



Renfrewshire Local Development Plan

**Strategic Environmental Assessment**

**Environmental Report 2021**



Renfrewshire  
Council

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT



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## Contents

<b>1. INTRODUCTION</b> .....	<b>4</b>	ASSESSMENT METHODOLOGY.....	37
KEY FACTS.....	4	EXISTING LOCAL DEVELOPMENT PLAN ASSESSMENT.....	37
THE PURPOSE OF THE RENFREWSHIRE LOCAL DEVELOPMENT PLAN STRATEGIC ENVIRONMENTAL ASSESSMENT.....	6	STEP 1: OBJECTIVES ASSESSMENT .....	40
RELATIONSHIP OF THE STRATEGIC ENVIRONMENTAL ASSESSMENT TO THE RENFREWSHIRE LOCAL DEVELOPMENT PLAN.....	8	STEP 2: ENVIRONMENTAL ASSESSMENT OF RENFREWSHIRE LOCAL DEVELOPMENT PLAN.....	44
STRATEGIC ENVIRONMENTAL ASSESSMENT CONSULTATION AND ENGAGEMENT.....	10	STEP 3: STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE LOCAL DEVELOPMENT PLAN POLICY FRAMEWORK.....	46
HABITATS REGULATION APPRAISAL .....	11	STEP 4: ASSESSMENT OF PROPOSED SITES AND POLICY DESIGNATIONS.....	51
STRATEGIC FLOOD RISK ASSESSMENT .....	11	<b>5. CONCLUSION</b> .....	<b>54</b>
<b>2. RENFREWSHIRE'S ENVIRONMENTAL BASELINE</b> .....	<b>13</b>	HOW THE STRATEGIC ENVIRONMENTAL ASSESSMENT HAS INFLUENCED THE PLAN.....	54
BIODIVERSITY, FLORA AND FAUNA .....	14	MONITORING .....	56
HISTORIC ENVIRONMENT .....	15	<b>APPENDIX 1: TEMPLATE OF ASSESSMENT</b> .....	<b>60</b>
MATERIAL ASSETS .....	17	<b>APPENDIX 2: RESPONSES FROM THE CONSULTATION AUTHORITIES AND OTHER CONSUITEES TO THE MAIN ISSUES REPORT</b> .....	<b>62</b>
AIR.....	18	<b>APPENDIX 3: RELEVANT PLANS/PROGRAMMES AND STRATEGIES</b> .....	<b>83</b>
WATER.....	19	<b>GLOSSARY</b> .....	<b>98</b>
CLIMATIC FACTORS .....	20	<b>ACCOMPANYING ADDEDUMS</b>	
LANDSCAPE .....	21	ADDENDUM 1 – POLICIES AND SPATIAL STRATEGY	
POPULATION AND HUMAN HEALTH .....	22	ADDENDUM 2 – NEW DEVELOPMENT SUPPLEMENTARY GUIDANCE	
SOIL.....	23	ADDENDUM 3 – HOUSING ASSESSMENTS	
<b>3. SUMMARY OF ENVIRONMENTAL CONSIDERATIONS IN THE RENFREWSHIRE AREA</b> ....	<b>24</b>	ADDENDUM 4 – ECONOMIC INVESTMENT LOCATIONS AND STRATEGIC HUBS	
EVOLUTION OF THE ENVIRONMENTAL BASELINE WITHOUT THE LOCAL DEVELOPMENT PLAN.....	25	ADDENDUM 5 – TRANSITION AREAS	
EVALUATION OF THE ENVIRONMENTAL BASELINE.....	25	ADDENDUM 6 – NETWORK OF CENTRES	
DATA GAPS.....	35		
<b>4. STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE RENFREWSHIRE LOCAL DEVELOPMENT PLAN</b> .....	<b>37</b>		

## 1. Introduction

1.1 Renfrewshire has an attractive, varied landscape and an important historic environment. It offers a range of places, towns, villages, centres and spaces which are important to the area and local communities.

1.2 Renfrewshire has a valuable natural heritage with a number of sites that have been designated as internationally important for wildlife.

### Key Facts

1.3 The Renfrewshire Council area is shown on Figure 2 which illustrates a number of the key environmental assets. Renfrewshire is the tenth largest Council area in Scotland with a population of approximately 176,830, 3% of the total Scottish population.

1.4 80% of the area of Renfrewshire is rural with the remaining 20% being urban. Only 4% of the Renfrewshire population lives in the rural area and the urban area is relatively densely populated compared to the Scottish average (650 people per km in Renfrewshire, 65 people per km in Scotland).

1.5 The rural area provides a rich diversity of landscapes and wildlife habitats, which is one of the defining characteristics of the area.

1.6 The land in the east and north of Renfrewshire, adjacent to the main towns, is relatively flat and much of it is given over to agricultural uses. The River Clyde provides the northern boundary for Renfrewshire and the river valleys of the White and Black Cart

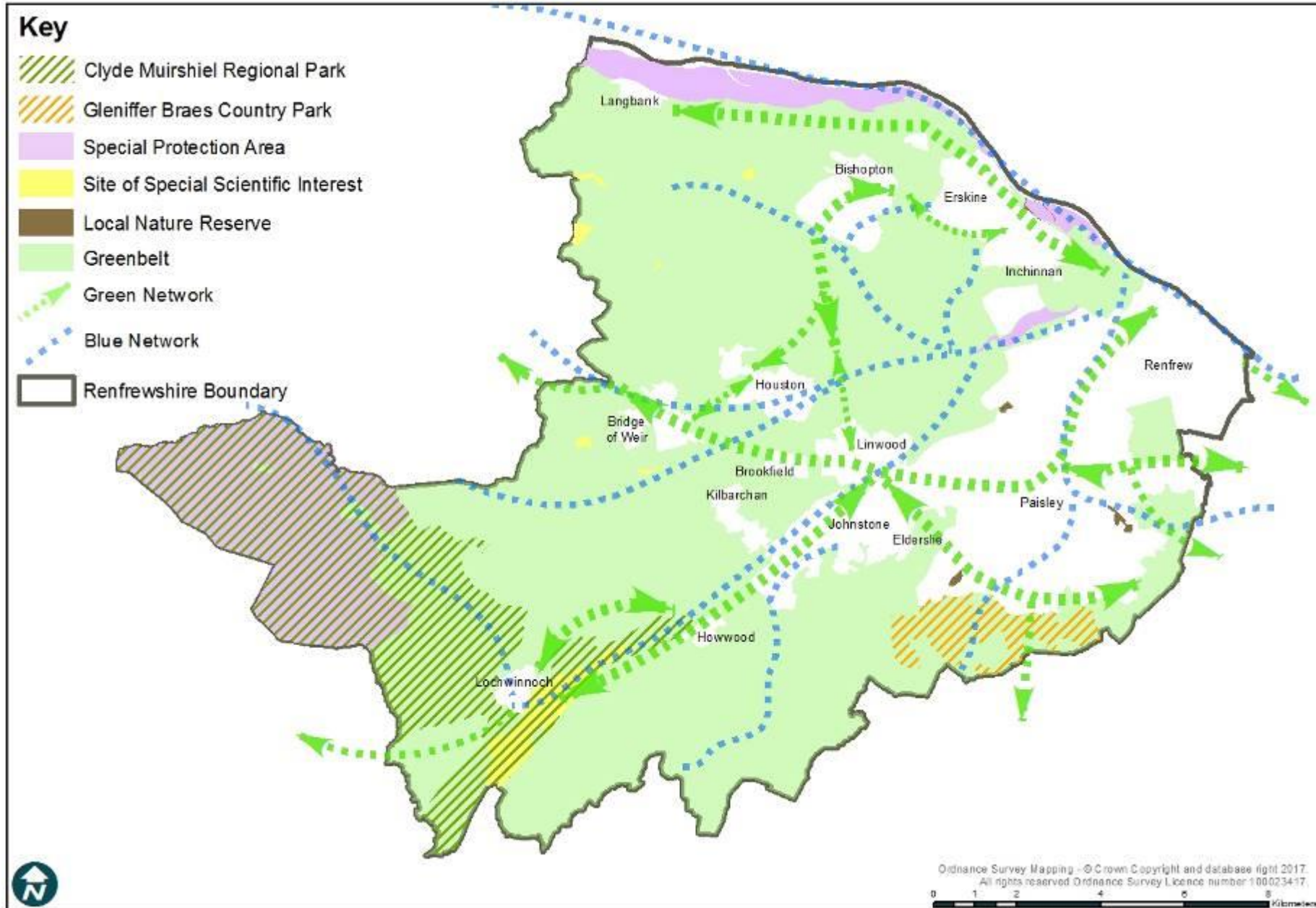
provide important corridors. The land rises to the Gleniffer Braes in the south and the Renfrewshire Hills in the west.

1.7 The key facts relating to the review of Renfrewshire's Local Development Plan are summarised in Figure 1.

**Figure 1: Renfrewshire Local Development Plan Key Facts**

Name of Local Authority:	
<b>Title of the Plan:</b>	Renfrewshire Local Development Plan 2
<b>Requirement for the Plan:</b>	The Planning etc. (Scotland) Act 2006 requires all Local Authorities to prepare a Local Development Plan
<b>Subject of the Plan:</b>	Land use planning document that will contain certain policies in line with the Spatial Strategy for Renfrewshire
<b>Period covered by the Plan:</b>	2021 - 2026
<b>Frequency of Updates:</b>	Publish a new plan within 5 years of the Local Development Plan's adoption
<b>Area Covered by the Plan:</b>	Renfrewshire Council Local Authority Area – 270 sq.km
<b>Purpose of the Plan:</b>	The Renfrewshire Local Development Plan will be the statutory development plan for Renfrewshire when adopted. The Local Development Plan will cover land use planning for the Renfrewshire Council area

Figure 2: Renfrewshire Council Area



## **The Purpose of the Renfrewshire Local Development Plan Strategic Environmental Assessment.**

- 1.8 The Environmental Assessment (Scotland) Act 2005 (the SEA Act) requires all qualifying plans, programmes and strategies prepared by Councils and public bodies to be subject to a process referred to as Strategic Environmental Assessment.
- 1.9 Under section 5(3) of the Environmental Assessment (Scotland) Act 2005, the Renfrewshire Local Development Plan requires an Environmental Assessment to be developed alongside the preparation of the Local Development Plan due to the potential impact it could have on the environment.
- 1.10 The purpose of the Renfrewshire Local Development Plan Strategic Environmental Assessment is to assess how the preparation of the next Renfrewshire Local Development Plan might have positive or negative effects on the environment and to consider how potential environmental impacts can be avoided, reduced, mitigated or enhanced. The process will ensure that the environment is given the same level of consideration as social and economic factors when preparing the Local Development Plan.
- 1.11 Undertaking this Strategic Environmental Assessment alongside the preparation of the Renfrewshire Local Development Plan ensures that environmental considerations are integral to the Development Plan preparation process as well as ensuring the spatial strategy, future plans and proposals are the most environmentally sustainable options for Renfrewshire, as well as adjoining areas.

- 1.12 The Strategic Environmental Assessment aims to guide environmental considerations in the Local Development Plan preparation and therefore to the centre of the decision making process.
- 1.13 In line with The Environmental Assessment Act, the Council has consulted with interested parties and the wider public in the assessment process as well as the Statutory Consultees such as Historic Environment Scotland, Scottish Environment Protection Agency and NatureScot.
- 1.14 The Environmental Report is the culmination of the assessment findings and describes the likely environmental impacts of the Renfrewshire Local Development Plan.
- 1.15 The Environmental Report illustrates how the Council has assessed the potential effects of the Renfrewshire Local Development Plan on the environment; how the environmental assessment has influenced the development of policies; and, how effects can be mitigated. Throughout the plan preparation process the Council have taken the views of key stakeholders into consideration.
- 1.16 Figure 3 illustrates the key stages in the Renfrewshire Local Development Plan Strategic Environmental Assessment process.

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

**Figure 3: Renfrewshire Local Development Plan - Strategic Environmental Assessment Key Stages**

Key Stage	Description
<b>Scoping</b>	The Renfrewshire Local Development Plan Scoping Report which set out assessment methodology, assessment criteria and outlined consultation procedures was submitted to the statutory Consultation Authorities for a 5 week consultation period seeking the views and feedback on the report.
<b>Environmental Report carried out alongside the Renfrewshire Main Issues Report</b>	The Renfrewshire Local Development Plan Main Issues Report Environmental Report set out the assessment of the potential main issues for Renfrewshire, along with analysis of the preferred options and alternatives, highlighting the best environmental options and cumulative and synergistic environmental impacts. The result of the Strategic Environmental Assessment was collated into this Environmental Report and has been published for consultation alongside the Renfrewshire Local Development Plan Main Issues Report. The Renfrewshire Local Development Plan Environmental Report also contained the environmental assessment of the sites submitted during the Suggestions for Land Use Change Exercise. The consultation for the Renfrewshire Local Development Plan Environmental Report involved the statutory Consultation Authorities, stakeholders and the public.
<b>Analysis of Responses to the Environmental Report</b>	An analysis was undertaken into the Consultation Authorities responses and the other comments received to the Environmental Report. This informed the next stage in the plan preparation process, the Proposed Plan stage.
<b>Updated Environmental Report</b>	An Updated Environmental Report is necessary for the Renfrewshire Local Development Plan Proposed Plan as there was an analysis of the land use policies set out in the plan, along with consideration and assessment of specific proposals for development across Renfrewshire. The consultation for the updated Environmental Report again involved the statutory Consultation Authorities, stakeholders and the public.
<b>Post Adoption Statement and Monitoring</b>	The Post-Adoption Statement considers all the results and responses of the consultation process, the effects of these responses on the decision-making process and highlights the ongoing monitoring and review procedures.



## Relationship of the Strategic Environmental Assessment to the Renfrewshire Local Development Plan

- 1.17 Figure 4 shows the different stages in the preparation of the Renfrewshire Local Development Plan and Strategic Environmental Assessment, along with the estimated timescales. The timescales have been revised since the publication of the Renfrewshire Local Development Plan Scheme 2018.
- 1.18 Renfrewshire Council are complying with the Strategic Environmental Assessment Act by ensuring that the environmental assessment process is fully integrated with the Renfrewshire Local Development Plan preparation process.
- 1.19 Both the preparation of the Renfrewshire Local Development Plan and its assessment have run in tandem. The assessment has influenced the preparation, content of policies and proposals set out in the Plan.
- 1.20 The first stage in reviewing the Renfrewshire Local Development Plan was the publication of the Renfrewshire Main Issues Report. The Main Issues Report focused on the changes, opportunities and main issues that had occurred in the last few years. These issues were identified from current trends, emerging projects, surveys, analysis, assessments, and on-going monitoring work which was undertaken in the review of the Renfrewshire Local Development Plan. This was followed by the Proposed Local Development Plan and Updated Environmental Report. The Proposed Plan was then subject to independent examination and the Examination Report into the Proposed Renfrewshire Local Development Plan which was published on the 2 February 2021

- 1.21 The Environmental Report that accompanies the Renfrewshire Local Development Plan provides an analysis and evaluation of the likely significant environmental effects of the policies and supplementary guidance in the Adopted Renfrewshire Local Development Plan.





# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

**Figure 4: Renfrewshire Local Development Plan Timetable and Comparison with Strategic Environmental Assessment Process Timetable**

Stage	Renfrewshire Local Development Plan	Strategic Environmental Assessment	Estimated Timescale
1	Publish the Renfrewshire Local Development Plan Scheme		Updated annually
2	Monitor existing plan policies, assess and analyse changes in characteristics of the Renfrewshire area; consult appropriate parties in preparation of Monitoring Statement. Engage with key agencies, stakeholders, residents, the business community, land owners, developers and community groups to identify the main issues and opportunities emerging in Renfrewshire.	Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government.	May 2015 – January 2017
3	Prepare and Publish the Renfrewshire Local Development Plan Main Issues Report and supporting documents such as a Monitoring Statement and consult over a 12 week period.	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 12 week period.	February 2017
4	Prepare and publish the Proposed Renfrewshire LDP considering the comments received on the Renfrewshire Local Development Plan Main Issues Report. Consult on the Proposed Renfrewshire Local Development Plan over a 12 week period.	Publish an updated Environmental Report alongside the Proposed Renfrewshire LDP taking account of the comments received. Consult over a 12 week period.	March – June 2019
5	Consider representations to Renfrewshire Proposed Local Development Plan and requirement for modifications		June - September 2019
6	Submit the Proposed Local Development Plan with a report of conformity with the Participation Statement; and a proposed Action Programme to Scottish Government (start of Examination process)		September/ October 2019
7	Examination		Commenced 12th May 2020
8	Report on the Examination / Council to consider the Scottish Government’s Reporters’ findings and recommendations		January 2021
9	Publish the Renfrewshire LDP, with any modifications arising out of Examination Report, and advertise intention to adopt	Publish Environmental Report	May 2021
10	Adoption	Publish post – adoption Strategic Environmental Assessment Statement, illustrating how the environmental report has influenced the Local Development Plan	Plan Adopted 15 <sup>th</sup> December 2021

## Strategic Environmental Assessment Consultation and Engagement

1.22 Prior to the publication of the Renfrewshire Main Issues Report and Environmental Report, various methods of consultation and were engaged in the review of the Adopted Renfrewshire Local Development Plan 2014 and the preparation of the next Plan.

1.23 In accordance with s.17(5) of the Planning etc. (Scotland) Act 2006, Renfrewshire Council also contacted relevant Key Agencies at an early stage and throughout the preparation of the Local Development Plan to ensure full and effective engagement.

Figure 5 illustrates the Strategic Environmental Assessment activities that have been undertaken.

1.24 A 16 week consultation was carried out on the Main Issues Report and Environmental Report. The 240 representations made to the Council have been considered fully in the preparation of the Proposed Local Development Plan Proposed Plan and updated Environmental Report. Appendix 2 provides a summary of the comments made by the Consultation Authorities and other Consultees and how these have been considered in producing the Adopted Local Development Plan.

1.25 The Proposed Renfrewshire Local Development Plan was approved by the Communities, Housing and Planning Policy Board on 12 March 2019. Following an extensive period of consultation during 2019, the Proposed Plan, the representations made to it and the Council's responses to these representations were submitted to the Scottish Ministers on the 31 January 2020.

1.26 The Examination process considered 1,444 representations which were split into 23 separate issues. The conclusions and recommendations of the Reporters were set out in the Examination Report into the Proposed Renfrewshire Local Development Plan which was published on the 2 February 2021. The Post Adoption Statement sets out the reasons for choosing the Renfrewshire Local Development Plan as adopted and summaries the Modifications to the Local Development Plan and how they have been taken into account in the Environmental Report.



**Figure 5: Strategic Environmental Assessment Activities**

Strategic Environmental Assessment Activity	Date
Preparation and update of the Renfrewshire State of the Environment Report	November 2014
Publication of the Renfrewshire Local Development Plan Development Plan Scheme	August 2015 / November 2016
Preparation of the Scoping Report and meetings with Consultation Authorities	January/ February 2016
Submitted Scoping Report to the Strategic Environmental Assessment Gateway and Consultation Authorities	March 2016
Consideration of Consultation Authorities responses	April/ May 2016
Environmental baseline established, and environmental issues identified	May 2016
Renfrewshire Local Development Plan Main Issues Report and Strategic Environmental Assessment preferred, and alternative options considered	August 2016 – January 2017
Publication of Renfrewshire Main Issues Report, Strategic Environmental Assessment, Environmental Report and accompanying documents (12 weeks consultation)	February 2017
Responses from Consultation on Main Issues Report and the Environmental Report	May 2017
Consideration of responses from Consultation Authorities and other representations to inform the policies and proposals for the Proposed Plan and updated Environmental Assessment	Throughout 2018
Publication of LDP Proposed Plan and updated Environmental Report and HRA (12 week consultation)	Throughout 2019
Adoption of LDP and publication of Post Adoption Statement and publish Environmental Report	Plan Adopted 15th December 2021 Post Adoption Statement Published Summer 2022

## Habitats Regulation Appraisal

- 1.27 A Habitats Regulation Appraisal has been undertaken and published alongside the Environmental Report. The Habitats Regulation Appraisal assesses whether appropriate assessment is required with regard to the potential impact of new development on nature conservation sites of European importance (for example Special Protection Area).
- 1.28 The Habitats Regulation Assessment is required to assess whether the policies and proposals in the Local Development Plan are likely to have a significant effect on any site of European importance, whether alone or in combination with other plans or projects.

## Strategic Flood Risk Assessment

- 1.29 A Strategic Flood Risk Assessment has been prepared to accompany the Local Development Plan and the Environmental Report. The Strategic Flood Risk Assessment identifies and details areas suitable for future development taking into consideration flood risk, identifying sustainable flood risk management mechanisms where appropriate along with sustainable drainage infrastructure that will require to be considered. The findings of the Strategic Flood Risk Assessment have been used to inform the Environmental Assessment of the Local Development Plan.



## 2. Renfrewshire's Environmental Baseline

- 2.1 The identification of an up to date environmental baseline is an important part of the Renfrewshire Strategic Environmental Assessment. Knowledge and understanding of existing environmental conditions and consideration of their significance and trends, assists in identifying issues that the Renfrewshire Local Development Plan should aim to address.
- 2.2 An integral part of the Strategic Environmental Assessment is reviewing relevant plans, programmes and strategies outlining the relationship between these documents and how they are likely to influence the Renfrewshire Local Development Plan.
- 2.3 Relevant environmental objectives contained within these documents have also been taken into account when undertaking the Strategic Environmental Assessment and appropriate environmental baseline data contained in the Plans, Programmes and Strategies has been included, where relevant. Plans, Programmes and Strategies considered to be relevant to the Strategic Environmental Assessment are set out in detail in Appendix 3.
- 2.4 A comprehensive environmental baseline was established by the preparation of an updated State of the Environment Report for Renfrewshire which was published in November 2014. Environmental data continues to be reviewed and updated.
- 2.5 The headline indicators in this report have been updated to reflect any changes in the status of the environment.



## Biodiversity, Flora and Fauna

- 2.6 Renfrewshire is home to a wide range of species and habitats within its area, some of which are protected through national or local designations.
- 2.7 Within the Renfrewshire Council area there are:
- Three Special Protection Areas,
  - One Ramsar site,
  - Eleven Sites of Special Scientific Interest (Clochodrick Stone is designated for its geological interest rather than biodiversity),
  - Three declared Local Nature Reserves, and
  - One Proposed Local Nature Reserve, 106 Sites of Importance for Nature Conservation and an abundance of wildlife corridors.
- 2.8 There is one Regional Park and one Country Park within Renfrewshire which provide recreational opportunities as well as access to the open space and countryside. Clyde Muirshiel Regional Park which is Scotland's largest Regional Park is to the west of Renfrewshire with an area of the Park also located in Inverclyde. The Gleniffer Braes Country Park lies to the south of Paisley on the Gleniffer and Brownside Braes.
- 2.9 There is one Designed Landscape wholly within Renfrewshire and one on the boundary with Inverclyde Council. Formakin Designed Landscape which is located to the west of Bishopton includes an early 20th century landscape and contains several notable architectural features, woodland, parkland, gardens and

important wildlife areas. In addition, Finlaystone House designed landscape is located on the boundary between Renfrewshire and Inverclyde Council and is comprised of very attractive gardens, important architectural features, valuable wildlife habitats, trees and parkland. There are also 117 Tree Preservation Orders in Renfrewshire.

