strategic Flood Risk Assessment a detailed Flood Risk Assessment and a Drainage Impact Assessment will be required to be to determine the developable area. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality, and this will mitigate any negative impact on air quality from car</p>												

Addendum 5 – Transition Areas

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Meadowside Street/Blythwood Area, Renfrew	~	~	+	-	-	-	-	++	+	S/M/L	P	Yes
<p>The site is located partially within the tidal functional floodplain of the River Clyde and the White Cart Water. Parts of the site are also identified as being at surface water flood risk. The Western portion of the transition area contains Blythwood SINC and a TPO. A positive SEA benefit will bring new development to the area through generating new employment opportunities and regeneration. Regeneration of the area will make use of vacant and derelict land having a positive effect on soil. The site has a riverside setting and without careful consideration to layout and design development could have a negative impact on the landscape. Redeveloping brownfield sites prevents the loss of undeveloped soil however there may be a negative impact on soil if there is the loss of previously undeveloped soil. Further development may increase emissions from more vehicles on the road having a negative impact on both air and climatic factors.</p> <p>Flood risk can be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. As highlighted in the Strategic Flood Risk Assessment a detailed Flood Risk Assessment and a Drainage Impact Assessment will be required to be to determine the developable area. Remediation may be required if contaminated soils are discovered during the planning application process. Policy ENV2 – Natural Heritage will ensure that any proposed development will not have an adverse effect on the habitats, species and landscape character of the area which will mitigate any disruption to the SINC and the TPO trees by ensuring what area can be developed. Western part of site includes a WOSAS trigger site, therefore, archaeological interest may have to be investigated further.</p> <p>Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. The Spatial Strategy seeks to ensure that any proposed development will support sustainable economic growth and contributes positively to the character and appearance of place. This will mitigate any negative impacts on the landscape. If residential use is proposed the Renfrewshire’s Places Residential Design Guide will ensure that any development proposals achieve sustainable placemaking and high-quality designs. Redeveloping brownfield sites reduces the pressure on green field sites and loss of undeveloped soil. Any potentially contaminated sites could be remediated through re- development resulting in an improvement to soil quality.</p>												
Paisley Town Centre North	~	~	++	~	~	~	+	++	+	S/M/L	P	Yes
<p>A small portion of the Northern section contains a SINC along the White Cart Water. A positive SEA benefit will bring regeneration and further development to the area through generating new jobs and services. There are several Category B and C Listed Buildings within the South Western part of the site. There is also a Category B and C Listed Building on the Eastern part of the site. Some minor SEA issues relate to the impact that development of this site would have on the amount of car journeys - resulting in an impact on air quality and possible contribution to climate change. However, introducing new landscaping within the development should reduce any climatic impact from increase in emissions.</p> <p>Flooding risk will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area. As highlighted in the Strategic Flood Risk Assessment a detailed Flood Risk Assessment and a Drainage Impact Assessment will be required to be to determine the developable area.</p> <p>Policy ENV2 – Natural Heritage will ensure that any proposed development will not have an adverse effect on the habitats, species and landscape character of the area which will mitigate any disruption to the SINC once the developable area has been establishes. Policy ENV3 – Built and Cultural Heritage will ensure that archaeological interest and the setting of the category B and C Listed buildings safeguarded, conserved and enhanced and will help determine the developable area of the site. North Eastern part of site includes a WOSAS trigger site, therefore, archaeological interest may have to be investigated further.</p>												
Underwood Road, Paisley	~	~	+	~	~	~	+	+	+	S/M/L	P	Yes
<p>Part of the site is identified at being at surface water risk. A positive SEA benefit will bring regeneration and further development to the area through generating new jobs and investment. There are four Listed Buildings and a railway viaduct that range in Categories with one A rated, three B rated and a C rated building.</p> <p>Flooding risk will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area.</p> <p>Remediation may be required if contaminated soils are found. Policy ENV3 – Built and Cultural Heritage will ensure that the setting of the Category A, B and C buildings are protected.</p>												