- 2.10 The Renfrewshire Biodiversity Action Plan includes five Action Plans for seven habitats and eleven species. The Action Plans are currently being implemented and reviewed.
- 2.11 Renfrewshire's State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	Latest Data	Trend Direction
Status of Designations	Good	Good	Good	2000-2016	No Change
Areas of ancient and semi natural woodland	Good	Good	Good	2014	No Change
Woodland habitat network	Good	Good	Good	2014	No Change

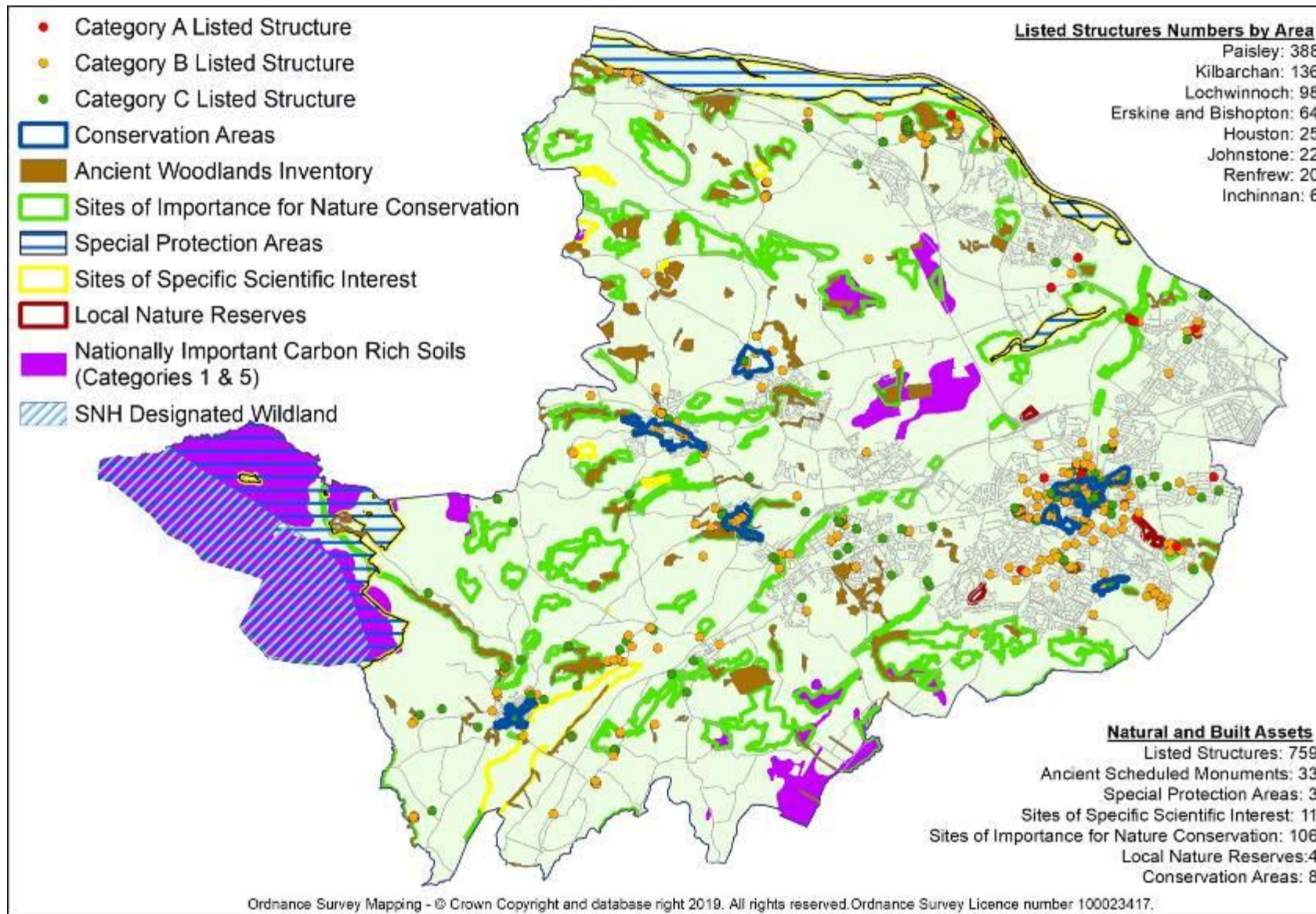
## Historic Environment

- 2.12 Renfrewshire has a significant number of historic buildings. The upland area shows evidence of Roman and Iron Age settlement or forts; and earlier Neolithic activity is also evident in some lowland areas.
- 2.13 Various land uses throughout the ages, both industrial and agricultural, have also left their mark on Renfrewshire's landscape.
- 2.14 The number of Scheduled Ancient Monuments has increased from 18 to 34.
- 2.15 Built and cultural heritage has a significant role in creating Renfrewshire's unique identity which is reflected in the number and range of historic buildings across Renfrewshire. There are 759 listed buildings of which 38 are category 'A' listed, 510 are Category 'B' listed and 211 are Category 'C' listed. Of these, 39 buildings are recorded on the Buildings at Risk Register.
- 2.16 The recent review by Historic Environment Scotland has highlighted that there have been a number of successful projects in Paisley including the restoration of the Grand Fountain (Category A-listed), the restoration of the Russell Institute (Category A-listed), various listed buildings at the former Hawkhead Hospital transformed into residential accommodation and the former Arnotts department store (Category B-listed).
- 2.17 There are eight Conservation Areas within Renfrewshire.

- 2.18 A Heritage Asset Strategy has been prepared for Paisley Town Centre. The focus of the Strategy is to harness the potential of the historic assets and plans to regenerate and revitalise Paisley Town Centre including the Paisley Town Hall, Museum, Library and public realm walks.
- 2.19 A new Townscape Heritage Project is being delivered for Paisley Town Centre. This will compliment the Town Centre Townscape Heritage Initiative/Conservation Area Regeneration Scheme, which has successfully delivered a range of projects covering the built environment within the Town Centre and restored a number of key assets, including Paisley Arts Centre.
- 2.20 There are two gardens and designed landscapes in Renfrewshire included in the Inventory of Gardens and Designed Landscapes, this includes the grounds of the former Formakin Estate and part of Finlaystone Estate.
- 2.21 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	2018 Status	Latest Data	Trend Direction
Conservation and Listed Buildings	Good	Good	Good	Good	2018	Improving
Country and Regional Parks	Fair	Fair	Fair	Fair	2016	No Change
Archaeological resource	Limited Data	Fair	Fair	Fair	2016	Improving
Historic gardens and landscapes	Fair	Fair	Fair	Fair	2016	No Change

Figure 6 – Natural and Built Heritage Assets





## Material Assets

- 2.22 The Council and its partners have made a significant investment to improve community facilities, open space, path networks and buildings in its ownership. The completion of Johnstone and Linwood Town Halls, Johnstone Sports Hub and the On-X sport and community centre in Linwood have transformed areas, supported regeneration investment in new assets and provide key community facilities.
- 2.23 The Council continues to work with its partners to develop initiatives around Renfrewshire’s vacant and derelict land along with enhancing places through strategic and sustained renewal and regeneration. A Vacant and Derelict Land Strategy was published in 2018 which aims to bring vacant and derelict land back into use.
- 2.24 Over the last decade, Renfrewshire Council’s housing stock has been the subject of significant change, reinvigorating Renfrewshire’s existing places. The Renfrewshire Local Housing Strategy sets an ambitious framework to continue the delivery of the right housing in the right locations. The Council and its partners have worked together to deliver over 985 affordable homes between 2011/12 and 2017/18. Regeneration of the existing housing stock in areas such as Johnstone Castle, Ferguslie and Paisley West End will see the development of new homes to meet the needs of the local community.
- 2.25 Fuel poverty in Renfrewshire is at 25% (2017/18), although this is still below the national average of 32%. In 2016, Renfrewshire Council adopted a Fuel Poverty Strategy with the aim of

addressing this issue. The Fuel Poverty is currently being updated. Completion of the Council’s £138M Scottish Housing Quality Standard investment programme included internal works and external fabric improvements to the Council’s housing stock. Work under the Scottish Housing Quality Standard investment programme is still underway as and when properties requiring an upgrade become available.

- 2.26 Renfrewshire has a rich variety of open spaces both in and around its towns and villages. Outdoors for You 2016 – 2026, an updated Outdoor Access Strategy for Renfrewshire was adopted in August 2016, aiming to improve health and well being; increase economic benefit; improve connectivity between people and places and aid responsible access for people and nature. The Core Path Plan is currently being updated with all the Core Paths being reviewed.
- 2.27 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	2018 Status	Latest Data	Trend Direction
Recreational land - Playing fields	Fair	Fair	Good	-	2016	Improving
Access - Core paths	Fair	Fair	Fair	Fair	2018	Improving
Green Network Corridors/ Connectivity	Limited Data	Good	Good	Good	2018	Improving
Built facilities - Education	Fair	Fair	Fair	-	2016	Improving
Built facilities - Arts and leisure	Fair	Fair	Fair	-	2016	Improving

## Air

- 2.28 Clean Air for Scotland - the Road to a Healthier Future was finalised in 2015 to provide a national framework and set out how the Scottish Government and its partner organisations propose to achieve further reductions in air pollution and fulfil their legal responsibilities.
- 2.29 Air quality is generally good across Renfrewshire, however, the main contribution to air pollution is emissions from individual sites and along transport routes/nodes from road and air traffic causing a rise in NO<sub>2</sub> and PM<sub>10</sub>.
- 2.30 Air quality adjacent to major roads, junctions and areas of traffic congestion, is improving, however, it continues to be an issue which requires to be monitored with activities to enhance air quality at these locations.
- 2.31 Legislation requires Renfrewshire Council to designate Air Quality Management Areas where NO<sub>2</sub> and PM<sub>10</sub> exceed specific concentrations. Until 2016, there was one Air Quality Management Area at Central Road in Paisley. This Air Quality Management Area has recently been expanded to include a significant part of the Town Centre.
- 2.32 Furthermore, recent air quality exceedances have resulted in two further Air Quality Management Areas to be declared for Renfrew and Johnstone Town Centres.

- 2.33 Further data monitoring is being carried for a section of the M8 motorway from Glasgow Airport to Junction 26 for Braehead to establish whether or not an Air Quality Management Area should be declared for this location.
- 2.34 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	2017 Status	Latest Data	Trend Direction
Number of days exceeding air quality limits	Good	Good	Good	Good	2017	Improving
Exceedance in annual mean limits	Good	Good	Variable	Fair	2017	Improving
Reduction in emissions from road traffic	Fair	Fair	Variable	Variable	2017	Improving
Reduction in number of air nuisance complaints	Fair	Fair	Good	Good	2017	Improving

## Water

- 2.35 Renfrewshire’s rivers and water bodies help to define the landscape, provide wildlife corridors and with groundwater reserves provide an important source of water.
- 2.36 In 2014, the overall status of 14 of the 21 water bodies monitored in Renfrewshire is moderate or above, which is an improvement on 2013. River water quality is following the same trend with 12 of the 21 rivers now having High or Good water quality. The four lochs in Renfrewshire have maintained their status as moderate, apart from Castle Semple where the quality deteriorated to poor in 2013 and 2014.
- 2.37 Nationally, many water bodies are in good or excellent condition, however, many are under significant pressure. The new River Basin Management Plan for Scotland sets out how all the key stakeholders will tackle these pressures and improve the condition of the affected rivers, lochs, estuaries coastal waters and groundwater.
- 2.38 The Clyde and Loch Lomond Flood Risk Management Plan (2016) has been developed in partnership comprising 10 Local Authorities including Renfrewshire Council along with Scottish Environmental Protection Agency, Scottish Water, Forestry Commission Scotland and Loch Lomond and the Trossachs National Park Authority. It provides the detail on the funding and delivery timetable for actions to reduce flood risk within the plan area between 2016 and 2021.
- 2.39 Flood hazards from river and coastal flooding and from intense rainfall overloading natural and artificial drainage systems are predicted to increase. An extensive sustainable urban drainage system (SUDS) to tackle surface water flooding was developed at ROF Bishopton to support a 4,000 home development.
- 2.40 Renfrewshire Council is promoting and implementing a range of sustainable flood risk management measures to reduce flood risk through water course assessment, repair and maintenance. A £10m flood prevention scheme was recently completed at North Renfrew protecting more than 300 homes and businesses. The scheme comprises a barrier against direct flooding from the River Clyde and a new underground pumping station to address tidal surges. This project was in partnership with Metropolitan Glasgow Strategic Drainage Partnership (MGSDP).
- 2.41 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2013 Status	2014 Status	2017 Status	Latest Data	Trend Direction
Overall Water Body Status	Fair	Fair	Fair	2017	Improving
River Water Quality	Fair	Fair	Fair	2017	Improving
Ground Water Quality	Fair	Fair	Fair	2017	Improving
Flooding	Fair	Good	-	2015	Improving

## Climatic Factors

- 2.42 The main greenhouse gas emitted in Renfrewshire is CO<sub>2</sub>, deriving from transport, industry and domestic sources (such as heating, lighting and cooking). Renfrewshire's figure for 2016 was 881 ktonnes CO<sub>2</sub>, down from 1308 ktonnes in 2007. These figures are in line with the national trend.
- 2.43 Greenhouse gas emissions related to transport have also decreased between 2007 and 2016. 384 ktonnes CO<sub>2</sub> were emitted in 2007 and 357 ktonnes were emitted in 2016. The per capita emissions have declined from 7.7 ktonnes CO<sub>2</sub> to 5.0 ktonnes.
- 2.44 Renfrewshire Council has recently reviewed its Carbon Management Plan. In the baseline year of 2012/13 the Council generated carbon emissions of 53,515 tonnes of CO<sub>2</sub> from buildings, fleet, waste, street lighting and staff travel. Renfrewshire Council identified a target to reduce these carbon emissions by 36% by March 2020, which equates to 19,389 tonnes of CO<sub>2</sub> over the plan period. To date Renfrewshire Council has achieved a 45% reduction in emissions.
- 2.45 This positive result has been achieved through a range of projects across all Council services, for example the installation of building management systems, photovoltaic panels and biomass boilers in the school estate. Renfrewshire Council currently has 42 electric vehicles with an aim to increase this number to 120 by the end of 2020. Domestic and non-domestic gas and electricity consumption has fallen between 2007 and 2016. Domestic gas consumption is at 36%.

- 2.46 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2014 Status	2016 Status	Latest Data	Trend Direction
Greenhouse gas emissions	Fair	Good	Good	2017/2018	Improving
Energy consumption	Fair	Fair	Good	2017/2018	Improving
Transport Emissions	Poor	Good	Good	2017/2018	Improving

## Landscape

- 2.47 Renfrewshire’s landscape is diverse in terms of landscape character and land uses. The landscape is an important asset for the area and landscape character is what makes an area unique. The successful management of landscapes helps contribute to peoples' enjoyment of their environment which in turn has health benefits as well as supporting biodiversity and contributing to the local economy.
- 2.48 Approximately a fifth of the area of Renfrewshire is built up and the remaining four fifths is rural countryside. There are six distinct landscape character types in Renfrewshire.
- 2.49 Almost 50% of the rural area is classified as Rugged Upland Farm Land or Rugged Moorland Hills and falls within the Renfrewshire Heights or Gleniffer Braes. 12% of the rural area is on an alluvial plain and 13% is part of a broad lowland valley. Both of these landscape character areas are associated with rivers such as the Black or White Carts and the Gryffe. 2% lies in the distinctive raised beach along the River Clyde.
- 2.50 The majority of Renfrewshire’s landscape is designated as greenbelt. Greenbelt land within Renfrewshire continues to be protected and integrate well to create green networks and connect areas of open space.
- 2.51 Scottish Natural Heritage has recently identified an area of Wild Land in the Renfrewshire Heights. It is an area of semi-natural upland that show little or minimal evidence of man’s influence. It is acknowledged that these wild and remote areas have a distinct

and distinctive character, which is increasingly rare to find. They are identified as nationally important in Scottish Planning Policy but are not a statutory designation.

- 2.52 There is a history of mineral extraction with some evidence in the landscape; this is now restricted to one active hard rock quarry in Renfrewshire. It is considered unlikely that new development associated with minerals will have a significant environmental affect within Renfrewshire.
- 2.53 Native ancient and semi-natural woodland is a valuable habitat nationally and locally and a key landscape feature. There are 1,598 Hectares of ancient and semi-natural woodland in Renfrewshire.
- 2.54 The Renfrewshire State of Environment Report makes an overall status of landscape indicators as:

Indicator	2011 Status	2016 Status	2018 Status	Latest Data	Trend Direction
Area of land in the Green Belt	Good	Good	Good	2018	Improving
Area of Wild Land	N/A	Fair	Fair	2018	Improving

## Population and Human Health

- 2.55 Renfrewshire is the tenth largest local authority area in Scotland, with a population of 176,830.
- 2.56 The population is predicted to stay static for the next 20 years, although recent statistics shows a slight growth. Like many areas across Scotland, population is ageing, as people live longer. As the population ages, household composition is changing too, with more people living in single households.
- 2.57 The towns and villages of Renfrewshire provide attractive pleasant places to live and can offer an excellent quality of life with high standards of health care and low levels of crime.
- 2.58 There are pockets of deprivation dispersed through the Renfrewshire area and people in these communities may experience disadvantage, and encounter problems associated with low income, poor health, low educational attainment and lack of access to learning opportunities and employment.
- 2.59 The Scottish Index of Multiple Deprivation was updated in 2016 and identifies small areas of concentrations of multiple deprivation across Scotland in a consistent way utilising income, employment, health, education, housing, access to services and crime data.
- 2.60 In 2016 Renfrewshire's position has improved slightly. The number of datazones within the top 15% most deprived threshold in Scottish Index of Multiple Deprivation 2016 is 47. Previously, in 2012, 48 of Renfrewshire's datazones were found in the 15% most

deprived datazones in Scotland, compared with, 43 in 2009, 36 in 2006 and 41 in 2004.

- 2.61 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	2017/18 Status	Latest Data	Trend Direction
Population change	Fair	Fair	Fair	Fair	2017	Improving
Life expectancy	Fair	Fair	Fair	Good	2017	Improving
Deprivation	Fair	Poor	Fair	-	2016	No significant change
Employment	Poor	Poor	Good	Good	2017	Improving
Alcohol related deaths	Poor	Fair	Fair	Fair	2017	No change
Weekly wage	Fair	Fair	N/A	Fair	2017	No Significant Change
Energy efficiency of housing stock	Fair	Fair	Good	Good	2018	Improving

## Soil

- 2.62 Scotland is dominated by four types of soils, Brown Earth, Podsol, Gley or Organic Peat. In Renfrewshire, the main soil type that can be attributed to the area is Brown Earth. Smaller areas of Gley and Organic Peat are also to be found. Much of the lower lying area within Renfrewshire is covered by brown soils, given the deep nature of brown earth soils, their free drainage and often high levels of natural fertility, brown soils are often cultivated.
- 2.63 There are extensive areas of blanket peat in the upland part of Renfrewshire to the west in Clyde Muirshiel Regional Park. Scottish Natural Heritage have recently carried out further research on the extent of carbon rich soils, deep peat and priority peatland habitats and in Renfrewshire, 988 Hectares of this resource has been identified. Figure 6 shows the extent of both the Class 1 nationally important carbon-rich soils 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. Peat brings many benefits as it is an important habitat, contributes to the storage of carbon and influences landscape character. In some area's peatlands have been degraded due to inappropriate management or are under threat from developments such as wind turbines.
- 2.64 The Waterhead Moor – Muirsheil Wild Land is also identified in figure 6. Wild land is as a nationally important asset.
- 2.66 The Renfrewshire landscape contains a small amount of prime agricultural land; or land that has been categorised by the Macaulay Land Use Research Institute as Class 3.1 on their Land

Capability for Agriculture maps. Renfrewshire has 10 km<sup>2</sup> of category 3.1 or prime quality agricultural land and 40.4 km<sup>2</sup> of category 3.2 or locally good quality agricultural land.

- 2.67 The Council has records of historical land use across the Council area. Due to Renfrewshire's rich industrial past, some areas of land may have been affected by contamination. At present, no sites in Renfrewshire have been determined to be Contaminated Land, so there are no entries in the Council's registered, however over 400 sites within Renfrewshire have been assessed and remediated.
- 2.68 The total amount of vacant and derelict land in Renfrewshire in 2018 is 255 hectares and is comprised of 111 sites. The number of sites has decreased by 71% between 2008 and 2017.
- 2.69 The Renfrewshire State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	2016 Status	2018 Status	Latest Data	Trend Direction
Vacant and derelict land	Fair	Fair	Fair	Good	2018	Improving
Landscape character	Limited data	Limited data	Limited data	Limited data	-	-
Contaminated land	Limited data	Limited data	Limited data	Limited Data	-	-





## 3. Summary of Environmental Considerations in the Renfrewshire Area

### Evolution of the Environmental Baseline without the Local Development Plan

- 3.1 The Strategic Environmental Assessment directive requires identification of the baseline conditions of the plan area that would occur without the implementation of the Renfrewshire Local Development Plan.
- 3.2 In accordance with the Planning etc. (Scotland) Act 2006, all Scottish local authorities are required to produce and keep up to date a Local Development Plan covering their area. The probability, therefore, of the non-implementation of the Renfrewshire Local Development Plan would be in breach of Legislation.
- 3.3 Scottish Planning Policy states that Development Plans should be up to date, and Local Development Plan reviewed every 5 years. Where relevant policies in a Development Plan are out of date, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. The issue would be that the Plan-Led System would

not provide a Comprehensive Cumulative Assessment of policies and proposal. This would provide no certainty in decision making by the Planning Authority.

- 3.4 Current development proposals in the Renfrewshire area are considered against the policies and proposals in the previous adopted Renfrewshire Local Development Plan (2014).

### Evaluation of the Environmental Baseline

- 3.5 Figure 6 provides an evaluation of the baseline data and the associated environmental considerations. The third column of the table illustrates what Local Development Plan Policy and/or Supplementary Guidance covers that environmental consideration and its implications.
- 3.6 The environmental considerations outlined in Figure 7 assisted in facilitating the development of the Environmental Objectives for the Strategic Environmental Assessment and to frame the appropriate questions for the Policy and Site Assessments used within the Strategic Environmental Assessment.

**Figure 7 – Environmental Considerations and Implications for Local Development Plan**

Environmental considerations	Implications for Renfrewshire Local Development Plan	Relevant Local Development Plan Policy, New Development Supplementary Guidance or other information
<b>Biodiversity, Flora and Fauna</b>		
Development pressure on or close to designated sites/protected species which could result in the disturbance of the environmental resource.	Continue to protect and enhance designated sites through Renfrewshire Local Development Plan Policies and Supplementary Guidance; selecting appropriate development sites in the right places with the least environmental impact identified within LDP. Continuation of a Spatial Strategy which places an emphasis on developing previously used sites in existing built up areas, where impact on the environment is not significant or detrimental.	<ul style="list-style-type: none"> <li>• Spatial Strategy</li> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Supplementary Guidance – Environment - Natural Heritage</li> <li>• Habitats Regulation Assessment</li> </ul>
Potential reduction in area of site with nature conservation interest due to development.	Reflect and incorporate the results of the updated Habitat Regulation Appraisal. Policies within the current adopted Renfrewshire Local Development Plan 2014 and Supplementary Guidance require that development proposals should not have an adverse effect on the integrity of any Natura 2000 sites.	
Fragmentation of designated sites and/or green corridors restricting species migration.	Continue to protect and where possible enhance corridors and wildlife linkages. Continue to raise awareness of this resource and its value, ensuring that the spatial strategy reflects the need to protect and where possible enhance corridors, links and connections. Production of a Green Network Strategy through the new Local Development Plan.	<ul style="list-style-type: none"> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Policy P5 – Green/Blue Network</li> <li>• Policy P6 – Open Space</li> <li>• Supplementary Guidance – Environment - Natural Heritage</li> </ul>
Improve and/or expand the Central Scotland/Glasgow and the Clyde Valley Green Network. In particular, implement better connections within Renfrewshire.	The current Renfrewshire Local Development Plan protects and enhances the Green Network and the next Renfrewshire Local Development Plan will continue to highlight its importance by including policies to ensure development proposals safeguard existing green networks with the potential to contribute to an enhanced integrated network. The Green Network as well as the Blue Network continues to be a priority and opportunities to provide improvements will be considered through the preparation of a Green Network Strategy as well as through individual planning applications.	<ul style="list-style-type: none"> <li>• Supplementary Guidance – Places - Green Network and Infrastructure</li> <li>• Supplementary Guidance – Places – Open Space Provision in New Developments</li> <li>• Background Paper Open Space</li> </ul>
Development pressure on protected trees and limited resources for management of existing woodlands.	Continue to protect trees supporting and promoting the importance of positive management of the resource through a strong policy framework in the Renfrewshire Local Development Plan and Supplementary Guidance. Location of new development sites considered through this framework as well as ensuring individual planning applications adhere to this policy framework.	<ul style="list-style-type: none"> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Supplementary Guidance – Environment - Natural Heritage</li> <li>• Supplementary Guidance – Environment - Trees, Woodland and Forestry</li> </ul>
Sea level rise and/or climate change may have an impact	Climate change and adaptation were integral to the assessment of sites and development of policies in the Renfrewshire Local Development Plan and	<ul style="list-style-type: none"> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Policy ENV 4 – The Water Environment</li> </ul>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>on the extent and quality of habitats and occurrence of species.</p>	<p>Supplementary Guidance. New development brought forward through the Local Development Plan will encourage adaptation measures that could contribute to improved habitats and species distribution.</p>	<ul style="list-style-type: none"> <li>• Supplementary Guidance – Environment - Natural Heritage</li> <li>• Supplementary Guidance – Environment - The Water Environment</li> <li>• Supplementary Guidance – Infrastructure - Flooding and Drainage</li> </ul>
<p>Development pressure on open space/parks and/or reduced resources for their management.</p>	<p>The Renfrewshire Local Development Plan and Supplementary Guidance provide protection for formal and informal open space/parks. The new Renfrewshire Local Development Plan has identified important areas of open space highlighted on the Proposed Maps which strengthens the importance of open space in Renfrewshire. Renfrewshire’s Places Residential Design Guide sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved. An assessment of Renfrewshire’s open space has been integral to the preparation of the Local Development Plan ensuring the right sites in the right locations are identified in the Renfrewshire Local Development Plan.</p>	<ul style="list-style-type: none"> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Policy P5 – Green/Blue Network</li> <li>• Policy P6 – Open Space</li> <li>• Supplementary Guidance – Environment - Natural Heritage</li> <li>• Supplementary Guidance – Places - Green Network and Infrastructure</li> <li>• Supplementary Guidance – Places – Open Space Provision in New Developments</li> </ul>
<p><b>Historic Environment</b></p>		
<p>Development pressure on sensitive sites or listed buildings could result in a significant impact to buildings, sites or their settings.</p>	<p>The Renfrewshire Local Development Plan and Supplementary Guidance provide for the protection and enhancement of the built and cultural heritage through the use of appropriately worded policies in line with national and regional guidance as well as NFS Guidance. Further opportunities for restoration of this resource in Paisley is available through the Townscape Heritage Initiative and Conservation Area Regeneration Scheme.</p> <p>Renfrewshire Council supports the protection and enhancement of listed buildings through many of its Strategies and prioritises as a Council. Renfrewshire Council will continue to promote and prioritise the protection and enhancement of the built and cultural heritage in the Renfrewshire Local Development Plan.</p>	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Policy C1 – Renfrewshire’s Network of Centres</li> <li>• Policy ENV 3 – Built and Cultural Heritage</li> <li>• Supplementary Guidance – Environment – Built and Cultural Heritage</li> </ul>
<p>New development may detract from neighbouring historic buildings.</p>	<p>Continue to promote sensitive and appropriate development and design near historic buildings and in conservation areas through the use of appropriately worded policies, supplementary guidance, design briefs, masterplans, etc and a Development Management Section that considers each applications with this framework.</p>	
<p>Neglect and vandalism of buildings, structures or their settings putting them at risk and a loss of amenity in</p>	<p>Promote re-use and regeneration of historic buildings wherever possible, promoting planning and regeneration strategies to make historic buildings integral to development proposals, for example as has been done for the Arnotts Listed Building in Paisley, or former Hawkhead Hospital.</p>	

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

surrounding area.		
Loss of archaeological resources through inappropriate development.	<p>The Renfrewshire Local Development Plan and Supplementary Guidance aim to protect and reduce impact to archaeological resources. This protection will continue in the next Renfrewshire Local Development Plan.</p> <p>Opportunities to enhance our understanding of the archaeological resources will be provided through archaeological investigations associated with new development across Renfrewshire.</p>	
<b>Material Assets</b>		
Development of City Deal projects.	<p>The £274m investment in infrastructure through Glasgow City Region City Deal is one of the key changes that has emerged since the publication of the Renfrewshire Local Development Plan in 2014. City Deal will help support innovation and growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised land and providing enhanced opportunities for place making.</p> <p>The physical elements of City Deal will be reflected in the Renfrewshire Local Development Plan Policy Framework. The Renfrewshire Local Development Plan will set the planning and environmental framework to ensure careful consideration of the environment. An Environmental Assessment is prepared to support planning applications for each project.</p>	<ul style="list-style-type: none"> <li>• Policy E2 – City Deal Investment Framework</li> <li>• Policy I1 – Connecting Places</li> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Supplementary Guidance – Places – Places Development Criteria</li> </ul>
Development pressures on assets, including Council owned resources and land.	Protection of existing resources and provision for any new resource requirements and the re-development of vacant council owned sites is promoted through the Local Development Plan Policy Framework and Supplementary Guidance.	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Supplementary Guidance – Places – Places Development Criteria</li> <li>• Policy ENV 3 – Built and Cultural Heritage</li> <li>• Policy I1 – Connecting Places</li> </ul>
Development pressure for green field locations for various developments.	The Renfrewshire Local Development Plan will ensure that there is a 5 year effective Housing Land Supply in Renfrewshire. In line with the current Renfrewshire Local Development Plan Spatial Strategy there will be the continuance of promoting brownfield development and regeneration of existing urban areas first before development in the Green Belt.	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Policy P2 – Housing Land Supply</li> <li>• Policy ENV1 – Green Belt</li> <li>• Supplementary Guidance – Environment - Green Belt</li> </ul>
Integration between active travel routes, green networks, transport infrastructure, services and development sites.	Continuation of the protection of Core Paths through their routes being set clearly in the Renfrewshire Local Development Plan’s proposals maps along with policies and supplementary guidance ensuring protection and enhanced connections. Promoting active travel, extensions to the green network, better linkages to public transport network are likely to be sustainable developments and are reflection on the revised	<ul style="list-style-type: none"> <li>• Policy P5 – Green/Blue Network</li> <li>• Policy P6 – Open Space</li> <li>• Supplementary Guidance – Places - Green Network and Infrastructure</li> <li>• Supplementary Guidance – Places – Open</li> </ul>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

	<p>Access Strategy (2016) as well as in the new Renfrewshire Local Development Plan.</p>	<p>Space</p>
	<p>The policy framework in the Renfrewshire Local Development Plan and Supplementary Guidance supports the development of these material assets. New development opportunities require to consider how they would contribute to the expansion or enhancement of the Green Network.</p>	<ul style="list-style-type: none"> <li>● Policy P1 – Renfrewshire’s Places</li> <li>● Supplementary Guidance – Places – Places Development Criteria</li> <li>● Policy I1 – Connecting Places</li> <li>● Policy P5 – Green/Blue Network</li> <li>● Policy P6 – Open Space</li> <li>● Supplementary Guidance – Places - Green Network and Infrastructure</li> <li>● Supplementary Guidance – Places – Open Space</li> </ul>
<p><b>Air</b></p>		
<p>A lack of integration between transport and land uses can result in unsustainable development leading to an increase in traffic and a resultant reduction in air quality.</p>	<p>Integration of land uses with good connections and links to active travel and public transport nodes/networks is integral to the existing spatial strategy and policies in the Renfrewshire Local Development Plan. The new Local Development Plan will continue this emphasis, ensure better integration between land use and Travel and Transport.</p>	<ul style="list-style-type: none"> <li>● Policy P1 – Renfrewshire’s Places</li> <li>● Policy I1 – Connecting Places</li> <li>● Policy I2 – Freight</li> <li>● Supplementary Guidance – Places – Places Development Criteria</li> <li>● Supplementary Guidance – Infrastructure Development Criteria</li> </ul>
<p>Some land uses can be associated with poor air quality, odour, dust or cause pollution.</p>	<p>The Renfrewshire Local Development Plan will continue to direct developments to the most sustainable locations which should limit the impact on air quality and/or result in aim to reduce pollution for example, through encouraging sustainable modes of travel and transport.</p> <p>The Renfrewshire Local Development Plan has a policy on Air Quality as well as the provisions set out in the New Development Supplementary Guidance. These provisions along with this Policy Framework will continue in the next integration of the plan.</p>	<ul style="list-style-type: none"> <li>● Policy P1 – Renfrewshire’s Places</li> <li>● Policy I1 – Connecting Places</li> <li>● Policy I4 – Renewable and Low Carbon Energy Developments</li> <li>● Policy ENV 5 – Air Quality</li> <li>● Policy ENV 7 - Temporary Enhancement of Unused or Underused Land</li> <li>● Supplementary Guidance – Places – Places Development Criteria</li> <li>● Supplementary Guidance – Infrastructure - Infrastructure Development Criteria</li> <li>● Supplementary Guidance – Infrastructure - Renewable and Low Carbon Energy Developments</li> </ul>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<b>Water</b>		
Although improving, water quality is poor in rivers and open standing water.	New development should protect and where possible enhance water quality. The Renfrewshire Local Development Plan has a specific policy on the water environment as well as flooding and drainage in all developments.	<ul style="list-style-type: none"> <li>• Policy ENV 4 – The Water Environment</li> <li>• Policy I3 – Flooding and Drainage</li> <li>• Supplementary Guidance – Environment - The Water Environment</li> <li>• Supplementary Guidance – Infrastructure - Flooding and Drainage</li> <li>• Strategic Flood Risk Assessment Background Paper 8</li> </ul>
Biodiversity is improved as water quality enhanced.	Incorporate appropriate elements of the revised Renfrewshire Biodiversity Action Plan into the Renfrewshire Local Development Plan with the aim of contributing to the protection and enhancement of the habitats and species identified in the Action Plan.	<ul style="list-style-type: none"> <li>• Policy ENV 4 – The Water Environment</li> <li>• Policy I3 – Flooding and Drainage</li> <li>• Supplementary Guidance – Environment - The Water Environment</li> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Supplementary Guidance – Infrastructure - Flooding and Drainage</li> <li>• Supplementary Guidance – Environment - Natural Heritage</li> <li>• Strategic Flood Risk Assessment Background Paper 8</li> </ul>
Flooding and drainage issues are a significant consideration in Renfrewshire.	Compliance, promotion and implementation of the Flood Risk Management Scotland Act (2009) and promote the use of Sustainable Urban Drainage.	<ul style="list-style-type: none"> <li>• Policy ENV 4 – The Water Environment</li> <li>• Policy I3 – Flooding and Drainage</li> <li>• Supplementary Guidance – Environment - The Water Environment</li> <li>• Supplementary Guidance – Infrastructure - Flooding and Drainage</li> <li>• Strategic Flood Risk Assessment Background Paper 8</li> </ul>
	The Renfrewshire Local Development Plan will continue to promote the sustainable management of flood risk reflecting the Clyde and Loch Lomond Local Plan District Flood Risk Management Plan, the Scotland and Clyde Area River Basin Management Plans and the Metropolitan Glasgow Strategic Drainage Plan.	
<b>Climatic Factors</b>		
Increased energy consumption from new developments and promotion of renewable energy and resource efficiency of new developments.	Continued promotion and support of sustainable, low carbon developments including heat networks. The Renfrewshire Local Development Plan will promote the use of renewable and Low Carbon Energy Developments and heat networks. Through the policy framework and guidance produced to accompanying the plan.	<ul style="list-style-type: none"> <li>• Policy I4 – Renewable and Low Carbon Energy Developments</li> <li>• Supplementary Guidance – Places – Places Development Criteria</li> <li>• Supplementary Guidance – Infrastructure - Renewable and Low Carbon Energy</li> </ul>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

		<b>Developments</b>
Continuing car dependence with associated emissions.	Continued integration of transportation and land use. Aim to encourage development in sustainable locations where walking and cycling could be used more, leading to a reduction in dependence on vehicles.	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Policy I1 – Connecting Places</li> <li>• Policy I4 – Renewable and Low Carbon Energy Developments</li> <li>• Supplementary Guidance – Places – Places Development Criteria</li> <li>• Supplementary Guidance – Infrastructure - Infrastructure Development Criteria</li> </ul>
Sea level rise and more severe rainfall and extreme weather events.	<p>The Renfrewshire Local Development Plan will continue to promote active travel and development in sustainable locations. Development proposals provide opportunities to include Sustainable Urban Drainage and more sustainable development adaptation measures.</p> <p>New developments will require to consider climate change through adaptation. The Renfrewshire Local Development Plan New Development Supplementary Guidance will promote compliance with the Environmental Impact Assessment Directive 2014/52/EU which considers mitigation and adaptation to climate change.</p>	<ul style="list-style-type: none"> <li>• Policy I3 – Flooding and Drainage</li> <li>• Policy ENV 4 – The Water Environment</li> <li>• Supplementary Guidance – Environment - The Water Environment</li> <li>• Supplementary Guidance – Infrastructure - Flooding and Drainage.</li> </ul>
<b>Landscape</b>		
Development pressure on land within the Green Belt.	<p>There will be the continuance of promoting brownfield development and regeneration of existing urban areas first before development in the green belt. Any direct planned growth will be directed to the most sustainable locations which will assist in protecting and strengthening the landscape character.</p> <p>The New Development Supplementary Guidance provides criteria on the types of development that are appropriate within the green belt.</p> <p>Continue to promote the objectives of the Glasgow and the Clyde Valley Green Network as well as the Central Scotland Green Network to ensure that Renfrewshire’s Green Network contributes to economic competitiveness and quality of life.</p> <p>A comprehensive Green Belt Review has been undertaken in preparation of the new Renfrewshire Local Development Plan.</p>	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Policy ENV1 – Green Belt</li> <li>• Supplementary Guidance – Environment - Green Belt</li> <li>• Supplementary Guidance – Places – Places Development Criteria</li> <li>• Policy ENV1 – Green Belt</li> <li>• Policy P5 – Green/Blue Network</li> <li>• Policy P6 – Open Space</li> <li>• Supplementary Guidance – Environment - Green Belt</li> <li>• Supplementary Guidance – Places - Green Network and Infrastructure</li> <li>• Supplementary Guidance – Places – Open Space</li> </ul>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

Loss of woodlands due to development or poor management.	The right development in the right locations will provide an opportunity to protect woodland areas, with policies in place to promote good management. This will be promoted through the Spatial Strategy, policies and guidance.	<ul style="list-style-type: none"> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Supplementary Guidance – Environment - Trees, Woodland and Forestry</li> <li>• Supplementary Guidance – Environment – Natural Heritage</li> </ul>
Development in areas where there may be ground conditions or stability issues due to former mineral working.	<p>The Renfrewshire Local Development Plan and will continue to direct planned growth to the most appropriate sustainable locations.</p> <p>Working closely and in partnership with key agencies and other consultee aiming to ensure that ground conditions including conditions related to mineral workings does not have an adverse impact on development.</p>	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Policy ENV 6 – Natural Resources (Minerals and Soils)</li> <li>• Supplementary Guidance – Environment - Natural Resources – Minerals</li> <li>• Supplementary Guidance – Environment - Natural Resources – Soils</li> </ul>
<b>Population and Human Health</b>		
Population decline and working age population decline.	The Renfrewshire Local Development Plan Spatial Strategy supports innovation and growth in Renfrewshire through increasing connectivity to the area, unlocking vacant, stalled and underutilised land and providing enhanced opportunities for place making. In doing so, the Renfrewshire Local Development Plan will assist in attracting more people into Renfrewshire and in turn assist in providing additional jobs, services, facilities and homes.	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Policy P2 – Housing Land Supply</li> <li>• Policy P3 – Housing Mix and Affordable Housing</li> <li>• Policy P4 – Sites for Gypsies/ Travellers and Travelling Showpeople</li> <li>• Policy I1 – Connecting Places</li> <li>• Policy E2 – City Deal Investment Framework</li> <li>• Supplementary Guidance – Places – Places Development Criteria</li> </ul>
Increasing number of pensionable persons.	<p>Need to provide developments in partnership with others to support and accommodate all groups.</p> <p>The strategy of providing new homes in existing places, close to services and facilities should support Renfrewshire’s residents so that they may stay in their own homes for longer.</p>	
Life expectancy and health related deaths and concentrated areas of deprivation.	<p>The delivery of the Green Network across Renfrewshire helps improve health and well being and enhances connectivity between people and places.</p> <p>Placemaking and connectivity are central to the Renfrewshire Local Development Plan creating sustainable design and high quality, safer places.</p> <p>The Renfrewshire Local Development Plan provides a policy framework to deliver key regeneration projects and help tackle issues of deprivation across Renfrewshire.</p>	<ul style="list-style-type: none"> <li>• Policy P1 – Renfrewshire’s Places</li> <li>• Policy I1 – Connecting Places</li> <li>• Policy P5 – Green/Blue Network</li> <li>• Policy P6 – Open Space</li> <li>• Supplementary Guidance – Places – Places Development Criteria</li> <li>• Supplementary Guidance – Places - Green Network and Infrastructure</li> <li>• Supplementary Guidance – Places – Open Space</li> </ul>
Unemployment and changing	Continue to provide a good quality supply of employment land in appropriate locations.	<ul style="list-style-type: none"> <li>• Policy E1 – Renfrewshire’s Economic</li> </ul>



# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>structure of the economy.</p>	<p>City deal will support the establishment of programmes to support unemployed people and people on low incomes across Renfrewshire.</p> <p>The Local Development Plan supports new investment in Renfrewshire’s Economic Investment Locations and network of Centres which will help support sustainable economic growth and new job opportunities across Renfrewshire.</p>	<p>Investment Locations</p> <ul style="list-style-type: none"> <li>● Policy E2 – City Deal Investment Framework</li> <li>● Policy E3 – Transition Areas</li> <li>● Supplementary Guidance – Economy - Economic Development Criteria</li> <li>● Supplementary Guidance – Economy - Economic Investment Locations</li> <li>● Supplementary Guidance – Economy - Transition Areas</li> </ul>
<p><b>Soil</b></p>		
<p>Development pressure on green field land and prime or good quality agricultural land.</p>	<p>The Local Development Plan policy framework and New Development Supplementary Guidance protects good quality agricultural land from development.</p>	<ul style="list-style-type: none"> <li>● Policy ENV1 – Green Belt</li> <li>● Supplementary Guidance – Environment - Green Belt</li> </ul>
<p>Vacant and derelict land may potentially be contaminated and be more challenging to develop. It can also reduce the amenity of an area.</p>	<p>In line with the current Renfrewshire Local Development Plan Spatial Strategy there will be the continuance of promoting brownfield development and regeneration of existing urban areas first so development on brown field land will continue to be a priority. Renfrewshire’s Vacant and Derelict Land Strategy supports the Renfrewshire Local Development Plan and identifies a number of actions to promote the redevelopment and/or re-use of brownfield and previously used land to enhance places and support sustainable economic growth.</p> <p>The redevelopment of a number of sites within Renfrewshire’s Community Growth Areas is progressing well. Remediation and redevelopment of the former ROF site in Bishopton is progressing well into a mixed use community growth area.</p> <p>City Deal will also help improve connectivity to and within the Renfrewshire area, unlocking vacant, stalled and underutilised land.</p>	<ul style="list-style-type: none"> <li>● Policy P1 – Renfrewshire’s Places</li> <li>● Policy E2 – City Deal Investment Framework</li> <li>● Policy E3 – Transition Areas</li> <li>● Policy ENV 4 - The Water Environment</li> <li>● Policy I3 - Flooding and Drainage</li> <li>● Supplementary Guidance – Economy - Economic Development Criteria</li> <li>● Supplementary Guidance – Economy - Economic Investment Locations</li> <li>● Supplementary Guidance – Economy - Transition Areas</li> <li>● Supplementary Guidance – Places – Places Development Criteria</li> <li>● Supplementary Guidance – Environment - Contaminated Land</li> <li>● Supplementary Guidance – Environment – The Water Environment</li> <li>● Supplementary Guidance – Infrastructure – Flooding and Drainage</li> <li>● Strategic Flood Risk Assessment Background Paper 8</li> </ul>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>Development can result in increased areas of hard standing or soil compaction leading to a greater risk of flooding</p>	<p>The Renfrewshire Local Development Plan will continue to ensure that Sustainable Urban Drainage Systems are incorporated into new development where possible and that there is integrated drainage within landscape, green networks and open space.</p> <p>The Renfrewshire Local Development Plan New Development Supplementary Guidance also looks to ensure that the amount of hard standing is kept to a minimum and promote good practice with regard to soil management.</p>	<ul style="list-style-type: none"> <li>• Policy I3 – Flooding and Drainage</li> <li>• Policy ENV 4 – The Water Environment</li> <li>• Supplementary Guidance – Environment - The Water Environment</li> <li>• Supplementary Guidance – Infrastructure - Flooding and Drainage</li> </ul>
<p>Loss of peat to other land uses or a reduction in its quality can have implications for its effectiveness as a habitat and carbon sink</p>	<p>The next Local Development Plan and Supplementary Guidance will include a new policy to support minerals and soils and avoid the unnecessary disturbance of peat and carbon-rich soils.</p>	<ul style="list-style-type: none"> <li>• Policy ENV 2 – Natural Heritage</li> <li>• Policy ENV 6 – Natural Resources (Minerals and Soil)</li> <li>• Supplementary Guidance – Environment – Natural Heritage</li> <li>• Supplementary Guidance – Environment - Natural Resources - Soil</li> </ul>

## Data Gaps

- 3.9 The Environmental Assessment (Scotland) Act and Directive requires the Strategic Environmental Assessment to record any difficulties and issues encountered in compiling the required information for the assessment.
- 3.10 A wide range of different sources of information was utilised when collating the baseline information for the Strategic Environmental Assessment and the quality and accuracy of information for some areas is greater than for others. Scotland's Environment (<http://www.environment.scotland.gov.uk>) is an invaluable resource for locating environmental data. It provided a gateway to information and data from a range of organisations involved in protecting and improving Scotland's environment and is updated on a regular basis.
- 3.11 The following list highlights the specific areas where baseline gaps were identified.
- The Renfrewshire Biodiversity Action Plan sets out a positive and ambitious approach to biodiversity conservation and promotion.
  - Additional information is being gathered about the condition of areas currently identified as Site of Importance for Nature Conservation. A review of these locations and their designation will provide valuable information about biodiversity and habitat networks in Renfrewshire.

- A Renfrewshire Green Network Strategy is to be prepared which will be informed by the Green Network and the Open Space Audit which were prepared to inform the Renfrewshire Local Development Plan.





## 4. Strategic Environmental Assessment of the Renfrewshire Local Development Plan

### Assessment Methodology

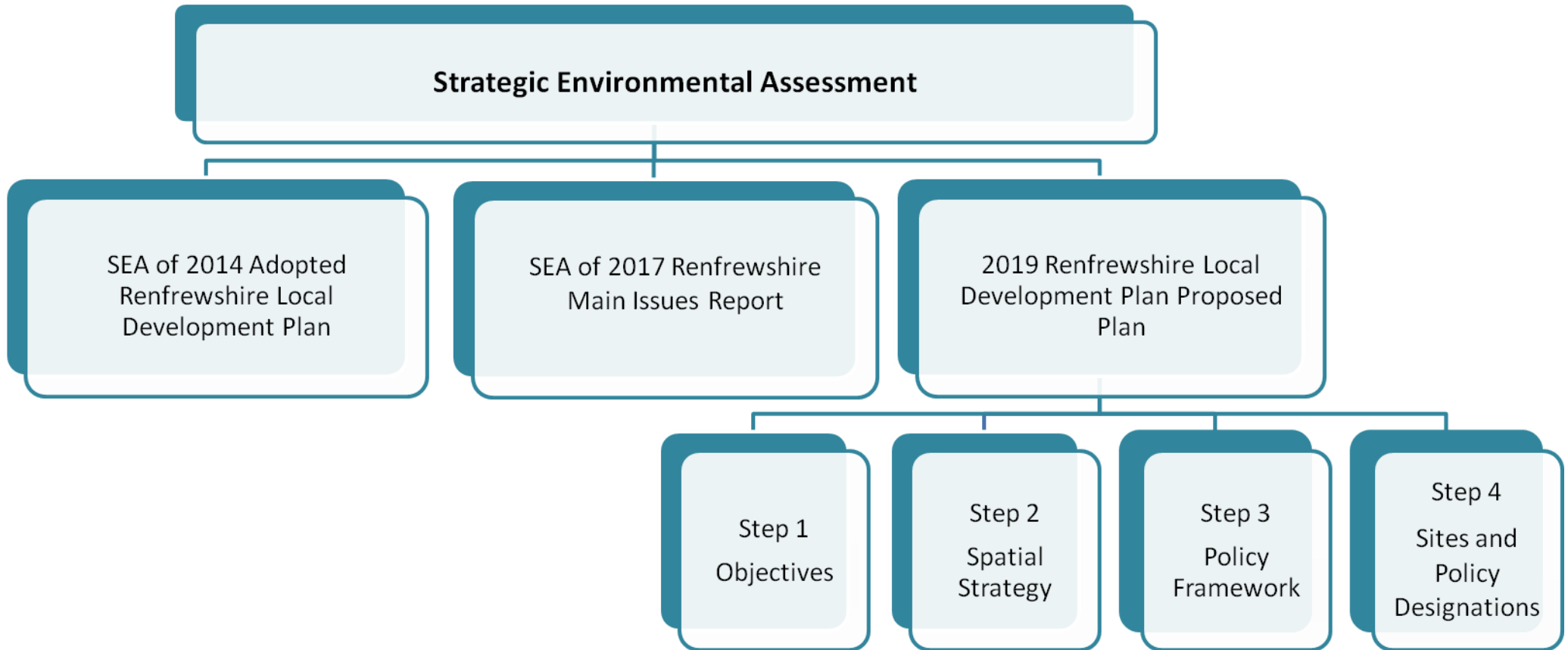
- 4.1 This section sets out the methodology developed to assess the likely effects on the environment as a result of the Renfrewshire Local Development Plan.
- 4.2 As illustrated in Figure 8, this Strategic Environmental Assessment has considered the environmental assessment of the previous Local Development Plan alongside the 2021 Renfrewshire Local Development Plan. Figure 8 illustrates each component of the plan that has been environmentally assessed. In addition, all sites submitted through the Suggestions for Land Use Change Exercise and the Main Issues Report Consultation have also been assessed and the findings are shown in Addendum 3.