Addendum 5 – Transition Areas

2. Summary of Assessment of Transition Areas

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

Addendum 6 – Network of Centres



Addendum 6 – Network of Centres

Assessment of Network of Centres

- 1.1 The Renfrewshire Local Development Plan Proposed Plan identifies a Network of Centres which outlines the role and function of each centre. The Network of Centres is divided into five different types of centre. These are Strategic Centres, Core Town Centres, Local Service Centres and Commercial Centres.
- 1.2 The centres assessed in the Strategic Environmental Assessment range in size, level and purpose to meet different needs.
- 1.3 An overall Strategic Environmental Assessment has been conducted for each centre considering the nine potential environmental factors that could be impacted on. Each centre has been scored appropriately based on how significant the impact is on the environment. If applicable, the assessment of the Network of Centres also considers any future development or plans for the centre and its potential impact on the environmental topics.
- 1.4 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. The time periods are as follows:
 - Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years.
 - Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years; and
 - Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence

- 1.5 A Strategic Flood Risk Assessment was prepared to inform the Renfrewshire Local Development Plan Proposed Plan and the Environmental Assessment. Potential areas of flooding are located in a number Centres, primarily due to the adjacent Black Cart in Johnstone, the Clyde at Braehead and White Cart in Paisley. The developable extent of sites will be determined at the planning application stage and will be informed by a Flood Risk Assessment and in line with Policy I3 – Flooding and Drainage and guidance in Scottish Planning Policy. New developments offer the opportunity to mitigate through Sustainable Urban Drainage. Development to minimise flood risk also provides the opportunity to enhance the water environment.



Figure 1: Assessment of Network of Centres

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
	Strategic Centres											
Paisley Town Centre	~	++	++	~ -	~	~	+	++	+	S/M/L	P	Yes
<p>Paisley Town Centre has a strong historic built environment and contains a large number of Category A, B and C Listed Buildings including Paisley Abbey. The Paisley Town Centre Conservation Area covers a large area of the Town Centre. Improvements to the built fabric of Paisley Town Centres and enhancement of the public realm should help enhance and protect the historic environment and have a positive impact on population and human health. Development within Renfrewshire’s network of centres will increase the range of services for Renfrewshire residents and can provide new job opportunities across Renfrewshire. There is an Air Quality Management Areas covering Paisley Town Centre which monitor levels. Proposals are being taken forward to transform Paisley's town centre venues and cultural infrastructure while supporting work to promote Paisley as a visitor destination and drive new footfall into the town centre and preserve the areas architectural heritage and culture which will have a significant positive effect on historic environment and cultural heritage, material assets and population and human health. Redevelopment of vacant and derelict sites will provide an opportunity to contribute to the sense of place, enhance characteristics of the townscape and improve connectivity. Development of brownfield sites also offers the opportunity for remediation of potentially contaminated land and therefore have a positive effect on soil.</p> <p>Mitigation Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. Redeveloping town centre brownfield sites reduces the pressure on green field sites and loss of undeveloped soil. Any potentially contaminated sites could be remediated through re- development resulting in an improvement to soil quality. Policy ENV3 – Built and Cultural Heritage will ensure that that the Listed Buildings and the Conservation Area are safeguarded, conserved and enhanced. The policy helps support the retention and sympathetic restoration of listed buildings to help them remain in active use. Policy 13 – Flooding and Drainage will ensure that any identified flood risk issues are avoided or addressed at the planning application stage. Development to minimise flood risk also provides the opportunity to enhance the water environment.</p>												
Braehead	~	~	++	-	+	~	~	++	~	S/M/L	P	Yes
<p>A Masterplan is place for Braehead Strategic Centre which is reflected in the Renfrewshire Local Development Plan. The Masterplan provides the framework for the centre’s evolution to provide a wider range and choice of uses and activities. Expanding the range and choice of uses at Braehead will have a significant positive effect, providing opportunities to expand facilities, services and public transport provision and provide new job opportunities. This therefore also has a significant positive effect on population and human health and material assets. Braehead is accessible by both road and public transport and therefore offers sustainable transport opportunities. Braehead Strategic Centre is a significant generator of traffic but proposals for a transport hub will help improve public transport and active travel links to the centre.</p> <p>Mitigation Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. The approved Masterplan has not identified any additional environmental effects from the Centre’s master plan.</p>												
	Core Town Centres											
Johnstone Town Centre	~	+	++	~	~	~	+	++	+	S/M/L	P	Yes
<p>Johnstone Town Centre contains a number of Category B and C Listed buildings. Improvements to the built fabric of Johnstone Town Centres and enhancement of the public realm should help enhance and protect the historic environment and have a positive impact on population and human health. Redevelopment of vacant and derelict sites within Johnstone Town Centre will help improve public spaces and pedestrian connections, as well as the gateway entrances to the town. Development within Johnstone Town Centre will increase the range of services for Renfrewshire residents and can provide new job opportunities. Development of brownfield sites offers the opportunity for remediation of potentially contaminated land and therefore have a positive effect on soil. There is an Air Quality Management Area in Johnstone Town centre and an Action Plan has been put in place to address air quality, including any exceedances.</p> <p>Mitigation Remediation may be required due to possible contaminated soils. Policy ENV3 – Built and Cultural Heritage will ensure that that the Listed Buildings are safeguarded, conserved and enhanced. The policy helps support the retention and sympathetic restoration of listed buildings to help them remain in active use. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. As noted in the SFRA there maybe be areas subject to flood risk in Johnstone from the Black Cart. Policy 13 – Flooding and Drainage will ensure that any identified flood risk issues are avoided or addressed at the planning application stage. Development to minimise flood risk also provides the opportunity to enhance the water environment.</p>												