### Existing Local Development Plan Assessment

- 4.4 Before commencing work on the Strategic Environmental Assessment, a review was undertaken of the Environmental Assessment of the 2014 Renfrewshire Local Development Plan.
- 4.5 Figure 9 contains a summary of the findings from the previous Strategic Environmental Assessment of policies in the 2014 Renfrewshire Local Development Plan.



Figure 8 – Strategic Environmental Assessment Process



**Figure 9: Summary of Strategic Environmental Assessment of the Policies from the 2014 Adopted Renfrewshire Local Development Plan**

Figure 9 provides a summary of the assessment made of the Policies within the Renfrewshire Local Development Plan (2014).

	++	+	~	-	--	?			
	Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact			
Policy Reference	Strategic Environmental Assessment 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
Overall Spatial Strategy	++	++	+	++	+	++	++	+	+
E1 – Renfrewshire’s Economic Investment Locations	-	~	+	~	-	~	-	~	~
E2 – Glasgow Airport Investment Area	-	~	+	-	-	~	-	+	~
E3 – Transition Area	-	~	~	~	~	~	+	+	+
E4 - Tourism	?	+	?	+	+	+	+	?	-
E5 – Glasgow Airport Operational Land	-	~	+	-	~	~	-	+	~
C1 – Renfrewshire Network of Centres	~	+	+	+	~	+	+	+	+
C2 – Development Out with the Network of Centres	?	?	?	+	?	+	?	+	+
I1 - Connecting Places	+	+	+	+	?	+	+	+	~
I2 - Freight	+	+	~	+	~	++	~	++	~
I3 – Potential Transport Improvements	+	~	~	++	+	++	~	++	+
I4 –Fastlink	~	~	~	~	~	~	~	~	~
I5 – Flooding and Drainage	++	+	+	~	++	++	+	++	+
I6 – Renewable and Low Carbon Energy Developments	~	~	+	++	+	++	~	+	+
I7 – Low Carbon Developments	~	~	+	++	+	++	~	+	+
I8 – Waste Management	?	~	+	-	~	-	~	~	~
P1 –Renfrewshire’s Places	~	~	+	~	~	+	+	+	~
P2 – Housing Land Supply	~	~	+	~	~	~	~	~	~
P3 – Additional Housing Sites	-	~	+	~	~	-	~	~	~
P4 – Housing Action Programme Sites	~	~	+	~	~	~	~	~	~
P5 – Community Growth Areas	~	~	+	+	~	~	~	+	~
P6 – Paisley South Expansion Area	~	~	+	-	~	~	-	~	-
P7 – Green Network	++	+	++	~	++	++	++	++	+
P8 – Open Space	++	+	++	~	~	++	+	++	+
ENV1 – Green Belt	++	+	++	+	+	++	++	++	++
ENV2 - Natural Heritage	++	+	++	++	++	++	++	++	++
ENV3 – Built and Cultural Heritage	+	++	++	+	+	+	++	++	++
ENV4 – The Water Environment	++	++	++	++	++	++	++	++	++
ENV5 – Air Quality	++	++	++	++	++	++	++	++	++

## Step 1: Objectives Assessment

4.7 The objectives for the Renfrewshire Local Development Plan were refined and updated within the Main Issues Report. They are based on the 5 key themes from the 2014 Renfrewshire Local Development Plan:

- Economy,
- Centres,
- Infrastructure,
- Places, and
- Environment.

4.8 The Local Development Plan Objectives are illustrated in Figure 10.

4.9 The Strategic Environmental Assessment objectives are illustrated in Figure 11. The objectives help establish what baseline data needs to be collated and will help to monitor any potential impacts of the plan.

4.10 The compatibility between the Strategic Environmental Assessment objectives and the next Renfrewshire Local Development Plan objectives have also been assessed (Figure 12).

4.11 Considering the compatibility of these objectives ensures that environmental considerations are integral to the revised objectives for the next Local Development Plan and remain focussed on the delivery of sustainable development.

4.12 The assessment in Figure 12 also provides a short summary of the compatibility between the objectives of the Strategic Environmental Assessment and Local Development Plan. The Policies that deliver the Local Plan objectives are then assessed in detail in Figure 14 and Addendum 1.





# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

**Figure 10: Objectives for Renfrewshire Local Development Plan**

<b>ECONOMY</b>	
Development locations supported by existing or planned physical infrastructure and services	No Change to objective
Utilise City Deal investment as a catalyst for regeneration and economic growth	New objective
Deliver economic growth sustainability by providing and maintaining accessible employment opportunities	New objective
<b>CENTRES</b>	
The regeneration and growth of Renfrewshire's Centres, in line with the Town Centre First approach, which offer a range and choice of uses, activities and functions.	Revised objective
The protection and enhancement of the environment and built heritage of Renfrewshire's Centres delivering vibrant, well designed and accessible places.	Revised objective
Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places.	No change to objective
<b>PLACES</b>	
Development locations supported by existing or planned physical infrastructure and services.	No change to objective
Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy.	Minor change
<b>INFRASTRUCTURE</b>	
Development locations supported by existing or planned physical infrastructure and services.	No Change to objective
Utilise City Deal infrastructure investment as a catalyst for regeneration and economic growth.	New objective
A framework for local solutions to waste and energy needs and waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy.	No Change to objective
To promote and support measures to reduce and mitigate the effects of climate change.	No Change to objective
<b>ENVIRONMENT</b>	
Development that neither individually nor cumulatively causes significant environmental impacts.	No Change to objective
An enhancement in the natural environment and built and cultural heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy,	Minor Change to objective
To promote and support measures to reduce and mitigate the effects of climate change.	No Change to objective

**Figure 11: Strategic Environmental Assessment Objectives**

<b>Topic</b>	<b>Objective</b>
<b>Biodiversity, Flora and Fauna</b>	Protect and enhance sites designated for their nature conservation value and conserve and enhance Renfrewshire's biodiversity.
<b>Historic Environment</b>	Protect, maintain and enhance the built, cultural and historic environment and promote good quality place making.
<b>Material Assets</b>	Maximise use and reuse of material assets by promoting brownfield development. Facilitate regeneration, enhance the Green Network and provide the most sustainable locations for waste management.
<b>Air</b>	Improve air quality and reduce the level of airborne pollutants. Promote the use of sustainable locations to minimise the negative impact of transportation.
<b>Water</b>	Protect and enhance the water environment and promotion of sustainable flood risk management.
<b>Climatic Factors</b>	Reduce Renfrewshire's Carbon and Ecological Footprints and promote adaptation and mitigation in relation to Climate Change. Facilitate the creation of sustainable places.
<b>Landscape</b>	Protect and enhance the Green Belt and strengthen landscape character in Renfrewshire.
<b>Population and Human Health</b>	Protect and enhance quality of life in Renfrewshire.
<b>Soil</b>	Promote the reuse and remediation of vacant and derelict sites and protect and enhance peat soils.

**Figure 12: Compatibility between Strategic Environmental Assessment and Renfrewshire Local Development Plan Objectives**

++	+	~	-	--	?
Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

LDP Objectives	SEA Objectives								
	Biodiversity, Flora and Fauna	Historic Environment	Material Assets	Air	Water	Climatic Factors	Landscape	Population and Human Health	Soil
<b>Economy Objectives</b>									
Development locations supported by existing or planned physical infrastructure and services.	+	+	++	+	++	++	+	++	++
Utilise City Deal investment as a catalyst for regeneration and economic growth.	+	~	++	+	+	++	+	++	++
Deliver economic growth sustainability by providing and maintaining accessible employment opportunities.	+	+	++	+	+	++	+	++	++
<p>The Economy Objectives have either a significant positive or positive impact on the SEA Objectives apart from City Deal which is unlikely to have an impact on the historic environment. Delivering economic growth in the right locations is likely to help deliver economic growth inclusively and sustainably to help ensure Renfrewshire communities access the benefits of this growth. Ensuring economic development occurs in sustainable locations encourages active travel and the use of public transport which helps reduce emissions and the use of private vehicles. The Economy objectives therefore have a significant positive impact on the Material Assets, Climatic Factors, Population and Human Health and the Soil objectives.</p>									
<b>Centre Objectives</b>									
The regeneration and growth of Renfrewshire’s Centres, in line with the Town Centre First approach, which offer a range and choice of uses, activities and functions.	++	++	++	+	++	++	++	++	++
The protection and enhancement of the environment and built heritage of Renfrewshire’s Centres delivering vibrant, well designed and accessible places.	++	++	++	++	++	++	++	++	++
Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places.	++	+	++	+	+	++	++	++	++
<p>The Local Development Plan Centre Objectives have either a significant positive or positive impact on the SEA objectives. Promoting a Town Centres First approach supports uses that contribute positively to the economic, social and cultural life of centres and helps create sustainable centres. This has a significant positive impact especially on material assets, population and health and climate change objectives. Focussing development within centres helps to encourage active travel and reduce communities reliance on car usage creating health benefits. Protecting and enhancing Renfrewshire’s Centres has a significant positive impact on all SEA objectives but specifically will result in significant improvements to the Historic Environment Objectives.</p>									
<b>Places Objectives</b>									
Development locations supported by existing or planned physical infrastructure and services.	~	++	++	~	+	~	+	++	+
Creation of strong communities and attractive places focusing on the regeneration and renewal of existing urban areas supporting sustainable development and a low carbon economy.	++	++	++	+	+	++	++	++	++
<p>The Local Development Plan Places objective of development locations supported by existing or planned physical infrastructure and services is unlikely to result in any significant impact on Biodiversity, Flora and Fauna, Air and Climatic Factors Objectives. Development sites located in existing places will also provide the opportunity to enhance access to pedestrian, cycle and public transport networks and this is likely to have a significant positive impact on the Material Assets and Population and Human Health Objectives.</p> <p>The Objective of focusing on the regeneration and renewal of existing urban areas has a significant positive or positive impact on all SEA objectives. Focusing on the regeneration and renewal of existing urban areas provides an opportunity to enhance access to pedestrian, cycle and public transport networks, incorporate low carbon technologies and promotes an integrated approach to the protection of the water environment whilst supporting sustainable development. The objective therefore has positive impact on the SEA objectives especially Material Assts and Population and Human Health as developments are likely to be located in areas where active travel can be encouraged.</p>									

++	+	~	-	--	?
Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

LDP Objectives	SEA Objectives								
	Biodiversity, Flora and Fauna	Historic Environment	Material Assets	Air	Water	Climatic Factors	Landscape	Population and Human Health	Soil
<b>Infrastructure Objectives</b>									
Development locations supported by existing or planned physical infrastructure and services.	~	+	++	~	+	~	+	++	+
Utilise City Deal infrastructure investment as a catalyst for regeneration and economic growth.	~	++	++	~	+	~	+	++	+
A framework for local solutions to waste and energy needs and waste generation using renewable and low carbon technologies in support of the transition to a low carbon economy.	++	~	++	++	++	++	~	++	~
To promote and support measures to reduce and mitigate the effects of climate change.	++	+	++	++	++	++	++	++	+
<p>The Local Development Plan Infrastructure Objectives ensure that proposed development locations are supported by existing or planned physical infrastructure and services. This is likely to have no impact on biodiversity, flora and fauna, air and climatic objectives. It is likely to have a significant positive impact on the material assets and population and human health objectives as the objective 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. The objective on utilising City Deal as a catalyst for investment for the future regeneration and economic growth of Renfrewshire and Scotland has a significant positive impact on material assets and population and human health objectives as the delivery of the projects and the associated upturn in economic activity will result in new infrastructure and will also result in new job opportunities, facilities and services for local population.</p>									
<b>Environment Objectives</b>									
Development that neither individually nor cumulatively causes significant environmental impacts.	++	++	++	++	++	++	++	++	++
An enhancement in the natural environment and built and cultural heritage of Renfrewshire in support of the health of its communities, attractiveness of its places and strength of its diverse economy.	++	++	++	++	++	++	++	++	++
To promote and support measures to reduce and mitigate the effects of climate change.	++	+	+	++	++	++	+	+	+
<p>The Environmental Objectives have a positive or significant positive impact on all the SEA objectives. Enhancing the natural and built environment objective ensures both the protection of habitats and species of local, national and international importance and the protection of Renfrewshire's distinctive historic environment and cultural heritage. The objective of promoting and supporting climate change has a positive or significant positive impact on all SEA objectives. The delivery of renewable and low carbon energy developments should help to reduce emissions and improve air quality and reduce reliance on fossil fuels and help contribute to improvements in human health.</p>									

## Step 2: Environmental Assessment of Renfrewshire Local Development Plan

### Spatial Strategy

- 4.13 The Spatial Strategy remains largely unchanged from that in the 2014 Adopted Renfrewshire Local Development Plan and continues to remain focussed on the promotion of sustainable economic inclusive growth by identifying opportunities for change and supporting investment which assists in regeneration and enhancing communities and places, providing high quality new development in appropriate locations.
- 4.14 The Local Development Plan aims to deliver the principles of the spatial strategy in each new development and all development proposals will be considered against it. The Spatial Strategy has been assessed against the environmental assessment topics and is shown in figure 13.
- 4.15 The assessment illustrates that the Spatial Strategy is largely compatible with the strategic environmental assessment objectives, and the policies in the Local Development Plan. The Renfrewshire Local Development Plan New Development Guidance will provide the opportunity for mitigation of any potential environmental effect. The additional criteria that was added to the Spatial Strategy following the Local Development Plan examination is dealt with in the Post Adoption Statement.

### Spatial Strategy

The Local Development Plan aims to secure the principles of the spatial strategy in each new development and therefore all development proposals will require to be considered in relation to the spatial strategy diagrams and the following criteria.

New development will be supported where it aims to incorporate the following criteria (where relevant):

- 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.

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

**Figure 13: Spatial Strategy Environmental Assessment**

++	+	~	-	--	?
Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

Objectives	SEA Objectives								
	Biodiversity, Flora and Fauna	Historic Environment	Material Assets	Air	Water	Climatic Factors	Landscape	Population and Human Health	Soil
Supports sustainable economic growth and 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 cultural and built heritage, its setting and the natural environment	++	++	++	++	++	++	++	++	++
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 principles of low carbon generating technology to reduce emissions	+	~	+	++	+	++	~	+	++
The development does not have an adverse effect on the integrity of any sites protected as a Natura 2000 site	++	+	~	+	+	+	+	~	++

## Step 3: Strategic Environmental Assessment of the Local Development Plan Policy Framework

4.16 The updated Environmental Report has used the same methodology used in the Environmental Report for the Main Issues Report to assess each policy and development guidance. To ensure a proportionate approach is used where any policies are remaining unchanged from the Adopted Renfrewshire Local Development Plan the previous Environmental Report findings have been included with consideration given to changes to national, regional and local policies, proposals and legislation and updated baseline information.

4.17 The assessment of the policies considers the locational impact of site specific policies. The full policy assessment is provided in Addendum 1, Figure 14 provides a summary of this assessment. Where two different scores have been identified in the assessment of a policy against an environmental assessment topic this is where a policy may have both positive, negative or neutral effects. This is explained further in the detailed addendums.

4.18 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:

- Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence.
- Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years

- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years

4.19 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.

4.20 Addendum 2 provides an assessment of the New Development Supplementary Guidance. Similarly, to the policy assessment the assessment considers the impacts on each of the strategic environmental assessment topics, and whether any effects are likely to be, short, medium or long term and if the effects are likely to be temporary or permanent.

4.21 A Habitats Regulation Appraisal has also been published alongside the updated Environmental Report at the Proposed Plan Stage.

Figure 14 Summary of Policy Assessment

Additional Policies added to the Local Development Plan after the examination have been assessed in the Post Adoption Statement

	++	+	~	-	--	?				
	Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact				
Policy Reference	Strategic Environmental Assessment 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	
Policy E1 Renfrewshire’s Economic Investment Locations	-	~	+	~	+	-	-	+	~	
Policy E2 – City Deal Investment Framework	-	~	++	+	+	+	+	++	-	
Policy E3 – Transition Area	-	~	~	~	~	~	+	+	+	
Policy E4 – Tourism	?	+	+	~	+	+	+	+	-	
Policy E5 – Glasgow Airport Operational Land	-	~	+	+	~	+	-	+	~	
Policy C1 – Renfrewshire’s Network of Centres	~	+	++	+	~	+	+	++	+	
Policy C2 – Development Out with Renfrewshire’s Network of Centres	~	+	+	+	+	+	+	-	+	
Policy I1 – Connecting Places	+	+	++	++	?	++	+	+	~	
Policy I2 – Freight	+	+	~	+	~	++	~	++	~	
Policy I3 – Flooding and Drainage	++	+	+	~	++	++	+	++	+	
Policy I4 – Renewable and Low Carbon Energy Developments	~	~	++	++	+	+	~	++	+	
Policy I5 – Waste Management	?	?	+	-	~	-	~	~	~	
Policy P1 – Renfrewshire’s Places	~	~	+	+	~	~	~	+	+	
Policy P2 – Housing Land Supply	~	~	+	~	~	~	~	++	~	
Policy P3 – Housing Mix and Affordable Housing	~	~	++	~	~	~	~	++	~	
Policy P4 – Sites for Gypsies, Travellers and Travelling Showpeople	~	~	+	~	~	~	~	++	+	
Policy P5 – Green/Blue Network	++	+	++	+	++	+	++	++	++	
Policy P6 – Open Space	++	+	++	+	+	++	+	++	+	
Policy P7 – Dargavel Village	+	~	++	~	+	+	++	++	++	
Policy ENV 1 – Green Belt	++	+	++	+	+	++	++	++	++	
Policy ENV 2 – Natural heritage	++	+	++	++	++	++	++	++	++	
Policy ENV3 – Built and Cultural Heritage	+	++	++	+	+	+	++	++	++	
Policy ENV4 – The Water Environment	++	++	++	++	++	++	++	++	++	
Policy ENV5 – Air Quality	++	++	+	++	+	++	~	++	++	
Policy ENV6 – Natural Resources (Minerals)	-	~	+	-	-	-	-	+	-	
Policy ENV6 – Natural Resources (Soil)	++	+	+	++	++	++	++	++	++	
Policy ENV7 – Temporary Enhancing of Unused or Underused Land	++	+	++	+	+	++	++	++	+	

## **Economy**

- 4.22 The Local Development Plan directs economic investment to the right locations to deliver economic growth inclusively and sustainably and help ensure Renfrewshire communities to access the benefits of this growth. Delivering development within Renfrewshire's Economic Investment Locations ensures that developments are in locations served by walking, cycling and public transport network and may have access to rail freight among to reduce emissions and the reliance on private vehicles.
- 4.23 The City Deal Policy recognises the significant regeneration and inclusive economic benefits that the City Deal Investment will deliver. The City Deal Projects are designed to enhance and increase connectivity in and around Glasgow Airport and Renfrewshire's Economic Investment Locations as well as the overall city realm. Cumulatively, this is likely to assist movement and access around the region helping to develop land which is vacant, derelict or under used directing development to sustainable locations. The Environmental Assessments undertaken at project level have identified required mitigation to ensure that there are no significant adverse effects and the benefits of City Deal investment assist in balancing any possible negative impacts associated with the infrastructure developments.
- 4.24 The Local Development Plan seeks to ensure that new developments have buildings which incorporate low carbon technology and ensure good place making and linkages to green corridors are integral to the design and layout of proposed

developments. This ensures that any proposed developments have positive impact on landscape.

- 4.25 No significant negative impacts have been identified from the Economy policies in the environmental assessment

## **Centres**

- 4.26 The Local Development Plan places Centres at the heart of the communities. The Centre Policies ensure that Renfrewshire Centres offer a range and choice of uses, activities and functions and are vibrant, well designed, accessible places. Utilising a Town Centres First approach supports uses which contribute positively to the economic, social and cultural life of centres, among to improve the quality of offer, create sustainable mixed communities and reduce the need to travel. The environmental assessment has identified that the Centre Policies generally have a positive environmental impact.

## **Infrastructure**

- 4.27 The focus of the Infrastructure Section is to ensure people and places are well connected and investment in infrastructure is made in the right place and at the right time to enable and support development opportunities and sustainable economic inclusive growth. The implementation of new infrastructure to support development in some places can have a negative impact on the environment, therefore the emphasis of the Local Development plan is to locate new development in areas where there is existing infrastructure and the environmental assessment identifies that there is no significant environmental effects.



- 4.28 The Local Development Plan also recognises the importance of City Deal investment to the future economic growth of Renfrewshire and Scotland and provides a flexible and ambitious framework to maximise the potential economic and regenerative opportunities resulting from this investment.

## Places

- 4.29 The Local Development Plan promotes the delivery of sustainable mixed communities with a focus on available brownfield land and previously used land to meet the majority of Renfrewshire's Housing Land Requirements. In particular there is an emphasis on the continued delivery of Renfrewshire's Community Growth Areas at Dargavel Village, Bishopton and Johnstone South West, the environmental assessment recognises that this has a positive environmental effect.
- 4.30 The Strategic Environmental Assessment has demonstrated that identifying further housing sites at Dargavel Village will help reduce the need to allocate additional housing sites in the greenbelt across Renfrewshire which are likely to be in less sustainable locations. This will reduce the likelihood of potential cumulative effects. New housing development through a master planned approach at Paisley South provides an opportunity to integrate mitigation including sensitive design and offers the opportunity to enhance access to pedestrian, cycle and public transport networks, incorporate low carbon technologies and promotes an integrated approach to the protection of the water environment.

## Environment

- 4.31 The Environment section of the Local Development Plan aims to capture the important elements of Renfrewshire's built and natural environment. The environmental policies protect habitats and species of local, national and international importance and a Habitats Regulations Appraisal of the Plan has been carried out. Where policies could affect biodiversity, appropriate assessment is required to avoid any environmental consequences from a development. The Local Development Plan built, and cultural heritage policy seeks to protect and promote Renfrewshire's distinctive historic environment and cultural heritage. The policy will assist in the retention and creation of quality places without compromising the integrity of cultural assets.
- 4.32 Under the Water Framework Directive, the Council have a duty to protect and, where possible, improve the Renfrewshire's water environment. The water environment policy safeguards the water environment and aim to ensure that there is no deterioration in the current ecological status. The policy scores positively ensuring the enhancement of biodiversity, flora and fauna surrounding blue corridors.
- 4.33 The Local Development Plan contains two new environment policies on Minerals and Soil and the temporary greening of spaces. Proposals for the temporary greening of unused or underused land that is awaiting development is has been influenced by the Environmental Report as it can deliver a positive impact to the built and natural environment and overall amenity of the area therefore having a significant positive environmental impact.

4.34 The minerals policy has the potential to have a negative environmental effect. However, the policy ensures that full consideration is given to the environmental consequences that may result in terms of emissions, biodiversity, soil, or landscape, and therefore aims to have a neutral impact.

4.35 Renfrewshire has Class 1 Nationally important carbon-rich soils, deep peat and priority peatland habitat. There are also 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. The soils policy has a significant positive environmental effect as development proposals are required to avoid where possible areas of peat land or carbon rich soil.

4.36 The environmental assessment identifies that environment policies generally have a significant positive effect especially on biodiversity, climatic factors, landscape and population and human health.

### **New Development Supplementary Guidance**

4.37 The Environment Assessment of the New Development Supplementary Guidance has illustrated that there is not likely to be a significant negative impact on any of the environmental topic areas through the implementation of the strategies and guidance. The assessment shows that the majority of the supplementary guidance will have a positive or significant positive impact on the environment.

4.38 Appropriate mitigation will be applied where required to reduce any negative impact from the implementation of the supplementary guidance.

## Step 4: Assessment of Proposed Sites and Policy Designations

4.39 In addition to assessing the policies contained in the Proposed Local Development Plan, an environmental assessment was undertaken on all proposed sites and policy designations. The findings of these assessments are presented in addendums and a summary of the findings are provided below:

- Addendum 3 – Housing Assessments
- Addendum 4 – Economic Investment Locations and Strategic Hubs
- Addendum 5 – Transition Areas
- Addendum 6 – Network of Centres

4.40 Each site/policy designation is considered against the nine Strategic Environmental Assessment topics, a summary of the issues provided and any mitigation that may be required is identified.

### Housing Assessments

4.41 The housing site assessments include the allocated sites within the Proposed Renfrewshire Local Development Plan, housing sites submitted through the Main Issues Report and Suggestions for Land Use Exercise.

4.42 The new housing sites allocated for development in Local Development Plan are located within and at the edge of settlements. They provide a range and choice of sites and new opportunities for self-build across Renfrewshire. The new housing allocations provide a positive contribution to settlements assisting

in enhancing and creating attractive, sustainable places across Renfrewshire.

4.43 No significant negative impacts on the environment have been identified on any of the allocated sites. The allocated site known as, Beardmore Cottages in Inchinnan also assessed under Appropriate Assessment in the Habitats Regulation Appraisal due to the close proximity of the site to the Black Cart SPA designated for the protected Whooper Swans.

4.44 The Housing Land Supply supports sustainable patterns of development, prioritising the redevelopment and regeneration of brownfield and previously used sites to help create sustainable mixed communities across Renfrewshire.

4.45 Where a constraint has been identified on a housing site, appropriate mitigation has been suggested which can be applied at planning application stage and/or during early development. The main constraints on the sites relate to air and water where any negative impact on the environment can be dealt with through the submission of an Air Quality Assessment, Flood Risk Assessment and Drainage Impact Assessment, assessment and consideration of this impact and the approach and mitigation.

4.46 For all the 2018 Housing Land Audit Sites, the positive impacts outweigh any potential negative impacts brought by development. The development of these housing sites will bring positive impact to population and human health through the development of a mix and range of housing in sustainable locations.

- 4.47 The potential housing sites submitted through the Main Issues Report and of Land Use Change exercise have also been assessed. Across the environmental assessment topics, a number of negative and significant negative impacts on the environment were identified.
- 4.48 Negative impacts that were identified included landscape and air quality with the majority of the submitted sites on greenbelt land and an increase in emissions from increased car travel with lack of nearby public transport. A large number of the suggested sites also don't have a positive impact on population and human health due to the distance from nearby services and public transport.
- 4.49 A number of the sites submitted have co-location issues which were identified during the assessment due to nearby industrial and factory uses, waste and water facilities and land disturbance works such as mining and quarries.
- 4.50 The environmental assessment has influenced the decision making process when choosing the most suitable housing sites to allocate. The sites assessed in Figure 2 in Addendum 2 includes sites that had too many negative impacts that were not outweighed by the positive benefits. The sites were therefore not considered to be in a sustainable location and therefore not suitable for development

## Economic Investment Locations and Strategic Freight Hubs

- 4.51 Delivering development within Renfrewshire's Economic Investment Locations and Strategic Freight Hubs ensures that development and investment is encouraged in sustainable locations that are served by public transport to reduce car emissions and congestion on the roads. Based on the findings from the assessment, air and water is likely to be impacted on the most from development due to the increase in car travel and potential flooding. However, 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.
- 4.52 There will also be a positive impact on landscape with the introduction of new landscaping along with the development. Many of the development sites will allow remediation of derelict and vacant land. The introduction of new landscaping will also assist in reducing any extra emissions created from the development.
- 4.53 Any 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 any planning applications.

## Transition Areas

- 4.54 The Environmental Assessment of the eight transition areas identified potential negative impacts on air, water and climatic factors due to the likely increase in car and carbon dioxide emissions associated with site development and the potential flood risks on some of the transition areas. However, this is countered with a positive impact on landscaping part of a development. As well as this, remediation of existing soils and improving the condition of the land as well as reducing the amount of vacant and derelict land in these areas.
- 4.55 Development within the transition areas may have a significant positive impact on population and human health. The positive impact is brought on by increased social benefits through a wider range of housing, improved services and facilities, investment to the local area and more employment opportunities in sustainable locations.
- 4.56 Throughout the Strategic Environment Assessment of the Transition Areas, no co-location issues were identified.
- 4.57 The Erskine Riverfront Transition areas was further 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 protected Redshank. The Habitats Regulation Appraisal accompanies the Renfrewshire Proposed Local Development Plan.
- 4.58 Overall, the positive environmental effects from development within the Transition Areas out way any potentially significant

negative impacts. For each Transition Areas, appropriate mitigation has been given to overcome and/or lesson any potential issues that development may cause. Within the Development Guide published for each Transition Area, the most appropriate development for the area will be suggested alongside, potential mitigation measures as well as assessments required at suggested planning application stage.

## Network of Centres

- 4.59 The Environmental Assessment illustrates that the Network of Centres policies will not have a significant negative impact on the environment. Development within many of the centres are likely to have a positive impact on material assets by increasing the provision of services.
- 4.60 Future development and regeneration of Renfrewshire's Centres will have a significant positive impact on population and health of each Centre's infrastructure as this is likely to be improved and public realm enhanced.
- 4.61 Air quality and impact on climatic factors continues to be a consideration 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 be maintained with measures in place to control this impact.

## 5. Conclusion

- 5.1 This Environmental Report provides a Strategic Environmental Assessment to ensure the integration of environmental considerations into the Development Plan preparation process.
- 5.2 The assessment has informed decision making as well as aiming to ensure enhanced environmental protection in the next Renfrewshire Local Development Plan.
- 5.3 Consideration of the environment is only one aspect, although an important aspect, of the broad range of elements that informs the preparation of the Renfrewshire Local Development Plan. An important balance has to be achieved amongst environmental, economic and social considerations.
- 5.4 Where potential environmental effects are identified, appropriate mitigation and adaptation measures have been identified. Through this report, in the Local Development Plan as well as in the other assessments and Background Reports. This helps ensure that mitigation measures to address any potential negative impacts have been included in the Environmental Assessment.
- 5.5 Cumulative synergistic effects and potential co-location issues have also been identified where possible, although by their nature, these cannot always be pre-empted. In order to address these, mitigation measures have also been applied to those effects that have become apparent during the assessment.

## How the Strategic Environmental Assessment has influenced the Plan

- 5.6 The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of how the Local Development Plan is influenced by with other relevant plans, programmes and strategies and how environmental protection objectives are achieved.
- 5.7 The Strategic Environmental Assessment has influenced the Renfrewshire Local Development Plan. The policies and the New Development Supplementary Guidance have all been assessed against the environmental topics. The majority of the policies within the Local Development Plan have remained unchanged since the last Local Development Plan 2014.
- 5.8 The assessment has been used to consider unchanged and new policies and supplementary guidance aiming to minimise negative impact on the environment and boost the positive benefits.
- 5.9 The environmental assessment resulted in changes and tweaks to the wording of policies to include the enhanced protection of open space, flooding and drainage, connecting places and the natural and built environment. New policies were also developed and influenced through the environmental assessment including policies:
- Policy E2- City Deal Investment Framework
  - Policy P4 – Sites for Gypsies/Travellers and Travelling Showpeople
  - Policy P7 - Dargavel Village.
  - Policy ENV 6 - Natural Resources (Minerals and Soil)

- Policy ENV 7 - Temporary Enhancement of Unused or Underused Land.
- 5.10 Following the examination of the Local Development Plan the Reporter recommended the inclusion of 3 new policies within the Infrastructure Section of the Plan. The policies relate to:
- Policy I6 - Communications and Digital Infrastructure;
  - Policy I7 - Zero and Low Carbon Developments; and
  - Policy I8 - Developer Contributions.
- These 3 policies have been assessed in the Post Adoption Statement, however these are not new policies and are guidance that was previously in the New Development Supplementary Guidance which is now in the Local Development Plan.
- 5.11 Policy E2 recognises the significant regeneration and inclusive economic benefits that the City Deal Investment will deliver. The City Deal Projects are designed to enhance and increase connectivity. Mitigation will help ensure that there are no significant adverse impacts on the environment.
- 5.12 Policy P4 supports the identification of privately-owned transit or permanent sites for Gypsies/Travellers and Travelling Showpeople and has significant positive population and human health benefits and material assets.
- 5.13 The introduction of Policy P7 in relation to Dargavel Village was assessed against the environmental topics to determine the extent of the environmental impact of this development. A number of positive benefits in relation to soils, landscape, biodiversity and population and human health will be brought from the development of Dargavel Village. Some of these benefits are already visible as the development progresses.
- 5.14 Mineral workings tend to have a negative impact on the environment. The inclusion of Policy ENV 6 seeks to ensure that any proposals for the winning and working of minerals will not normally be permitted except where related to existing workings. This will minimise any environmental impact. Renfrewshire has Class 1 Nationally important carbon-rich soils, deep peat and priority peatland habitat. Policy ENV 6 ensures development proposals are required to avoid where possible areas of peat land or carbon rich soil and if development was to proceed mitigation would be required therefore having a significant positive environmental effect.
- 5.15 Policy ENV 7 will bring positive environmental benefits through the temporary greening of unused land creating new landscaped areas and improving biodiversity opportunities.
- 5.16 The housing sites, Transition Areas, Economic Investment Locations and Network of Centres within the Local Development Plan have been assessed within this Environmental Report and the findings are presented in the addendums. The assessment was used to determine that only the most suitable sites were included within the Local Development Plan and these sites would not have a significant adverse impact on the environment. Development Proposals including the developable extent of sites will be determined at the planning application stage and will be informed by appropriate technical assessments in line with the Development Plan. Suitable mitigation measures to minimise or avoid any negative impact will be defined at this stage.
- 5.17 Consideration of the findings of the Strategic Environmental Assessment have demonstrated that the Renfrewshire Local

Development Plan will not have a significant impact on Renfrewshire's environment.

## **Monitoring**

- 5.18 Following the adoption of the Renfrewshire Local Development Plan on the 15<sup>th</sup> December 2021, the Council is required to monitor the significant environmental effects of the implementation of the Plan. This monitoring should enable the identification of significant environmental effects arising from the implementation of the Local Development Plan and any unforeseen effects, in order to allow remedial action to be taken where required.
- 5.19 The State of the Environment Report is reviewed on a regular basis and this data forms a key source for monitoring the Local Development Plan. The measures that are to be taken to monitor the significant environmental effects of the implementation of the Renfrewshire Local Development Plan which will be included within future Monitoring Statements and will form part of the post-adoption statement which is prepared as soon as reasonably practicable after the adoption of the Renfrewshire Local Development Plan. Figure 15 illustrates the indicators will be included within the monitoring framework.



# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

**Figure 15: Monitoring the Local Development Plan**

Topic	SEA Objective	SEA Indicator	Data Source
<b>Biodiversity, Flora and Fauna</b>	Protect and enhance sites designated for their nature conservation value and conserve and enhance Renfrewshire's biodiversity.	Status of Designations	Renfrewshire Council Data, SNH, Woodland Trust, Forestry Commission
		Areas of ancient and semi natural woodland	
		Woodland habitat network	
<b>Historic and Cultural Environment</b>	Protect, maintain and enhance the built, cultural and historic environment and promote good quality place making.	Conservation Areas and Listed Buildings	Renfrewshire Council Data, Clyde Muirshiel Park Authority, SNH, Historic Environment Scotland
		Country and Regional Parks	
		Archaeological Resource	
		Historic Gardens and Landscapes	
<b>Material Assets</b>	Maximise use and reuse of material assets by promoting brownfield development. Facilitate regeneration, enhance the Green Network and provide the most sustainable locations for waste management.	Recreational Land and Playing fields	Renfrewshire Council Data, GCV Green Network Partnership
		Access – Core Paths	
		Green Network – Corridors/ Connectivity	
		Built Facilities - Education	
		Built facilities – Arts and Leisure	
<b>Air</b>	Improve air quality and reduce the level of airborne pollutants. Promote the use of sustainable locations to minimise the negative impact of transportation.	Number of days exceeding air quality limits	Renfrewshire Council Data
		Exceedance in annual mean limits	
		Reduction in emissions from road traffic	
		Reduction in number of air nuisance complaints	
<b>Water</b>	Protect and enhance the water environment and promotion of sustainable flood risk management.	Overall water body status	Renfrewshire Council Data, SNH, SEPA and Scottish Water
		River water quality	
		Ground water quality	
		Flooding	

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<b>Climatic Factors</b>	Reduce Renfrewshire's Carbon and Ecological Footprints and promote adaptation and mitigation in relation to Climate Change. Facilitate the creation of sustainable places.	Greenhouse gas emissions	Renfrewshire Council Data, the Met Office
		Energy consumption	
		Transport emissions	
<b>Landscape</b>	Protect and enhance the Green Belt and strengthen landscape character in Renfrewshire.	Area of land in the green belt	Renfrewshire Council Data, SNH
		Area of Wild Land	
<b>Population and Human Health</b>	Protect and enhance quality of life in Renfrewshire.	Population change	
		Life expectancy	
		Deprivation	
		Employment	
		Alcohol related deaths	
		Weekly wage	
<b>Soil</b>	Promote the reuse and remediation of vacant and derelict sites and protect and enhance peat soils.	Energy efficiency of housing stock	Renfrewshire Council Data, SNH
		Vacant and derelict land	
		Landscape Character	
		Contaminated Land	



## Appendix 1: Template of Assessment

The template that was used as the basis for the Strategic Environmental Assessment of potential housing development sites for Local Development Plan 2.

**Ref:**

**Previous Ref:**

**Site Address:**

**Site Size (Ha):**

**Local Development Plan Policy**

**Proposal**

**Ownership/Developer if Known:**

**Housing Numbers (Estimate):**

**Programming (Estimate):**

**Any Works Carried Out Since Last Local Development Plan:**

### Site Visit Comments

**Site Boundaries:**

**Landscape:**

**Adjoining landscape character and land uses:**

### Planning History

**Planning Application History:**

**Reporters Comments:**

**Pre-Main Issues Report Meeting:**

### Key Agency Comments

**Scottish Environmental Protection Agency:**

**Historic Scotland:**

**Transport Scotland:**

**Scottish Natural Heritage:**

**Scottish Water:**

**Sportscotland:**

## Strategic Environmental Assessment

### **Biodiversity, Flora and Fauna**

For example, Impact on SAC/SPAs, SSSIs, NNRs, LNRs, TPOs, and on protected species.

### **Historic Environment**

For example, impact on scheduled monuments and on locally important archaeological sites and their settings. Impacts on listed buildings and their settings. Impact on Conservation Areas or on a garden and designed landscape.

### **Material Assets**

For example, the impact and linkages to Core Paths and other cycle networks, rights of way. Opportunity to help the green network

### **Air**

For example, impacts on AQMA, will development introduce a new potentially significant air pollution to the area.

### **Water**

For example, flood Risk and alleviation, nearby water supplies, impact on designated water body

### **Climatic Factors**

For example, impact and opportunities for solar gain, protection from prevailing winds. Linkages to public transport. What impact does the site have in terms of carbon emissions (Using SPACE modelling)

### **Landscape**

For example, impact on landscape designations. Impact on landscape capacity

### **Population and Human Health**

For example, the impact on open space provision, active travel opportunities

### **Soil**

Is the site Greenfield/ brownfield land, contamination issues, could there be the loss of peat soils or the loss of best quality agricultural land.

## Overall Assessment of the Site

### **Strategic Environmental Assessment Overall Assessment of the Site:**

### **Overall Assessment of the Site:**

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

## Appendix 2: Responses from the Consultation Authorities and other Consultees to the Main Issues Report

Respondent and Reference Number	Summary of Representation	Response to Issue Raised
003 Scottish Natural Heritage	<p>Broadly agree that the environmental issues/concerns and key trends have been correctly identified, the assessment of likely significant effects on the environment have been carried out satisfactorily and the measures that could prevent, reduce or offset any significant adverse effects on the environment when implementing the Plan have been clearly identified.</p> <p>Welcome that a site assessment template was used to assess each of the proposed housing sites and combines both a planning appraisal and Strategic Environmental Assessment. We consider this to be an effective way to align and influence the thinking on the suitability of each of the development sites.</p> <p>We note that the site assessments set out in Appendix 2 will be updated in preparation of the Proposed Renfrewshire Local Development Plan and the identification of pipeline sites, should they be required, will be informed by a planning and Strategic Environmental Assessment. We welcome this approach.</p> <p>Would highlight that one of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The updated Environmental Report should therefore identify any changes made to the plan as a result of the SEA.</p>	<p>Noted</p> <p>The Site assessment template has provided an effective tool to assess each proposed housing site combining both the planning and environmental assessment.</p> <p>The site assessments have been updated.</p> <p>The Plan has been influenced by the Strategic Environmental Assessment and the changes have been identified in the summary in the conclusion.</p>
004 John McDonald Local Resident	<p><b>Question 3 – Additional Comments</b></p> <p>States that the gross incapacity and dilapidation of the Gryffe Valley Trunk Sewer must render all the proposed development sites as unsuitable as they are unable to be properly served by already surcharged public foul sewers.</p> <p>Notes that current methods being adopted for on-site temporary storage of effluent in times of storm are untenable as there is no possibility of the water authority carrying out future essential routine maintenance works to ensure the continuing operation of this storage. Considers that the Council are negligent as the Housing Site Assessments have been published without comment from Scottish Water.</p>	<p>The Planning Authority have received comments from Scottish Water. Scottish Water have provided commentary which includes information on water and drainage capacity, whether there are any flooding issues and if there is existing infrastructure that can accommodate the proposal. This information will be used to inform updated site assessments.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>005 Jeannie Mackenzie Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b></p> <p>Doesn't agree with the Environmental Baseline. See responses to Main Issues Report</p> <p><b>Question 2 – Assessment of Main Issues</b></p> <p>Doesn't agree with the environmental assessment of the preferred options and alternatives. It is considered that the Council need to be much bolder and achieve much more in renewable technologies and in infrastructure that supports pedestrian, cycling and public transport.</p> <p><b>Question 3 – Additional Comments</b></p> <p>Strengthen the bus network. Bring in electronic signage to advise when next bus is due.</p> <p>Further develop the cycling network – in particular deal with the gap in the track at Elderslie and link the two cycle paths through Kilbarchan</p> <p>Critically examine private housing design in terms of sustainability and demographic shift.</p>	<p>Noted.</p> <p>The Strategic Environmental Assessment is prepared in line with legislation and in consultation with Statutory Authorities.</p> <p>The Council includes robust policies in the Local Development Plan to protect the environment and support sustainable development that promotes development in the right locations with a policy framework that encourages pedestrian, cycling and public transport linkages as well as supporting new renewable technologies.</p>
<p>007 Gail McClory Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b></p> <p>Agrees with the Environmental Baseline.</p> <p><b>Question 2 – Assessment of Main Issues</b></p> <p>Agrees with the environmental assessment of the preferred options and alternatives.</p> <p><b>Question 3 – Additional Comments</b></p> <p>Keep the greenbelt in rural Renfrewshire.</p>	<p>Noted.</p> <p>Noted.</p> <p>The boundaries of the green belt have been reviewed through the preparation of the Local Development Plan. A large majority of the land within Renfrewshire's boundary is rural and therefore land designated as green belt.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>0037 Linda Campbell Local Resident</p>	<p><b>Question 3 – Additional Comments</b> Keep the greenbelt in rural Renfrewshire</p>	<p>Noted. The boundaries of the green belt have been reviewed through the preparation of the Local Development Plan. A large majority of the land within Renfrewshire’s boundary is rural and therefore land designated as green belt.</p>
<p>0041 Elaine Boyle Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b> Agrees with the Environmental Baseline</p> <p><b>Question 2 – Assessment of Main Issues</b> Agrees with the environmental assessment of the preferred options and alternatives.</p>	<p>Noted.</p> <p>Noted.</p>
<p>0068 Mr &amp; Mrs Sime Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b> Green Belt Release</p> <p>Green Belt Area surrounding Bridge of Weir and in particular St Andrew’s Drive and Barassie is a part of the community and to remove this attraction would devalue the village. The area is utilised for:</p> <ul style="list-style-type: none"> <li>• children to play,</li> <li>• families to explore,</li> <li>• dog walkers, and</li> <li>• home to many types of wildlife including Birds of Prey, Deer, Foxes and other small animals.</li> </ul> <p>Removing Green Belt and replacing it with pollution and traffic does not seem in keeping with the drive from the government to reduce pollution and increase air quality.</p>	<p>Noted. A large majority of the land within Renfrewshire’s boundary is rural and therefore land designated as green belt.</p> <p>As part of the preparation of the Local Development Plan, the boundaries of the green belt have been reviewed.</p> <p>The identification of a small amount of green belt land release to meet the housing need and demand of Renfrewshire.</p> <p>The land at St Andrew’s Drive has not been identified as a housing site required for the Renfrewshire Local Development Plan Proposed Plan.</p>



# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>0069 Linda Henderson Local Resident</p>	<p><b>Question 3 – Additional Comments</b></p> <p>Concerns regarding Strategic Environmental Assessment of site LDP2077 (Elderslie Golf Course) in terms of an inaccurate basic description of biodiversity. The majority of the site is not hard standing, and vegetation includes trees of many ages, some over a hundred years old. The area supports a wide variety of wildlife including newts, voles, shrews, field mice, hedgehogs, bats, weasels, stoats, grey squirrels, moles and foxes as well as roe deer which are habitually found in the area. The bird life roosting in this area also includes owls.</p>	<p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>
<p>0084 Glen Collie Local Resident</p>	<p><b>Question 3 – Additional Comments</b></p> <p>Disagrees with the Strategic Environmental Assessment of the Biodiversity, Flora and Fauna. The majority of Local Development Plan site 2077 - Elderslie Golf Club consists of mature woodland, the structures and buildings comprising less than 2 % of the 1.7 Ha. The sites provide habitats for a number of different species including roe deer, vole, stoat, fox, hedgehog, wild birds and owls. Bats also utilise this ground flying as they search for food which are protected in the UK.</p> <p>Historic Environment – states that there are a number of cultural facts about Newton Cottage and the surrounding woodland -The cottage dates from about the middle of the 17th century and was the birthplace of Wilhelmina Alexander (1756 – 1843) who was “The Lass of Ballochmyle” referred to in Burns’ song. Some of the grave markers removed by Paisley Museum from the area just north of Newton Cottage allegedly had carvings of elephants, which made them highly unusual for their dates, indicating possibly burial of a high status individual. Although the location of the original Elderslie Estate “Big House” is no longer evident, it is possible that part of the structure would fall within the area designated in LDP2077. Certainly, archaeological investigation would need to be undertaken so as not to chance the destruction of any significant remnants of the family who owned all of Renfrewshire and most of the west end of Glasgow.</p> <p>Air - Where we are fortunate enough to live in an area of relatively clean air, it seems to me that removal of a structure, which is scientifically proven to be a major contributor to the maintenance of that clean air, would be madness.</p> <p>Water – Disagreed with the assessment that there are no flood risk issues with the site. When it rains there is a steady wash from the compacted soil at the top of the hill to the</p>	<p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>