Addendum 6 – Network of Centres

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Renfrew Town Centre	~	+	++	~	~	~	+	++	+	S/M/L	P	Yes
<p>There are a number of Category A, B and C Listed Buildings with Renfrew Town Centre. Improvements to and redevelopment of the built fabric of Renfrew Town Centre and enhancement of the public realm should help enhance and protect the historic environment and have a positive impact on population and human health. Redevelopment of vacant and derelict sites within Renfrew Town Centre will help improve public spaces and pedestrian connections. Development within Renfrew Town Centre will increase the range of services for Renfrewshire residents and can provide new job opportunities. Development of brownfield sites offers the opportunity for remediation of potentially contaminated land and therefore have a positive effect on soil. There is an Air Quality Management Area within Renfrew Town Centre and an Action Plan has been put in place to address air quality, including any exceedances.</p> <p>Mitigation Policy ENV3 – Built and Cultural Heritage will ensure that that the Listed Buildings and their settings are safeguarded, conserved and enhanced. The policy helps support the retention and sympathetic restoration of listed buildings to help them remain in active use. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality.</p>												
Erskine Town Centre	~	~	+	~	~	~	+	++	+	S/M/L	P	Yes
<p>Erskine Town Centre is based around the modern Shopping Centre which provides a range of retail, commercial and community uses. The centre is characterised by modern, mostly single storey buildings. The Town Centre is immediately adjacent to open space and the River Clyde beyond, which contributes to a sense of place. A core path runs through the Town Centre. The Inner Clyde SPA runs close by along the Western edge of the riverfront. Development that ensures the centre remains vibrant and accessible will have a positive effect on material assets and populations and human health.</p> <p>Mitigation Policy ENV2 – Natural Heritage will ensure that any proposed development will not have an adverse effect on the habitats, species and landscape character, special consideration will be given to the Inner Clyde SPA.</p>												
Linwood Town Centre	~	~	+	~	~	~	+	++	+	S/M/L	P	Yes
<p>Linwood Town Centre has benefited from successful redevelopment and regeneration in recent years. New retail, commercial and community facilities have made significant improvements to the character vitality of the town centre and surrounding area. A core Path runs adjacent to the site. New development within Linwood Town Centre would provide the opportunity to increase the range of services for Renfrewshire residents and can provide new job opportunities</p> <p>Mitigation Remediation may be required due to possible contaminated soils.</p>												
Local Service Centres												
Bridge of Weir	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
<p>There are a number of Category B and C Listed Buildings located within Bridge of Weir Local Service Centre. A number of Core Paths run close to the Local Service Centre Boundary. A TPO covers an area of woodland north of the Local Service Centre.</p> <p>Mitigation Policy ENV3 – Built and Cultural Heritage will ensure that that the Listed Buildings and their settings are safeguarded, conserved and enhanced. The policy helps support the retention and sympathetic restoration of listed buildings to help them remain in active use. Policy ENV2 – Natural Heritage will ensure that any proposed development does not adversely affect the TPO. Policy C1 and the Supplementary guidance seek to ensure proposals within the local service centres and villages do not impact on the viability or vitality of the existing centre. This ensures that proposed developments do not create adverse negative environmental effects. Ensuring the continued vitality and viability helps safeguard and improve the range and choice of services thus having a positive effect on material assets and population and human health.</p>												
Bishopton	~	+	+	~ -	~	~	+	++	+	S/M/L	P	Yes
<p>There is a TPO covering a small area of trees within the Bishopton Service Centre.</p> <p>Policy ENV2 – Natural Heritage will ensure that any proposed development does not adversely affect the TPO. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality. Policy C1 and the Supplementary guidance seek to ensure proposals within the local service centres and villages do not impact on the viability or vitality of the existing centre. This ensures that proposed developments do not create adverse negative environmental effects. Ensuring the continued vitality and viability helps safeguard and improve the range and choice of services thus having a positive effect on material assets and population and human health.</p>												
Bishopton (Dargavel Village)	+	~	+	~ -	+	~	+	++	++	S/M/L	P	Yes