	<p>north towards the Elderslie Main Road, (where flooding in the dip under the Sustrans overpass is common). Runoff from rainfall also flows to the west and the area immediately below the track is always boggy as is the area immediately to the north of the 17th green. Any increase in paved areas, as would occur with an addition of 20 dwellings to this area, would need careful planning and a significant increase in the capacity of the already overstretched storm drainage system.</p> <p>Landscape – Disagrees that that it is a flat site located on the edge of a golf course. The site is not flat, it is a hill. It not at the edge of the golf course. It is at the southern most end of Newton Avenue that protrudes into the Golf Course. This site would border existing properties on the north and south and would be contiguous with the gardens of all of the properties on the south side of Roundhill Drive.</p> <p>Population and human health - selling the land to a developer has the potential to improve the amenity of the area by allowing improvements to a private golf club and the enjoyment of its members</p> <p>Soil – Agrees that the development of the site may result in the sealing of previously undeveloped land. Further investigation is required to ensure there would be no limitation to the effect of change of use, because most of the land is not in “existing use associated with the operation of the golf course.” Less than 5% qualifies as “being in existing use”. 95% of the land is untouched woodland with native species of trees and ground cover. It is a home to a diverse range of wildlife, both flora and fauna.</p> <p>Concludes that given the size of the site and the fact that little of it is currently being used as land associated with the maintenance of the golf course (less than 5%), and is comprised largely of mature woodland, there would likely be significant environmental issues associated with development.</p> <p>The addition of twenty dwellings, at the end of a small and well contained community would impact significantly on the already difficult access to Elderslie Main Road.</p>	
<p>0093 Jennifer Nethery</p>	<p><b>Question 1 – Environmental Baseline</b></p> <p>Agrees with the Environmental Baseline.</p>	<p>Noted.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

Local Resident	<p><b>Question 2 – Assessment of Main Issues</b></p> <p>Agrees with the environmental assessment of the preferred options and alternatives.</p>	Noted.
0094 Donald Nicol Local Resident	<p><b>Question 1 – Environmental Baseline</b></p> <p>Agrees with the Environmental Baseline.</p> <p><b>Question 2 – Assessment of Main Issues</b></p> <p>Agrees with the environmental assessment of the preferred options and alternatives.</p>	Noted.  Noted.
0096 Russell Gibb Local Resident	<p><b>Question 1 – Environmental Baseline</b></p> <p>Considers that the Council could do better. Questions when was the last time a new greenspace was created, instead of a housing scheme? Paisley is particularly short of easily accessible quality greenspace and Renfrewshire is dirty and noisy. Vehicles are polluting and choking the region.</p> <p><b>Question 3 – Additional Comments</b></p> <p>There should be defined targets for the reduction of harmful emissions and a long-term strategic transportation plan that provides a solution to unhindered transportation growth.</p>	<p>The policies in the Renfrewshire Local Development Plan recognise that the natural environment plays a central role in the prosperity of Scotland with green spaces contributing to the community's health and wellbeing.</p> <p>An Open Space audit has been undertaken for Renfrewshire to inform the next Renfrewshire Local Development Plan. Open space will be highlighted in the proposals maps to show the significance of these spaces alongside other land uses.</p> <p>A key aim of the Renfrewshire Local Development Plan is to promote sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and facilitate adaptation to the likely effects of climate change in line with the Climate Change (Scotland) Act 2009.</p>

<p>0100 Iain Steven Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b> The Environmental base lines that are contained within the propositions for this next/ future Local Development Plan, fail to include, depict and demonstrate the impact of previous, recently completed and current developments have on this future plan. As a result, all Local Development Plan proposals submitted to the 2017 draft plan, should be held in stasis in their current form. They require re-submittal for consideration with all conditions, including maps, environmental, traffic and any other related studies, with the exact and accurate conditions that exist at the time of submittal for inclusion in the draft proposed Renfrewshire Local Development Plan.</p> <p>There are number of the developer submissions which have not referenced or included developments currently under construction and developments approved in the present/ current 2014 – 2019 Local Development Plan.</p> <p>A number of submitted proposals for inclusion in the next /future Local Development Plan, fail to account for any impact which housing locations may have on businesses. In summary, many of the submittals for this next / future Local Development Plan, by not representing or including the current 2014 to 2019 Local Development Plan conditions, will result in conditions which are not accurately reflected.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Across the subcategories of the assessment, there are contradictory, mistaken or inverted assertions, where claims lack specifics, lack detail, and use references to “Norms”, which is inadequate to make an informed decision or ruling on.</p> <p>The larger plan and scheme must include up to the minute information on all aspects in relation to submissions and inclusions for the next 2019 - 2024 Local Development Plan and future 2024 to 2029 Local Development Plan.</p> <p>The reuse of vacant and derelict brownfield sites is strongly supported over the erosion of the greenbelt. Previous commercial and industrial sites already have the necessary infrastructure and are more sustainable.</p> <p><b>Question 3 – Additional Comments</b> The Local Development Plan does not place sufficient gravity or priority on regeneration of land previously used for Commercial and Industrial purposes, being turned over to</p>	<p>The Renfrewshire Local Development Plan aims to set out the land use strategy for Renfrewshire over the next 10 years.</p> <p>The Monitoring Statement which accompanied the Main Issues Report demonstrated the impact of the policies and proposals which feature in the current adopted Renfrewshire Local Development Plan (2014). The information from this Monitoring Statement is used when preparing further iterations of the Plan.</p> <p>The submission of the information by developers can not be controlled by the Planning Authority. The information has to be considered as submitted by the Planning Authority.</p> <p>The Renfrewshire Local Development Plan promotes the delivery of sustainable mixed communities with a focus on available brownfield land and previously used land to meet the majority of Renfrewshire’s Housing Land Requirements.</p> <p>When preparing the Local Development Plan all existing sites capable of housing development along with those currently under construction are taking into consideration along with trends, economic, environmental and social factors and from that Renfrewshire’s housing need and demand is calculated.</p> <p>The Local Development Plan has identified a small amount of green belt land to meet the housing need and demand in Renfrewshire.</p> <p>The strategy in the next Renfrewshire Local</p>
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	<p>housing development, in this post-industrial era. Concerned about:</p> <ul style="list-style-type: none"> <li>• Slow sales and take up of housing released through 2014-2019 indicating a lack of demand for further land release for housing</li> <li>• The accuracy of the statistical basis and analysis for further housing demand</li> <li>• Pressure on infrastructure and services such as Health Care provision, education, public transport, road traffic volumes, which are already beyond that reflected in the 2014-2019 Local Development Plan and planning approvals, and</li> <li>• Renfrewshire Towns have experienced a reduction in residents, while villages have seen an increase. The Local Development Plan should be encouraging populations to return to towns which is more sustainable.</li> <li>•</li> </ul>	<p>Development Plan will aim make regeneration a clear priority for a range of uses.</p>
<p>0101 Laura McKay Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b></p> <ul style="list-style-type: none"> <li>• Impact on the greenbelt with the additional housing.</li> <li>• The impact on drainage</li> <li>• The impact on wildlife and insects</li> </ul> <p><b>Question 3 – Additional Comments</b> Local Development Plan site reference 2003/2007/2024/2025/2030/2035/2036/2038//2039/2040/2045/2055/2064/2070 Opposed to the building on these sites for the following reasons:</p> <ul style="list-style-type: none"> <li>• Pressure on the infrastructure within Bridge of Weir, Houston Kilbarchan area - not suitable for the proposed housing.</li> <li>• The roads are in a poor state of repair and cannot accommodate the additional traffic associated with development.</li> <li>• The negative impact development can have on biodiversity, and</li> <li>• Increased flood risk and impact on the sewage infrastructure.</li> </ul>	<p>When considering proposals put forward for development the Planning Authority consult with a range of statutory bodies, stakeholders and consultees.</p> <p>The Housing Site Assessments aims to summarise all of the main opportunities and constraints raised by various bodies and issues raised by the communities that surround these suggested sites.</p> <p>Infrastructure is a key consideration when looking at any potential development site. The Renfrewshire Local Development Plan Proposed Plan outlines an ‘Infrastructure Considerations Plan’ highlighting are where infrastructure is key to proposals. Issues such as drainage, roads and biodiversity is looked at in great detail by all internal and external parties that are consulted.</p> <p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>0105 JH Group Commercial</p>	<p><b>Question 1 – Environmental Baseline</b> Agrees with the Environmental Baseline.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Agrees with the environmental assessment of the preferred options and alternatives.</p>	<p>Noted.</p>
<p>0108 Sydney McCance Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b> Agrees with the Environmental Baseline.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Agrees with the environmental assessment of the preferred options and alternatives.</p> <p><b>Question 3 – Additional Comments</b> None</p>	<p>Noted.</p>
<p>0116 Grace Moore Local Resident</p>	<p><b>Question 3 – Additional Comments</b> Health Impact Assessment too vague and poor.</p>	<p>The Strategic Environmental Assessment has undertaken an assessment of each Local Development Plan policy and what effect it will have on population and human health.</p> <p>Health Impact Assessments are not currently part of the suite of assessment that require to be carried out by the Planning Authority.</p>
<p>0119 Ciaran Gilfedder Residents Action Initiative</p>	<p><b>Question 1 – Environmental Baseline</b> Agrees with the Environmental Baseline.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Agrees with the environmental assessment of the preferred options and alternatives.</p>	<p>Noted.</p>
<p>0121 Ken Ramsay Local resident</p>	<p><b>Question 3 – Additional Comments</b> Local Development Plan 2077 - Elderslie Golf Course at Newton Avenue General  Concerned about the possible development of this site because the description of the site</p>	<p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>

	<p>is inaccurate and misleading, as confirmed by the Woodland Trust and the Forestry Commission.</p> <p>Site description: There are conflicting descriptions of the site in the site assessment. This wood has 80% canopy cover, i.e. it is not scrubland and the maturity profile are “generally mature and regenerating” (with some veteran beech trees).</p> <p>Biodiversity, Flora and Fauna: There is a considerable range of biodiversity on this site including bats, deer and woodland birds.</p> <p>Flood risk: As the site is elevated there is little risk of it flooding, however currently during periods of heavy rain there is a significant runoff flowing down Newton Avenue and through the properties adjacent to it. The removal of trees and the addition of hard areas will increase this flow.</p> <p>Site area: Surveyors have been taking measurements on the area behind Nos 29 and 31 Newton Avenue which suggests that the development may be greater than that indicated on the plan.</p> <p>Local amenity: There is frequent traffic congestion at the foot of Newton Avenue and new development will exacerbate the congestion. Potential removal of mature trees and bushes at the boundary between Newton Avenue and the proposed development will have a detrimental impact on amenity.</p> <p>As this site is designated greenbelt and not required to satisfy the area’s housing needs, it would appear wrong to include it in the Local Development Plan, particularly if there is an inaccurate classification of the site.</p>	
<p>0128 Maclean &amp; Spiers Land Owner / Developer</p>	<p><b>Question 1 – Environmental Baseline</b> Agrees with the Environmental Baseline.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Agrees with the environmental assessment of the preferred options and alternatives.</p>	<p>Noted.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>0129 - Scottish Leather Group Ltd Developer</p>	<p><b>Question 1 – Environmental Baseline</b> Agrees with the Environmental Baseline.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Agrees with the environmental assessment of the preferred options and alternatives.</p> <p><b>Question 3 – Additional Comments</b> No additional comments</p>	<p>Noted</p>
<p>0145 - Gladman Developments (Kilmacolm Road, Bridge of Weir) Land Owner / Developer</p>	<p><b>Question 2 – Assessment of the Main Issues</b> Local Development Plan 2069 - Kilmacolm Road, Bridge of Weir</p> <p>Gladman, with assistance from specialist consultancies, has carried out a significant level of technical assessment in relation to site Local Development Plan 2069 (Kilmacolm Road, Bridge of Weir) which contradicts the Council’s environmental assessment of this site in the Strategic Environmental Assessment, particularly with regard to sustainable transport and landscape impact.</p> <p>The Council should reassess site Local Development Plan 2069 in light of this evidence and with a view to allocating the site for housing development.</p>	<p>Site assessment has been updated to reflect the comments from the Scottish Government Reporter (Planning and Environmental Appeals Division) following the planning appeal decision on the site.</p> <p>The Reporter concluded that the appeal for residential development should be dismissed.</p> <p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>
<p>0147 - Gladman Developments, Sandholes Road, Brookfield Land Owner / Developer</p>	<p><b>Question 2 – Assessment of the Main Issues</b> Local Development Plan 2043 - Sandholes Road, Brookfield</p> <p>Gladman, with assistance from specialist consultancies, has carried out a significant level of technical assessment in relation to site LDP2043 (Sandholes Road, Brookfield) which contradicts the Council’s environmental assessment of this site in the SEA, particularly with regard to ecology, flood risk and drainage, sustainable transport and landscape impact. The associated reports accompany this representation form.</p> <p>The Council should reassess site Local Development Plan 2043 in light of this evidence and with a view to allocating the site for housing development.</p>	<p>Site assessment has been updated to reflect the comments from the Scottish Government Reporter (Planning and Environmental Appeals Division) following the planning appeal decision on the site.</p> <p>The Reporter concluded that the appeal for residential development should be dismissed.</p> <p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>



<p>0151 – Miller Homes Land Owner / Developer</p>	<p><b>Question 3 – Additional Comments</b></p> <p>Allocation of Caplethill Road, Paisley (Ref: Proposed Local Development Plan 2041) for residential development in the emerging Proposed Local Development Plan 2 would present a sustainable and logical expansion to the existing settlement and support the delivery of the Paisley South Expansion Area.</p>	<p>Following consultation on the Main Issues Report, further work was undertaken in reviewing the site assessments.</p> <p>An independent landscape assessment and a strategic green belt assessment has been undertaken.</p> <p>Where required the site assessments have been updated to reflect updated information.</p> <p>The identification of a small amount of green belt land release to meet the housing need and demand in Renfrewshire has been identified.</p> <p>Development of the site at Caplethill Road is not required to meet the housing need and demand in the next Renfrewshire Local Development Plan.</p>
<p>0152 – Cala Homes Land Owner/ Developer</p>	<p><b>Question 3 – Additional Comments</b></p> <p>Allocation of Kilmacolm Road, Houston (Ref: Proposed Local Development Plan 2052) for residential development in the emerging Proposed Local Development Plan 2 would present a sustainable and logical expansion to the existing settlement and support the delivery of the Paisley South Expansion Area.</p>	<p>Following consultation on the Main Issues Report, further work was undertaken in reviewing the site assessments.</p> <p>An independent landscape assessment and a strategic green belt assessment has been undertaken.</p> <p>Where required the site assessments have been updated to reflect updated information.</p> <p>The identification of a small amount of green belt land release to meet the housing need and demand in Renfrewshire has been identified.</p> <p>Development of the site at Kilmacolm Road is not required to meet the housing need and demand in the next Renfrewshire Local Development Plan.</p>

<p>0159 – Linwood Community Council</p>	<p><b>Question 3 – Additional Comments</b> Linwood Community Council has concerns about the impact on the environment in this area:</p> <ul style="list-style-type: none"> <li>• There has been a significant increase in traffic through Linwood due to developments in the villages to the west and the road infrastructure was not designed to accommodate this. Further development of proposed housing and retail development at Paton’s Mill will have further detrimental impact on traffic flow and air quality. Concerned about the lack of safe pavements and dropped kerbs in the area as there is a local road safety issue.</li> <li>• The success of the Phoenix retail park, whilst welcome in itself, also needs to be addressed. The road access (entry and exit) is completely inadequate, and results, in peak times, in huge traffic queues which are not only inconvenient but also detrimental to the environment.</li> <li>• Cycle lanes would also be beneficial. The Council should address the “missing link” to allow pedestrians and cyclists to cross unhindered and safely underneath the Lincrive interchange.</li> <li>• Additional funding should be available for communities and historic buildings outside Paisley.</li> <li>• Fail to see the need for a Sports Village at Ferguslie Park. There are several sports hubs within a very short distance of Ferguslie.</li> <li>• Would like to see an overhaul of public transport available in the area. Elderly and mobility impaired members of our community find their access to the On-x centre is compromised by the lack of public transport to the door.</li> <li>• Would also like to see prompt action taken with regard to cleaning up the Linwood Lade as outlined in the Linwood Town Strategy document. This would then provide a place accessible to all where the beauty of our local environment and biodiversity can be fully appreciated and enjoyed.</li> </ul>	<p>A Strategic Transport Appraisal has been undertaken across Renfrewshire to inform the Renfrewshire Local Development Plan Proposed Plan.</p> <p>The Transport Appraisal forms part of evidence background papers and considers junction and road capacity that currently exists and the potential impact of implementing the policy framework and proposals set out in the Renfrewshire Local Development Plan Proposed Plan.</p> <p>The Transport Appraisal assist the Planning Authority in selecting the right development sites in the right areas.</p> <p>The Renfrewshire Local Development Plan Proposed Plan promotes active travel, aiming to ensure that walking and cycle links are integral to any new development.</p> <p>Historic and cultural heritage is also promoted across Renfrewshire.</p> <p>By promoting good quality development, the Local Development Plan aims to protect and enhance natural heritage, green spaces, landscape character, biodiversity, as well as recreational and access resources.</p> <p>Ensuring that development is located in the most sustainable locations helps ensure opportunities for links to both active travel and public transport.</p>
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# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>0162 Paterson Partners and Barratt Homes Land Owner/ Developer</p>	<p><b>Question 2 – Assessment of the Main Issues</b>                  Site: - Whitelint Gate, Bridge of Weir</p> <p>There is inconsistency between the Council’s environmental assessment of the Whitelint Gate site and that recorded by the Reporters’ to the previous Local Development Plan. It is considered that the Whitelint Gate site is a brownfield site [in part] and in this regard is considered sustainable and complies with the Spatial Strategy.</p>	<p>Site assessment has been updated to reflect the comments from the Scottish Government Reporter (Planning and Environmental Appeals Division) following the planning appeal decision on the site.</p> <p>The Reporter concluded that the appeal for residential development should be dismissed.</p> <p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>
<p>0170 - Amin Hussain Land Owner/ Developer</p>	<p><b>Question 2 – Assessment of the Main Issues</b>                  Site: - Candren Road, Linwood</p> <p>The preferred use for this site is a leisure development incorporating BMX track, go-karting, an indoor attraction and associated car park. No records of flooding on this site</p>	<p>The site assessments state that removing this site in isolation could set an undesirable precedent for development of green belt land in this area.</p> <p>The site is also identified in the Local Development Plan as the Candren Bowl SINC and is not suitable for development.</p>
<p>0171 - SEPA Consultation Authority</p>	<p><b>Question 1 – Environmental Baseline</b></p> <p>Generally, consider that the relevant environmental issues have been identified in the Environmental Report. However, although the material assets SEA objective references waste no baseline information is included on this matter within the Environmental Report. Our guidance on the consideration of material assets in SEA may provide useful information on sources of baseline data regarding this topic.</p> <p>Water is not listed as a SEA Topic which could be impacted as a result of any of the main issues. We consider this topic should have been listed against city deal investment, housing land supply, Bishopston, Paisley South and renewables.</p> <p>We also consider that soil, given the implications for carbon rich soils including peat, should have been listed against renewable.</p>	<p>The potential impact on the water environment and on soils has been assessed against each policy in the Local Development Plan.</p> <p>The policy framework has been updated to reflect the comments received from SEPA. It is considered that the changes made to both the Renfrewshire Local Development Plan Proposed Plan and the accompanying Updated SEA reflects guidance given by SEPA.</p>

	<p><b>Question 2 – Assessment of the Main Issues</b> Generally satisfied with the assessment of the LDP objectives and main issues options and alternatives presented within Section 4 of the Environmental Report.</p> <p><b>Question 3 – Additional Comments</b> In terms of the site assessment, our review of the promoted sites (letter dated 04 May 2016 under PCS/146265) highlighted flood risk, proximity to leather tannery in Bridge of Weir and the capacity of the existing sewage treatment plant at Lochwinnoch to accept any increased loading without a further deterioration of the parameters which determine the status of Castle Semple Loch to be a constraint for many of these proposals. These comments remain valid; particularly for Local Development Plan 2036 and Local Development Plan 2039 in relation to the tannery and Local Development Plan 2028, 2032, 2065 and 2066 in Lochwinnoch.</p> <p>We note, and welcome, that the outcome of the assessment, as summarised in Appendix 2, generally reflects these findings.</p> <p>With reference to sites which are being carried forward from Local Development Plan 1 it is noted that only those which are still to progress through the planning process have been reassessed.</p> <p>Whilst we are generally satisfied with this approach it may have been useful, in line with Planning Advice Note 1/2010, to consider within the assessment whether there had been any new information available for assessment (e.g. updated SEPA flood maps) to ensure that these remain effective.</p>	<p>Noted that SEPA are generally satisfied with the assessment of the Local Development Plan Objectives and Main Issues and Alternatives.</p> <p>The Housing Site Assessments have been updated which accompanies the Renfrewshire Local Development Plan Proposed Plan to take account of the observations made.</p>
<p>0174 – Cala Land Owner Developer</p>	<p><b>Question 3 – Additional Comments</b> Northbar, Erskine (Phase 2) (Ref: Local Development Plan 2046)</p> <p>Given the significant shortfall in the scale of new housing allocations required in the emerging Local Development Plan 2, the site should be included as an allocation for housing in the proposed Local Development Plan 2. There are no planning issues with the site which would preclude it from allocation in the emerging Local Development Plan 2.</p>	<p>Following consultation on the Main Issues Report, further work was undertaken in reviewing the site assessments.</p> <p>An independent landscape assessment and a strategic green belt assessment has been undertaken.</p> <p>Where required the site assessments have been updated to reflect updated information.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

		<p>The identification of a small amount of green belt land release to meet the housing need and demand in Renfrewshire has been identified.</p> <p>Development of the site at Northbar (Phase 2) is not required to meet the housing need and demand in the next Renfrewshire Local Development Plan.</p>
0176 - Kelly Kilborn Local Resident	<p><b>Question 3 – Additional Comments</b> Ref: Local Development Plan 2038, Background Paper 2, Housing Site Assessments - West of Lawmarnock Road, Bridge of Weir,</p> <p>Would like to note support for Renfrewshire Council’s position that no more greenbelt land is required for development. Strongly opposes any development of land designated greenbelt at West of Lawmarnock Road, Bridge of Weir, LDP2038, because:</p> <ul style="list-style-type: none"> <li>• Loss of amenity and character of the greenbelt</li> <li>• Loss of productive agricultural land</li> <li>• Increased traffic, reduced road safety and poor public transport</li> <li>• Pressure on local infrastructure including schools</li> </ul>	<p>Noted. A large majority of the land within Renfrewshire’s boundary is rural and therefore land designated as green belt.</p> <p>As part of the preparation of the Local Development Plan, the boundaries of the green belt have been reviewed.</p> <p>The identification of a small amount of green belt land release to meet the housing need and demand of Renfrewshire.</p> <p>The land west of Lawmarnock Road has not been identified as a housing site required for the Renfrewshire Local Development Plan Proposed Plan.</p>
0180 - Joanna Nethery Local Resident	<p><b>Question 1 – Environmental Baseline</b> Agrees with the environmental baseline</p> <p><b>Question 2 – Assessment of the Main Issues</b> Agrees with the assessment of the Main Issues</p>	<p>Noted.</p>
0184 – Stewart Milne Land Owner / Developer	<p>East of Shuttle Street, Kilbarchan (LDP 2001) The descriptions of the sites relating to Kilbarchan within the Main Issues Environmental Report are generally accurate. However, the analysis in all cases confines itself to the site in isolation and does not consider it within the context of the settlement pattern and the wider landscape. In addition to the limited assessment parameters, many of the conclusions reached within the Environmental Report in respect of 'pipeline' sites, appear</p>	<p>Following consultation on the Main Issues Report, further work was undertaken in reviewing the site assessments.</p> <p>An independent landscape assessment and a strategic green belt assessment has been undertaken.</p>