Addendum 6 – Network of Centres

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
<p>A Masterplan is in place to facilitate the delivery of Dargavel Village through remediation and re-development the site. Planning consents are in place for a range of uses including 4,000 new homes, a woodland park, education and health facilities, recreation and open space facilities, retail provision and associated infrastructure including a motorway junction. A new local service centre will be created that will increase the range of services for Renfrewshire residents and provide new job opportunities therefore having a significant positive impact on population and human health. The work undertaken at Dargavel has resulted in extensive earthworks and remediation activity which has had a significant positive effect on soil. There is the potential for an increase in emissions because of vehicular movements associated with redevelopment.</p> <p>Mitigation The Masterplan has addressed and provided mitigation against any impacts that were identified through the planning application process ensuring that any development does not have an adverse environmental effect.</p>												
Lochwinnoch	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
<p>There are a number of Category B and C Listed Buildings located within Lochwinnoch Local Service Centre. The Conservation Area also covers the Local Service Centre.</p> <p>Mitigation Policy ENV3 – Built and Cultural Heritage will ensure that that the Listed Buildings and their settings and the Conservation Area are safeguarded, conserved and enhanced. The policy helps support the retention and sympathetic restoration of listed buildings to help them remain in active use. Policy C1 and the Supplementary guidance seek to ensure proposals within the local service centres and villages do not impact on the viability or vitality of the existing centre. This ensures that proposed developments do not create adverse negative environmental effects. Ensuring the continued vitality and viability helps safeguard and improve the range and choice of services thus having a positive effect on material assets and population and human health.</p>												
Paisley West End	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
<p>Paisley West End is a Local Service Centre offering local retail and commercial services.</p> <p>Mitigation Policy C1 and the Supplementary guidance seek to ensure proposals within the local service centres and villages do not impact on the viability or vitality of the existing centre. This ensures that proposed developments do not create adverse negative environmental effects. Ensuring the continued vitality and viability helps safeguard and improve the range and choice of services thus having a positive effect on material assets and population and human health.</p>												
Paisley East End	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
<p>There are a number of Category B Listed Buildings located within Paisley East End Local Service Centre. The Paisley Town Centre Conservation Area also covers a small part of the Local Service Centre.</p> <p>Mitigation Policy ENV3 – Built and Cultural Heritage will ensure that that the Listed Buildings and their settings and the Conservation Area are safeguarded, conserved and enhanced. The policy helps support the retention and sympathetic restoration of listed buildings to help them remain in active use. Policy C1 and the Supplementary guidance seek to ensure proposals within the local service centres and villages do not impact on the viability or vitality of the existing centre. This ensures that proposed developments do not create adverse negative environmental effects. Ensuring the continued vitality and viability helps safeguard and improve the range and choice of services thus having a positive effect on material assets and population and human health.</p>												
Neilston Road, Paisley	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
<p>Neilston Road Local Service Centre is small area of local retail and commercial services located to the south of Paisley Town Centre.</p> <p>Mitigation Policy C1 and the Supplementary guidance seek to ensure proposals within the local service centres and villages do not impact on the viability or vitality of the existing centre. This ensures that proposed developments do not create adverse negative environmental effects. Ensuring the continued vitality and viability helps safeguard and improve the range and choice of services thus having a positive effect on material assets and population and human health.</p>												
Commercial Centres												
Phoenix, Linwood	~	~	+	-	~	-	+	+	+	S/M/L	P	Yes
<p>Phoenix retail park is located west of Paisley. The commercial centre includes a 24-hour Superstore, a multiplex cinema and numerous drive-thru fast food outlets and other retail units. The commercial centre is located adjacent to the M8/A737 trunk road which provides easy access to the transport network. Potential increase in emissions because of vehicular movements associated with development. Further development into the area can incorporate new landscaping which may reduce the climatic impacts from rising emissions. As a brownfield site there may be contaminated land however further redevelopment may offer the opportunity to provide remediation.</p>												

Addendum 6 – Network of Centres

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Mitigation Remediation may be required at planning application stage due to possible contaminated soils. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality as the site is located in a sustainable location close to existing transport networks any impacts from an increase in vehicle use should be limited.												
Abbotsinch, Paisley	~	~	+	-	~	-	~	+	~	S/M/L	P	Yes
Abbotsinch Commercial Centre is an out of town retail centre located to the north of Paisley adjacent to the M8 motorway offering a range of retail uses. Potential increase in emissions because of vehicular movements associated with development. Further development into the area can incorporate new landscaping which may reduce the climatic impacts from rising emissions. As a brownfield site there may be contaminated land however further redevelopment may offer the opportunity to provide remediation. A core path is located immediately adjacent to the Commercial Centre.												
Mitigation Remediation may be required at planning application stage due to possible contaminated soils. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality as the site is located in a sustainable location close to existing transport networks including public transport and routes that encourage active travel any impacts from an increase in vehicle use should be limited.												
Braehead Retail Park	~	~	+	-	~	-	~	+	~	S/M/L	P	Yes
The Braehead Retail Park is located adjacent to Braehead strategic Centre and offers commercial and retail uses that compliment the Strategic Centre. A core path runs through the retail park. The commercial centre is located adjacent to the M8 trunk road network. Further development into the area can incorporate new landscaping which may reduce the climatic impacts from rising emissions.												
Mitigation Remediation may be required at planning application stage due to possible contaminated soils. Policy ENV5 – Air Quality seeks to ensure that proposals individually or cumulatively do not have a significant adverse effect on air quality as the site is located in a sustainable location close to existing transport networks including public transport and routes that encourage active travel so any impacts from an increase in vehicle use should be limited. Flood Risk will be reduced or avoided through Policy 13 – Flooding and Drainage which will ensure proposed development will not potentially increase flood risk in the local area.												

Addendum 6 – Network of Centres

Summary of Assessment of Network of Centres

- 2.1 The Strategic Environmental Assessment shows that the Network of Centres will not have a significant negative impact on any of the environmental topics. The centres are located in sustainable locations in line with the Local Development Plan Spatial Strategy.
- 2.2 Renfrewshire Council is taking forward a £100 million investment to transform Paisley's town centre venues and cultural infrastructure. The investment aims to promote Paisley as a visitor destination. Consideration needs to be given to the large number of Listed Buildings and preserving the architectural heritage in Paisley when it comes to development.
- 2.3 There are a number of cultural and built heritage assets located within Renfrewshire's Network of Centres and improvements to the built fabric of Town Centres and enhancement of the public realm should help the vitality and viability of the historic environment having a positive environmental effect.
- 2.4 Many of the centres are having a positive impact on material assets and meeting the needs of Renfrewshire Residents which shows a positive impact on population and human health.
- 2.5 Future development and regeneration of Renfrewshire's town centres will have a significant positive impact on population and health as the town centre infrastructure is improved and the public realm is enhanced.
- 2.6 Air quality and impact on climatic factors continues to be an issue which is visible throughout the assessment. However, with the Paisley, Johnstone and Renfrew Air Quality Management Areas in place the impact on air quality should reduce in the future.
- 2.7 A Centre Strategy and Action Plan has been prepared for each Strategic Centre and Core Town Centre to guide investment in the area and set potential opportunities for each centre. These strategies are reviewed every two years to monitor progress. In reviewing these strategies, the Strategic Environmental Assessment will be considered to assist with reducing environmental impact.
- 2.8 Throughout the Strategic Environment Assessment of the Network of Centres, no co-location issues were identified.
- 2.9 Overall, the environmental effects from development within the Network of Centres are generally positive as development provides the opportunity to expand the range of uses within the centres having a positive effect on population and human health. Any mitigation required to reduce impacts on the environment will be secured through the planning application process in consultation with the key agencies.

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

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