	<p>to have been influenced by how visible a development might be, although visual amenity and views do not form part of the overall assessment.</p> <p>When assessed against other potential future development sites in Kilbarchan, the proposed site at Mount Pleasant, East of Shuttle Street compares favourably and represents the only realistic opportunity to extend the settlement of Kilbarchan in a sustainable manner in the short to medium term.</p> <p>The initial appraisal work undertaken to date demonstrates that there are no constraints to future development of the site for housing purposes in terms of access, water, drainage, education, ecological and archaeological impacts and that, if specifically allocated in the emerging Local Development Plan, it would make a positive, deliverable addition to the effective housing land supply. Contrary to both past and current criticisms of the proposed site in landscape and visual impact terms, it is well contained and, by keeping any future development well below the ridgeline, coupled with a reinstated shelterbelt and a robust landscape structure, particularly to the east, a stronger and more attractive defensible Green Belt boundary would be created at this location, all without setting an undesirable precedent for future unacceptable development to the east.</p>	<p>Where required the site assessments have been updated to reflect updated information.</p> <p>The identification of a small amount of green belt land release to meet the housing need and demand in Renfrewshire has been identified.</p> <p>Development of the site at East of Shuttle Street in Kilbarchan is not required to meet the housing need and demand in the next Renfrewshire Local Development Plan.</p>
<p>0186 – Scott Simpson Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b> Ref - Local Development Plan 2064 - Thriplee Rd, Bridge of Weir Broadly agree</p> <p>The Housing Assessment Background Paper 2 should apply the selection criteria consistently, include further criteria and not place so much reliance on the resultant shape of the village. E.g. the impact on existing road infrastructure is not fairly applied: the impact on Prieston Road/Horsewood Road from LDP2064 has not been considered.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Broadly agree with the environmental assessment of the preferred options and alternatives.</p>	<p>Completing a proforma for each site submitted allows each site to be assessed in the same manner and issues such as access are considered.</p> <p>Following consultation on the Main Issues Report, further work was undertaken in reviewing the site assessments.</p> <p>An independent landscape assessment and a strategic green belt assessment has been undertaken.</p> <p>Where required the site assessments have been updated to reflect updated information.</p> <p>The identification of a small amount of green belt land release to meet the housing need and demand in Renfrewshire has been identified.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

		Development of the site at Thriplee Road in Bridge of Weir is not required to meet the housing need and demand in the next Renfrewshire Local Development Plan.
0194 - Stuart Salter, Geddes Consulting on behalf of Cala Homes (West) Lynch Homes and Persimmon Homes	<p>Ref LDP – 2047 Southbar, Erskine</p> <p>The respondent has provided a revised planning and SEA assessment for this site. The conclusion reached is the proposal scores more positively against the Council’s Assessment in the following SEA topics:</p> <ul style="list-style-type: none"> <li>• Biodiversity, Flora and Fauna;</li> <li>• Material Assets;</li> <li>• Water;</li> <li>• Landscape;</li> <li>• Population and Human Health; and</li> <li>• Soil.</li> </ul> <p>The impacts of the proposal remain the same as the Council’s Assessment in the following Strategic Environmental Assessment topics: Southbar, Erskine (Ref Local Development Plan 2047) May 2017 Planning Assessment &amp; Strategic Environmental Assessment 4</p> <ul style="list-style-type: none"> <li>• Historic Environment;</li> <li>• Air; and</li> <li>• Climatic Factors.</li> </ul> <p>The updated Strategic Environmental Assessment seeks to demonstrate that Southbar, Erskine (Ref: Local Development Plan 2047) should be scored as having one significant positive impact, one positive impact, five neutral impacts and two negative impacts. The site could be considered to have an overall positive impact. There are no planning issues with the site which would preclude it from allocation in the emerging Local Development Plan 2 for housing.</p>	<p>Following consultation on the Main Issues Report, further work was undertaken in reviewing the site assessments.</p> <p>An independent landscape assessment and a strategic green belt assessment has been undertaken.</p> <p>Where required the site assessments have been updated to reflect updated information.</p> <p>The identification of a small amount of green belt land release to meet the housing need and demand in Renfrewshire has been identified.</p> <p>Development of the site at Southbar is not required to meet the housing need and demand in the next Renfrewshire Local Development Plan.</p>
0196 - Colin Macalister Hall Local Resident	<p><b>Question 1 – Environmental Baseline</b> Agrees with the environmental baseline.</p> <p><b>Question 2 – Assessment of the Main Issues</b> Agrees with the environmental assessment of the preferred options and alternatives.</p>	Noted.

<p>0199 – Historic Environment Scotland. Consultation Authority</p>	<p><b>Question 1 – Environmental Baseline</b>            For information, the classification ‘outstanding’ is no longer used by Historic Environment Scotland in relation to Conservation Areas.</p> <p>Figure 8: Emerging Issues and Opportunities – it is unclear why the Cultural Heritage topic has been omitted; it may be helpful to update this table to explain briefly why topics have been included or omitted.</p> <p>Question 2 – Assessment of the Main Issues            Broadly content with the assessment findings, subject to the detailed comments relating to the site’s assessments provided below. The updated Environmental Report which accompanies the Proposed Plan should clearly set out the mitigation measures identified by the assessment (including how, when and by whom they will be delivered), and should also set out how you intend to monitor the environmental effects of the Local Development Plan.</p> <p>We recommend that when updating the assessments for all preferred pipeline sites and reasonable alternatives, you seek to identify detailed, site specific mitigation, and that it is clear how, when and by whom the mitigation will be delivered.</p> <p>Site assessments (Appendix 2)</p> <p>Local Development Plan 2029 - North + South of Midton Road, Spateston – your assessment identifies that SM12989 Parkview Limekilns is within the site boundary. We consider that, without mitigation measures being put in place, development of this site would have the potential to have significant negative effects on this scheduled monument. We recommend early consultation with Historic Environment Scotland.</p> <p>Local Development Plan 2033 - West of Barochan Road, Houston – your assessment identifies that this allocation could have negative effects on SM3913 Houston North Mound, which is situated adjacent to the site. Given the proximity of the site to the heritage asset, and the scale of proposed development, we consider that there is potential for significant negative effects. We recommend early consultation with Historic Environment Scotland.</p>	<p>Reference to outstanding conservation Areas has been removed.</p> <p>Reference to cultural along with built heritage has been increased throughout the Assessment to take account of its importance.</p> <p>A section on mitigation has been added to the end of the assessment that identifies the indicators that will be used to monitor the Local Development Plan.</p> <p>The site assessments have been updated to reflect updated information including an independent landscape character assessment. Where possible we have identified site specific mitigation for the Greenfield sites that are being released.</p> <p>Site 2029            Given the environmental challenges of the site, the site is considered to be not effective and deliverable in the plan period. It is therefore considered not suitable for release from the green belt as a future housing site.</p> <p>Site 2033            The developer has taken account of comments and prepared an indicative layout which shows a low density development, with extensive landscaping as well as recognition of both the setting of the war memorial and the North Mound. Overall assessment concludes that it is not suitable for release from the green belt as a future housing site.</p>
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<p>Local Development Plan 2040 - Land off Old Bridge of Weir Road (adjacent Gryffe High School), Houston – your assessment identifies that a scheduled monument (SM12853 – Houston South Mound) is adjacent to the site and identifies generic mitigation. Historic Environment Scotland have provided previous advice indicating that negative effects would be likely. However, the assessment scoring indicates that there will be no effect. It is not clear how the scoring aligns with the commentary in this case. In the event that the site is reconsidered at any stage for inclusion in the Local Development Plan, we recommend early consultation with Historic Environment Scotland.</p> <p>Local Development Plan 2050 - South of Merchiston, Brookfield – the assessment of this site does not appear to have included a consideration of potential effects on two listed buildings in the vicinity: LB12802, The White House, Milliken; and LB12803, Milliken Tower.</p> <p>Local Development Plan 2054 - Land at Erskine Hospital, Erskine- although the assessment notes 5 listed buildings on site, and proposes generic mitigation, the assessment scoring indicates that there will be no effect. It is not clear how the scoring aligns with the commentary in this case.</p> <p>Local Development Plan 2066 - Lochwinnoch Golf Club, Club House Area, Lochwinnoch - the assessment of this site does not appear to have included a consideration of potential effects on the setting of B listed Burnfoot House (LB 13834) adjacent to the site.</p> <p>Local Development Plan 2069 - Kilmacolm Road, Gryffe Castle, Bridge of Weir - the assessment of this site does not appear to have included a consideration of potential effects on the setting of B listed Gryffe Castle (LB 12684) adjacent to the site.</p> <p>Local Development Plan 2070 - Goldenlea, Houston - your assessment identifies that a scheduled monument (SM12853 – Houston South Mound) is adjacent to the site and identifies generic mitigation. Additionally, Historic Environment Scotland have provided previous advice indicating that negative effects would be likely. However, the assessment scoring indicates that there will be no effect. It is not clear how the scoring aligns with the commentary in this case. In the event that the site is reconsidered at any stage for inclusion in the Local Development Plan, we recommend early consultation with Historic Environment Scotland.</p>	<p>Site 2040 The assessment scoring has been updated to reflect Historic Environment Scotland’s comments.</p> <p>Site 2050 The boundaries of this site have been amended and are further from the White House, Milliken Tower is still within the proposed site boundary. The assessment has been updated.</p> <p>Site 2054 Site assessment scoring has been updated to reflect the comments from Historic Environment Scotland.</p> <p>Site 2066 Site Assessment has been updated to reflect the Category B listed building, Burnfoot House adjacent to the site.</p> <p>Site 2069 Site Assessment has been updated to reflect the Category B listed building, Gryffe Castle adjacent to the site.</p> <p>Site 2070 The site assessment scoring has been updated to reflect the scheduled ancient monument and its setting.</p>
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# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>0213 - Barratt West Scotland and David Wilson Homes Land Owner / Developer</p>	<p>Kilbarchan Road, Bridge of Weir (LDP 2036)</p> <p>Following a review of the Site Assessment for LDP2036, it is clear that there is some confusion with regards to the extent of the land subject to the Council's Site Assessment.</p> <p>The majority of the comments within the Site Assessment relate to the larger Site previously being promoted, rather than the reduced Site extent now being promoted through this Local Development Plan. From the description given and the Site boundaries considered through the assessment, they note that this repeatedly refers to a larger Site area.</p> <p>Their submission was informed and supported by the findings of a number of technical assessments that have shown there are no insurmountable constraints to development.</p>	<p>Site assessment has been updated to reflect the change in site boundary and reduction in site size. Despite the reduction in size, the site is still prominent green belt site and development would have a significant negative impact on the landscape setting and the site contributes significantly to the local landscape character and setting of Bridge of Weir.</p> <p>The land at Kilbarchan Road, Bridge of Weir has not been identified as a housing site.</p>
<p>0222 – Katy Hall Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b></p> <p>Agrees with the environmental baseline</p> <p><b>Question 2 – Assessment of Main Issues</b></p> <p>Agrees with the assessment of the Main Issues</p>	<p>Noted.</p>
<p>0226 - Catherine Noble Local Resident</p>	<p><b>Question 1 – Environmental Baseline</b></p> <p>Developers of any site should have to carry out flora and fauna surveys for a minimum of 5 years prior to development to prevent loss of native species.</p>	<p>All larger scale planning applications require additional supporting information to be submitted alongside the planning application on issues such as biodiversity to ensure protected species and habitats are not adversely affected.</p>

## Appendix 3: Relevant Plans/Programmes and Strategies

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Considerations for Renfrewshire Local Development Plan
<b>International Level</b>		
The EC Directive on the Conservation of Wild Birds 79/409/EEC 1979	<ul style="list-style-type: none"> <li>• Protect birds naturally occurring in the European territory, applies to birds, eggs, nests and habitats.</li> <li>• Preserve, maintain or re-establish a sufficient diversity and area of habitats. Maintain populations of species considering ecological, scientific, economic and cultural requirements.</li> <li>• Pay particular attention to wetlands especially those of international importance.</li> </ul>	In line with the current Renfrewshire Local Development Plan the next Local Development Plan will continue to set out a policy framework to support and protect Habitats, Biodiversity, Flora and Fauna protected by this legislation.
The EC Directive on the conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC 1992	<ul style="list-style-type: none"> <li>• Preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora.</li> <li>• Maintain and restore natural habitats and of wild fauna and flora, working towards ensuring bio diversity and taking account of economic social and cultural requirements and regional and local characteristics.</li> </ul>	Promoting conservation of biodiversity along with the support and implementation of the Local Biodiversity Action Plan will be a continued consideration in the next Renfrewshire Local Development Plan.
Directive 2000/60/EC establishing a framework for the community action in the field of water policy ('The Water Framework Directive')	<ul style="list-style-type: none"> <li>• To establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater</li> <li>• To enhance protection and improvement of the aquatic environment and promote sustainable water use.</li> </ul>	The Directive sets environmental objectives for each particular type of water body, with due consideration to social and economic costs. Adverse impacts on the water environment will aim to be avoided with a strong policy framework in the next Local Development Plan, continuing to support sustainable water management practices.
Directive 1996/62/EC on ambient air quality and management	<ul style="list-style-type: none"> <li>• To protect the environment as a whole and human health.</li> <li>• To maintain ambient air quality where it is good and to improve it in other cases using limit values and/or alert threshold set for ambient air pollution levels.</li> <li>• Preserve best ambient air quality compatible with sustainable</li> </ul>	Air quality is considered in land use planning decisions, as the specific air quality policy in the current Renfrewshire Local Development Plan along with guidance in the Renfrewshire Local Development Plan New Development Supplementary Guidance. This will continue to be in the next Renfrewshire Local Development Plan.

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

The Landfill Directive 99/31/EC	EU Landfill Directive sets a reduction of target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.	The next Renfrewshire Local Development Plan will continue to consider the targets set by the Directive in the context of land use planning.
European Landscape Convention (2000)	To promote landscape protection, management and planning, and to organise European co-operation on landscape issues.	The next Renfrewshire Local Development Plan continues to assist in maintaining and restoring natural habitats to enhance biodiversity and landscape protection.
Environmental Impact Assessment (EIA) Directive (2014/52/EU)	The aim of the Environmental Assessment Directive is to provide high level of protection for the environment and to contribute to the integration of environmental considerations into the preparation of projects with a view to reduce their environmental impact	Projects which require to be assessed will be considered in line with Environmental Impact Assessment legislation.
<b>National Legislation, Plans, Policies</b>		
Wildlife and Countryside Act 1981 (as amended)	Protection of wildlife (birds, animals and plants), countryside, national parks, public rights of way and the designation of protected areas such as sites of special scientific interest or limestone pavement orders.	The next Renfrewshire Local Development Plan will continue to set out a framework to assist protection of wildlife.
Nature Conservation (Scotland) Act 2004	<ul style="list-style-type: none"> <li>• Conservation of biodiversity</li> <li>• Increases protection for Sites of Special Scientific Interest (SSSI)</li> <li>• Amends legislation on Nature Conservation Orders,</li> <li>• Provides for Land Management Orders for SSSIs and associated land</li> <li>• Strengthens wildlife enforcement legislation</li> </ul>	In line with the current Renfrewshire Local Development Plan, the promotion and enhancement of biodiversity will be continued.
The Conservation (Habitats & c.) Regulations 1994 ('Habitats Regulations')	<p>The Regulations implement the Habitats and Wild Birds Directives and provide for:</p> <ul style="list-style-type: none"> <li>• Measures relating to the conservation of natural habitats and of wild fauna and flora.</li> <li>• Provides for the designation and protection of 'European Sites'. (SCIs, SACs, SPAs and RAMSAR sites)</li> <li>• Protection of European protected species (such as</li> </ul>	The Regulations transpose the Habitats Directive into Scottish legislation. Development proposals set out in the next Renfrewshire Local Development Plan will be considered in line with this legislation.

bats and great crested newts)

<p>The Conservation (Natural Habitats, &amp;c.) Amendment (Scotland) Regulations 2007</p>	<p>The amended Regulations:</p> <ul style="list-style-type: none"> <li>• simplifies the species protection regime to better reflect the Habitats Directive;</li> <li>• provides a clear legal basis for surveillance and monitoring of European protected species (EPS);</li> <li>• toughens the regime on trading EPS that are not native to the UK</li> <li>• ensures that the requirement to carry out appropriate</li> <li>• assessments on water abstraction consents and land use plans explicit</li> </ul>	<p>An appropriate assessment will be required where the Proposed Renfrewshire Local Development Plan is likely to have a significant effect on a European site. This will be considered in line with the preparation of the Renfrewshire Local Development Plan Proposed Plan.</p>
<p>Ancient Monuments and Archaeological Areas Act 1979</p>	<ul style="list-style-type: none"> <li>• To consolidate law relating to ancient monuments and to provide for the inspection and recording of matters of archaeological interest and to regulate such activities.</li> <li>• Provides for nationally important archaeological sites to be statutorily protected as scheduled ancient monuments</li> <li>• Requires authorisation in the form of Scheduled Monument Consent, for the undertaking of certain works this legislation</li> </ul>	<p>Scheduled ancient monuments and archaeological areas will continue to be considered when assessing new development proposals. Ongoing consultation with WOSPS will be essential to ensuring that development in Renfrewshire complies with this legislation.</p>
<p>Planning etc. (Scotland) Act 2006</p>	<ul style="list-style-type: none"> <li>• To bring in a much more inclusive and efficient planning system</li> <li>• To improve community involvement, support the economy, and help it to grow in a sustainable way.</li> </ul>	<p>The next Renfrewshire Local Development Plan will continue to have sustainable development as one of the main central and important considerations.</p>
<p>Water Environment and Water Services (Scotland) Act 2003</p>	<p>The Act seeks to make provision for the protection of the water environment including ground water, surface water and wetlands, for or in connection with implementing the Water Framework Directive including the requirement to establish River Basin Management (RBD) and the development of associated plans.</p>	<p>The Renfrewshire Local Development Plan will continue to be supportive of the Water Framework Directive delivered for the area through the Scottish River Basin Management Plan. The Renfrewshire Local Development Plan will be updated to be in line with any revisions to legislation or new plans and strategies</p>
<p>The Water Environment (Controlled Activities) (Scotland) Regulations 2011</p>	<p>Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.</p>	<p>Development proposals in the next Renfrewshire Local Development Plan will continue to consider the water environment, aiming to ensure water bodies achieve good</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

		ecological status, as required in the Water Framework Directive.
Clyde and Loch Lomond Flood Plan (June 2016)	Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.	Through the Strategic Flood Risk Assessment, the Local Development Plan considers areas at risk of flooding from rivers and/or the sea and the possible constraints it may have on the spatial strategy.
Flood Risk Management (Scotland) Act (2009)	Makes provision for establishing a framework for the assessment and mapping of flood risks and planning in relation to the management of flood risks and the implementation of the European Directive on the assessment and management of flood risks. Introduces flood hazard and risk maps and local and national flood risk management plans. Amends the Reservoirs Act 1975.	The next Renfrewshire Local Development Plan will continue to embed the provisions of the Act.
The river basin management plan for the Scotland river basin district: 2015–2027	The RBMP sets revised objectives for the 12 year period from 2015 to the end of 2027 and a strengthened programme of measures for achieving them.	The next Renfrewshire Local Development Plan will continue to promote the principles and objectives set out in the River Basin Management Plan.
Scottish Environmental Protection Agency (2009) Groundwater protection Policy for Scotland v3: Environmental Policy;	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	The next Renfrewshire Local Development Plan will aim to ensure that developments do not adversely affect ground water supplies, principally from water abstraction and point source pollution
Scottish Environmental Protection Agency Development Planning Guidance on Flood Risk/ Water Environment/ Sustainable Resource Use and Energy/ Air Quality and Co-location/ Soils	Scottish Environmental Protection Agency has produced development plan guidance on a number of topics relevant to their operations. This guidance demonstrates Scottish Environmental Protection Agency's commitment on each of the topics and how this should be carried into the Local Development Plan.	The guidance will be incorporated into the next Renfrewshire Local Development Plan where appropriate.
Scottish Environmental Protection Agency Guidance in assessing the impacts of cemeteries on groundwater	This document aims to provide guidance on cemetery development appropriate to most of mainland Scotland living in areas with thin soil or shallow groundwater. This guidance aims to assist developers and local authorities in assessing potential sites and informing best site design. A phased methodology for site assessment is outlined which is proportionate to the level of risk and the outputs of which can be used to inform planning decisions.	The approaches to cemetery provision outlined in the guidance will be followed in Renfrewshire Local Development Plan where appropriate.

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

<p>Scottish Environmental Protection Agency Planning Background Paper on Flood Risk/ Zero Waste/ Heat Networks and District Heating/ Renewable Energy</p>	<p>The background papers outline Scottish Environmental Protection Agency’s position on various topics. It is based on Scottish Environmental Protection Agency’s interpretation of national planning policy and duties and requirements under each of the relevant legislation.</p>	<p>The next Renfrewshire Local Development Plan must consider the provisions of the various different legislation. This guidance will assist in interpretation.</p>
<p>Scottish Environmental Protection Agency Guidance on consideration of air/ soil/ water in Strategic Environmental Assessment</p>	<p>The Scottish Environmental Protection Agency Strategic Environmental Assessment guidance lists the sources of baseline information and trends for each of the topics and how the subjects should be addressed in the Strategic Environmental Assessment.</p>	<p>The Strategic Environmental Assessment will seek to address the considerations highlighted in the guidance notes.</p>
<p>National Transport Strategy 2016</p>	<p>The Strategy is based upon the Scottish Government’s 5 transport objectives:</p> <ul style="list-style-type: none"> <li>• Promote economic growth by building, enhancing managing and maintaining transport services, infrastructure and networks to maximise their efficiency;</li> <li>• Promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network;</li> <li>• Protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy;</li> <li>• Improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, drivers, passengers and staff; and</li> <li>• Improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport.</li> </ul>	<p>The hierarchy of walking, cycling and public transport along with the promotion of modal shift will continue to control decision making as well as consider the right sites in the right locations.</p>
<p>Development Planning and Management Transport Appraisal Guidance (DPMTAG)</p>	<p>This document provides guidance on Transport Appraisal to inform the preparation of development plans. The purpose of the guidance is to show how Transport Appraisal can be carried out at an early stage of the development plan process, where it can be most effective in helping to shape the spatial strategy and the way in which the spatial strategy will be delivered.</p>	<p>Development Planning and Management Transport Appraisal Guidance principals will inform the preferred and alternative options in the Renfrewshire Main Issues Report and Proposed Plan. Renfrewshire Council will continue to discuss the guidance and principle appendices with Transport Scotland.</p>

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

Environmental Assessment (Scotland) Act 2005	Extends Scottish legislation for Strategic Environmental Assessment beyond the requirements of the 'Strategic Environmental Assessment Directive'	This Strategic Environmental Assessment has been carried out in line with this legislation
Pollution Prevention and Control (Scotland) Regulations 2012	Aims to control pollution from industrial sources. It requires the prevention or reduction of emissions from installations and promotes techniques that reduce the amount of waste and releases overall	Development must comply with this legislation. This will be achieved at the detailed planning application stage.
Land Reform (Scotland) Act 2003	Establishes rights of way across land and rights of communities to buy lands. It also imposes certain duties on local authorities in relation to access on and over land in their areas and, in particular, requires them to draw up and adopt a plan of core paths in their areas.	Renfrewshire's refreshed Core Paths Plan, updated Access Strategy and new Cycling Strategy will be embedded into the next Renfrewshire Local Development Plan.
The Scottish Soil Framework (2009)	Aims to ensure more sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland and encourages better policy integration. Sets out a wide range of activities to contribute toward 13 soil outcomes.	The next Renfrewshire Local Development Plan will aim to provide a framework to assist the sustainable management and protection of soils.
The UK Climate Change Programme (2006)	Designed to deliver the UK's Kyoto Protocol target and move the UK close to the domestic goal to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. It also aims to put the UK on a path to cutting carbon dioxide emissions by some 60% by about 2050, with real progress by 2020.	The Renfrewshire Local Development Plan will continue to contribute towards this by promoting renewable energy, seeking to encourage energy efficiency through sustainable alternatives as set out in existing policies, supplementary guidance and advice notes. This will be reviewed when preparing the next Renfrewshire Local Development Plan.
Changing Our Ways: Scottish Climate Change Programme	It reaffirms local government responsibilities set out in Energy White Paper and implements the Kyoto Protocol, which seeks to reduce greenhouse gas emissions.	The promotion of sustainable alternatives to car and encourage sustainable development and land use will be integral to the next Renfrewshire Local Development Plan.
The Climate Change (Scotland) Act 2009	The Act creates the statutory framework for greenhouse gas emissions reductions in Scotland The Act includes other provisions on climate change in Part 5, including adaptation, forestry, energy efficiency and waste reduction.	The next Renfrewshire Local Development Plan will be in line with the Climate Change Scotland Act in relation to land use policy, proposals and strategies.
Air Quality for England, Scotland, Wales and Northern Ireland: Vol 1 2011.	This Air Quality Strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term. As well as direct benefits to public	The next Renfrewshire Local Development Plan will continue to seek to improve local air quality by reviewing existing policies and supplementary guidance.



# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

	health, these options are intended to provide important benefits to quality of life and help to protect the environment.	
Cleaner Air for Scotland	The purpose of Cleaner Air for Scotland – The Road to a Healthier Future is to provide a national framework which sets out how the Scottish Government and its partner organisations propose to achieve further reductions in air pollution and fulfil the legal responsibilities as soon as possible.	The next Renfrewshire Local Development Plan will seek to provide a framework which contributes to the legal responsibilities in reduction of air pollution.
Securing the Future: The UK Government Sustainable Development Strategy	The UK Sustainability Strategy provides National focus from which Local and Regional actions can follow.	The Renfrewshire Local Development Plan is committed to sustainable development and that will remain integral to the Spatial Strategy in the Renfrewshire Local Development Plan.
Choosing our Future: Scotland's Sustainable Development Strategy	The Sustainable Development Strategy sets out the Executives vision for a Sustainable Scotland. The Strategy provides the following objectives: <ul style="list-style-type: none"> <li>• Living within environmental limits;</li> <li>• Ensuring a strong, healthy and just society;</li> <li>• Achieving a sustainable economy;</li> <li>• Promoting good governance; and</li> <li>• Using sound science responsibly</li> </ul>	The Renfrewshire Local Development Plan is committed to sustainable development and that will remain integral to the Spatial Strategy in the Renfrewshire Local Development Plan.
Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)	Requires all new developments to be sustainable, and it sets out the priorities for Scotland, which focus on resource use, energy use (e.g. fossil fuels, energy efficiency and renewable energy), and transportation (e.g. encouraging better land use planning, alternative service delivery and sustainable transport systems).	The next Renfrewshire Local Development Plan will continue to promote objectives and policies that promote efficient resource use, energy efficiency and reduce the need to travel by private car.
Scotland's Biodiversity: It's in Your Hands A strategy for the conservation and enhancement of biodiversity in Scotland	Outlines a number of actions with the overall aim of conserving biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future	The next Renfrewshire Local Development Plan will continue to promote and enhance biodiversity in the design of new developments through detailed policies and supplementary guidance and will continue to support the Local Biodiversity Action Plan.
2020 challenge for biodiversity – A strategy for the conservation and enhancement of biodiversity in Scotland	The 2020 Challenge for Scotland's Biodiversity is Scotland's response to the Aichi Targets set by the United Nations Convention on Biological Diversity, and the European Union's Biodiversity Strategy for 2020. It is a supplement to the	The next Renfrewshire Local Development Plan will continue to promote and enhance biodiversity in the design of new developments through detailed policies and supplementary guidance and will continue to support the Local Biodiversity

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

	Scotland's Biodiversity: It's in Your Hands (2004). The two documents together comprise the Scottish Biodiversity Strategy. The 2020 Challenge document provides greater detail in some areas, responds to the new international targets, and updates some elements of the 2004 document.	Action Plan.
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.	The next Renfrewshire Local Development Plan will continue to ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.
Ancient Monuments and Archaeological Areas Act 1979	Prescribes the approach to be taken in planning for scheduled ancient monuments and archaeological areas.	The next Renfrewshire Local Development Plan will continue to ensure that scheduled ancient monuments and archaeological areas are not adversely affected by new development.
Scottish Historic Environment Policy (June 2016)	Is the overarching policy statement for the historic environment. It provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment.	The next Renfrewshire Local Development Plan will continue ensure that the historic environment is managed in a sustainable way.
Managing Change in the Historic Environment Guidance Notes Scotland	A suit of Historic Environment Guidance Notes has been produced that translate the policies set out in the Scottish Historic Environment Policy (2011) and The Scottish Planning Policy 2014 into everyday context and language.	The next Renfrewshire Local Development Plan will continue to ensure that the historic environment is managed in a sustainable way.
Our Place in Time - The Historic Environment Strategy for Scotland.	This sets out the 10 year vision for Scotland's historic environment and how its cultural, social, environmental and economic value contributes to the nation and its people.	The next Renfrewshire Local Development Plan will continue ensure that the historic environment is managed in a sustainable way.
National Waste Strategy	To provide a framework within which Scotland can reduce the amount of waste, which it produces, and to facilitate a move to sustainable waste management. The National Waste Plan is the key to implementing the National Waste Strategy. This plan brings together Area Waste Plans for the different Waste Strategy Areas across Scotland.	The next Renfrewshire Local Development Plan will continue to implement the strategy with policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.
Scotland's zero waste plan (2010)	Sets the strategic direction for waste policy in Scotland. Gives	The next Renfrewshire Local Development Plan will continue to

	<p>the lead for future direction, setting a long-term vision of how everyone can help change our approach and attitude to waste to start seeing it as a potential resource. Intended to create a stable framework that will provide confidence for the investment necessary to deliver a zero waste Scotland over the next 10 years. Focuses on the key areas of activity – resource streams, economic opportunity, resource management sector, education and awareness - and sets strategic directions for these for the medium term up to 5 years, with specific actions setting out immediate priorities.</p> <ul style="list-style-type: none"> <li>• 70% of all Scotland’s waste recycled and a maximum of 5% taken to landfill by 2025</li> <li>• Landfill bans for specific types of waste</li> <li>• Source segregation and separate collection of specific types of waste</li> <li>• Restrictions on inputs to energy from waste facilities</li> </ul>	<p>include policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.</p>
<p>The Scottish Forestry Strategy 2006 – Scottish Executive</p>	<p>Defines the strategic policy framework for the future development of Scotland’s forests and woodlands.</p>	<p>The next Renfrewshire Local Development Plan will continue to reflect the key themes which include promoting access to and enjoyment of woodlands, protecting environmental quality, and restoring, maintaining and enhancing biodiversity.</p>
<p>National Planning Framework for Scotland 3</p>	<ul style="list-style-type: none"> <li>• Promotes sustainable economic growth, improved competitiveness and connectivity</li> <li>• Promotes climate change targets and protecting and enhancing the quality of natural and built environments</li> <li>• Promotes development of the knowledge economy</li> <li>• Promotes safer, stronger and healthier communities.</li> </ul>	<p>The third National Planning Framework was approved in 2014. National Planning Framework 3 is the long term strategy for Scotland, it identifies the spatial elements of the Government Economic Strategy and outlines the national priorities for infrastructure investment. These include 14 national developments and other strategically important development opportunities in Scotland. Two of these national developments will be reflected in the Local Development Plan in order to support their delivery:</p> <ul style="list-style-type: none"> <li>• Strategic Airport Enhancements at Glasgow Airport; and</li> <li>• Central Scotland Green Network.</li> </ul> <p>The National Planning Framework also seeks to provide a flexible framework for sustainable growth and development</p>

reflecting the varied assets of each ‘place’. The aim for cities is to transform them into models of low carbon living, supporting growth, addressing regeneration and improving connections. Many of the largest and most vibrant towns are located close to the cities. The strategy recognises the national importance of rural towns and villages and through the vision seeks to have sustainable, economically active rural areas which attract investment and support vibrant, growing communities. As part of this there is a commitment to safeguarding our natural and cultural assets and making innovative and sustainable use of our resources. The Renfrewshire Local Development Plan will reflect this up to date national planning framework.

## Scottish Planning Policy 2014

Replaces all previous Scottish planning Policies. Sets out the purpose and core principles of planning, with advice for various areas of the planning system.

Core principles include:

- The system should be plan led by up to date development plans.
- Constraints and requirements imposed should be necessary and proportionate.
- Clear focus on quality

Scottish Planning Policy promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. The overarching key planning outcomes for Scotland are:

- A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places
- A low carbon place – reducing our carbon emissions and adapting to climate change
- A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use
- A connected place – supporting better transport and digital connectivity

Scottish Planning Policy ensures that by protecting and making efficient use of existing resources and environmental assets, that planning can help everyone to live within their environmental limits and to pass on healthy ecosystems to future generations. Planning can also help to manage and improve the condition of assets, by supporting communities in realising their aspirations for their environment and facilitating their access to enjoyment of it. By enhancing our surroundings, planning can help make Scotland a uniquely attractive place to

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

		work, visit and invest and therefore support the generation of jobs, income and wider economic benefits. The policies expressed in the Scottish Planning Policy inform the content of the Renfrewshire Local Development Plan.
Planning Advice Notes (PAN's)	PANs provide advice on good practice and other relevant information.	All relevant Planning Advice Notes will be considered in the preparation of the next Renfrewshire Local Development Plan
Circulars	Circulars also provide statements of Scottish Government policy contain guidance on policy implementation through legislative or procedural change.	All relevant Circulars will be taken into account in the preparation of the next Renfrewshire Local Development Plan
Creating Places - A policy statement on architecture and place for Scotland	Sets out the comprehensive value good design can deliver. Successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy.	Place and regeneration opportunities will be central to the next Renfrewshire Local Development Plan.
Designing Streets: A Policy Statement for Scotland	Designing Streets outlines the Scottish Government's commitment to move away from processes which tend to result in streets with a poor sense of place and to change the emphasis of policy requirements to raise the quality of design in urban and rural development.	Place making will continue to be at the heart of the next Renfrewshire Local Development Plan
Disability Discrimination Acts 1995 & 2005	Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people. Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.	The next Renfrewshire Local Development Plan will consider opportunities for all. The Equality Impact Assessment for the next Renfrewshire Local Development Plan will ensure that these opportunities are considered and assessed in the preparation of the next Renfrewshire Local Development Plan.
<b>Regional Level Guidance</b>		
Clydeplan Strategic Development Plan (2017)	The SDP sets out a long term Spatial Vision and Spatial Development Strategy (SDS). This determines the future geography of development in the city-region to 2035, and supports economic competitiveness and social cohesion, set	The next Renfrewshire Local Development Plan will be consistent with the strategic policies and environmental objectives set out in the Clydeplan Strategic Development Plan 2017.

	<p>within a sustainable environmental approach. It is about creating a quality of place by focusing on the continued regeneration and transformation of the city-region's communities whilst securing positive action on its key asset, its natural environment. It seeks to minimise the development and carbon footprints of the city-region, meet climate change emissions targets and above all, support a drive towards a sustainable low carbon economy.</p>	
<p>Glasgow and Clyde Valley Forestry and Woodland Strategy</p>	<p>The aim of the woodland Strategy is to increase the economic, social and environmental contribution that forests, and woodlands make to Glasgow and the Clyde Valley. Through making the most of both the existing woodlands and creating opportunities for new ones where they add most value to the environment, local communities and society as a whole.</p>	<p>The next Renfrewshire Local Development Plan will reflect the aims and objectives of the forestry strategy helping to ensure that Renfrewshire's forests and woodlands are utilised to their full potential.</p>
<p>Glasgow &amp; Clyde Valley Area Waste Plan (2003)</p>	<p>Considers all waste streams but focuses on municipal solid waste and introduces the Best Practicable Environmental Option (BPEO) for dealing with this waste. This is to be delivered through a staged approach, reducing the quantity of biodegradable municipal solid waste in landfill to 75% by 2010, 50% by 2013 and 25% by 2020 of 1995 levels. The plan focuses primarily on the 2010 target but considers the situation beyond in more general terms. Aims to develop waste management systems that will control waste generation, reduce the environmental impact of waste production, improve resource efficiency, stimulate investment and maximise the economic opportunities arising from waste.</p>	<p>The next Renfrewshire Local Development Plan will continue to promote waste minimisation and environmental protection.</p>
<p>A Catalyst for Change: The Regional Transport Strategy for the west of Scotland 2008-21 (2008)</p>	<p>Sets out SPT's strategic direction to 2021 and the vision, goals, objectives and strategic priorities for transport in the west of Scotland. The strategic priorities are key areas for action over the lifetime of the Strategy and create a framework for the delivery of transport improvements. They provide the context for prioritisation within the Delivery Plan, a five year implementation programme of interventions to be delivered</p>	<p>The next Renfrewshire Local Development Plan will continue to assist in minimising transport related emissions and the consumption of resources and energy through promoting a framework for sustainable development. The Renfrewshire Local Development Plan will aim to reflect any new/updated/refreshed Regional Transport Strategy which is currently being prepared.</p>

	by SPT. Six of the 17 strategic priorities are identified as the particular focus for the first Delivery Plan, and indicators that will be used to measure delivery are also highlighted.	
Strathclyde Partnership for Transport Regional Transport Strategy Delivery Plan 2014-2017	The Delivery Plan links the Regional Transport Strategy to SPT's business planning processes through the strategic priorities and sets out the services, projects and initiatives that will enable the delivery of the RTS over the period 2014 - 2017. The Delivery Plan reflects current social, environmental and economic circumstances at local, regional and national levels.	The next Renfrewshire Local Development Plan will continue to encourage the integration of land-use and transport planning as it is key to achieving sustainable communities and sustainable travel patterns.
<b>Renfrewshire Council Plans and Strategies</b>		
Renfrewshire community Plan 2017 - 2027	The Community Plan sets out the priorities for the Council and its partners over the coming years. It is the key strategic document for Renfrewshire. The Community Plan describes how the Council will work together to achieve a range of shared objectives and targets. The vision is to work together to make Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive.	The next Renfrewshire Local Development Plan continue to reflect the aims of the Community Plan in land use planning terms and demonstrate how it will contribute and support achieving the outcomes.
Renfrewshire Council's Local Transport Strategy.	The Local Transport Strategy document sets out the aims and objectives of the council in terms of an integrated approach to transportation over the next 10 to 20 years and will inform investment decisions for the next 5 years.	The next Renfrewshire Local Development Plan will continue to take into account transport policies and objectives within the Local Transport Strategy and any updated strategy and will align the new Local Development Plan with the Renfrewshire Local Transport Strategy when directing future development within Renfrewshire.
Renfrewshire Outdoor Access Strategy 2016	The Outdoor Access Strategy aims to establish an integrated network of safe and secure routes for walking, cycling, riding and water based activities which is accessible from all communities within Renfrewshire.	The next Renfrewshire Local Development Plan will reflect the aims of the Outdoor Access Strategy.
Renfrewshire Biodiversity Action Plan	Sets out a positive and ambitious approach to biodiversity	The next Renfrewshire Local Development Plan will aim to

# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

2018–2022	conservation and promotion.	assist in safeguarding the priority species and habitats and ensure management of priority species and habitats.
Renfrewshire Core Paths Plan	Aims to create a path network that meets people’s needs, which they can understand, follow easily and use with confidence and which safeguards the essential operation and economic interests of land managers.	The next Renfrewshire Local Development Plan will continue to protect Core Paths from development and improve access to these routes. In the preparation of the Renfrewshire Core Paths Plan the principles and routes will be embedded into the Renfrewshire Local Development Plan.
Physical Activity, Sport and Health Strategy (PASH)	The PASH aims to promote more a healthier lifestyle for the residents of Renfrewshire through increased opportunities for a range of sport and activities, including outdoor access.	The key objectives of the strategy build on the guiding principles of the Community Plan and promote physical activity, including walking and access. The Renfrewshire Local Development Plan will reflect the aims of the strategy.
Paisley Town Centre Asset Strategy and Action Plan	The purpose of the Paisley Town Centre Asset Strategy is to provide an understanding and value of Paisley’s unique heritage offer that lies largely undiscovered. The historic assets, together with a consideration of more contemporary cultural activities, such as sculpture and performance arts, may hold the potential to attract additional visitors and increase spend. The focus is therefore to harness this potential and prepare a realistic, deliverable and integrated asset strategy that plans a route to regenerate and revitalise the town centre.	The next Renfrewshire Local Development Plan will set out a framework to assist regeneration and revitalisation of Paisley Town Centre in line with the Asset Strategy.
Renfrewshire Tourism Framework January 2014	The tourism framework examines the wider context for this Paisley Town Centre Asset Strategy and links recommendations specific to Paisley with a comprehensive understanding of the role of all tourism assets within Renfrewshire.	The next Renfrewshire Local Development Plan will reflect the tourism framework.
Renfrewshire’s Climate Change Declaration	The Declaration seeks to contribute to the delivery of the UK and Scotland’s Climate Change Programme, which includes: <ul style="list-style-type: none"> <li>• Reduction in greenhouse gas emissions;</li> <li>• Adapting to future climate change scenarios;</li> </ul>	The next Renfrewshire Local Development Plan will continue to assist in contributing to the national climate change targets.



# STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT

	<ul style="list-style-type: none"> <li>• Set targets and actions, recording outcomes achieved in an annual statement; and</li> <li>• To ensure that these measures are incorporated into other plan's, programmes and strategies.</li> </ul>	
Renfrewshire's Open Space Audit	The open space audit presents the findings of a mapping exercise of Renfrewshire's 15 main settlements. The audit recorded all types of open space regardless of ownership and accessibility.	The next Renfrewshire Local Development Plan will continue to provide for the development, regeneration and management of the open space in Renfrewshire.
Renfrewshire's Local Housing Strategy	Reflects the housing needs of the area across all tenures. It translates identified priorities into a 5 year action plan and identifies investment needs. Seeks to provide an implementable and manageable housing strategy for the next 5 years as well as setting markers for housing change over the next 15-20 years.	Renfrewshire's Local Housing Strategy sets out the vision for housing in Renfrewshire and provides the strategic direction to tackle housing need and demand and informs future housing investment and related services across the Council area. It sets Renfrewshire's Housing Supply Targets. The ambitious plans also include, the integration of health and social care, tackling poverty and homelessness and a focus on improving conditions in the private rented sector. Ensuring that Renfrewshire will have sustainable, attractive and well designed mixed communities with well functioning town centres is also key as is ensuring that homes are energy efficient. Local Development Plan will be aligned with the Local Housing Strategy to enable sufficient affordable housing, create safe and attractive areas and provide sufficient private sector housing for the plan period.
Renfrewshire's Conservation Area Appraisal	Each Conservation Area Appraisal identifies an area's character and appearance and specify how the Council intends to take forward action to preserve and enhance a conservation area	Conservation Area Appraisals are a vital tool to enable the active management of conservation areas. They identify the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.
Renfrewshire Air Quality Area Order	Legislation requires Renfrewshire Council to designate Air Quality Management Areas (AQMAs) where NO <sub>2</sub> PM <sub>10</sub> exceeds specific concentrations. There is one Air Quality Management Area in Paisley Town Centre.	The next Renfrewshire Local Development Plan will continue to incorporate the Air Quality Area Order into the Plan.

## Glossary

**Alternatives:** The different ways of achieving the plan. They may be referred to as options.

**Baseline:** Data that describes issues and conditions at the inception of the Strategic Environmental Assessment. It serves as a starting point for measuring impacts, performance etc.

**Biodiversity:** The variety of life on earth at all levels – plants animals, species and genes and the ecological processes that support them.

**Brownfield Land:** Land which has previously been developed. The term may include vacant or derelict land, infill land or land occupied by redundant or unused buildings. A site within the settlement boundary where an intensification of use is suitable may also be brownfield land.

**Consultation Authorities:** Organisations with a particular status for involvement in the Strategic Environmental Assessment under the Regulations. A specialist body with environmental expertise that can consider plans and programmes submitted by a Responsible Authority. The Consultation Authorities are; Scottish Ministers (Historic Scotland), Scottish Environment Protection Agency and Scottish Natural Heritage.

**Climate Change:** A change in the statistical properties of the climate system when considered over long periods of time, regardless of cause. Fluctuations over a short period of time do not constitute climate change.

**Cross Boundary Effects:** The effects of a Plan, Programme or Strategy out with the area to which it refers. (See also Trans Boundary effects)

**Cultural Heritage:** Historical features and buildings including scheduled ancient monuments, archaeological sites and landscapes, conservation areas, historic gardens and designed landscapes.

**Cumulative effects:** The effects that result from changes caused by a project, plan, programme or policy in association with other past, present or future plans and actions.

**Density:** The intensity of development in a given area.

**Effective Housing Supply:** The part of the housing land supply which is free or expected to be free of development constraints within the plan period.

**Environmental Assessment:** A tool for integrating environmental considerations into decision making and assessing the significant environmental effects comprising a number of discrete stages.

**Environmental Report:** Document required by the Strategic Environmental Assessment Directive [Directive 2001/42/EEC on the assessment of the effects of certain plans and programmes on the environment as part of an environmental assessment, which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme and reasonable alternatives.

Section 14 and Schedule 3 of the Environmental Assessment (Scotland) Act 2005 sets out the information required in an Environmental Report.

**Flood Prevention:** Works including walls new channels, embankments and flood water storage areas.

**Flood Risk:** The combination of the probability of a flood and the potential adverse consequences associated with a flood for human health, the environment, cultural heritage and economic activity.

**Green Belt:** The land around an urban area with the following purposes:

- To check unrestricted sprawl of large built up areas
- To prevent neighbouring towns from merging
- To safeguard the countryside from urban encroachment
- To preserve the setting and special character of historic towns, and
- To assist in urban regeneration by encouraging the reuse and recycling of derelict urban land.

**Greenhouse Gas Emissions:** Gases occurring naturally in the atmosphere which keep the Earth at a temperature suitable for life by trapping energy from the Sun – the 'greenhouse' effect. The six main gases with a direct greenhouse effect are: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulphur hexafluoride (SF<sub>6</sub>). Emissions from human activities are increasing the concentrations of several of these gases, causing global warming and climate change.

**Green Infrastructure:** A strategically planned and delivered network of high quality green spaces and other environmental features, designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, woodlands and paths.

**Green Space:** Part of our open space resource, Greenspace is any vegetated land or water within or adjoining an urban area. This includes:

- green corridors like paths, disused railway lines, rivers and canals
- woods, grassed areas, parks, gardens, playing fields, children's play areas, cemeteries and allotments
- countryside immediately adjoining a town which people can access from their homes
- derelict, vacant and contaminated land which has the potential to be transformed

**Landscape Character:** Landscape Character is what makes an area unique. It reflects particular conditions of geology, landform, soils, vegetation, land use and human settlement. A distinct, recognisable and consistent pattern of elements, natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another.

**Landscape Character Areas:** Single unique areas and are the discrete geographical areas of a particular landscape type.

**Landscape Character Type:** Distinct types of landscape which are generic in character in that they may occur in different parts of the country, but

wherever they are they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern. Names are generic, for example 'moorland slopes and hills', 'open, intensive farmland' and 'high cliffs and sheltered bays.

**Landscape Character Assessment:** Landscape Character Assessment is a technique used to develop a consistent and comprehensive understanding of what gives the landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. A standard system for identifying, describing, classifying and mapping this variety of landscape: it helps explain what makes landscapes different from each other. LCAs provide more detailed descriptions and analysis at a local level within the national framework of National Character Areas.

**Legacy Sites:** Sites included in the previous Renfrewshire Local Plan that are as yet undeveloped and which have been reassessed to determine their continued inclusion in the new Local Development Plan

**Listed Buildings:** A building of special historical or architectural interest. Listed buildings are graded from A to C. Listing can include the interior and exterior of the building and any buildings or permanent structures such as walls.

**Local Development Plan:** The more detailed layer of the Development Plan system in Scotland.

**Mitigation:** Measures to avoid, reduce or offset significant adverse effects on the environment.

**National Planning Framework:** The spatial strategy for Scotland's future over the next 20 years; guiding development, setting out strategic development priorities to support the Scottish Government's central purpose of sustainable economic development. It identifies strategic infrastructure needs to ensure that each part of the country can develop to its full potential.

**Natura 2000:** Natura sites represent the very best of Scotland's nature. Natura is the term given to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These internationally important sites are designated under two of the most influential pieces of European legislation relating to nature conservation, the Habitats and Birds Directives.

**NOMIS:** A service provided by the Office for National Statistics to give detailed UK labour market statistics.

**Open Space:** Open space includes greenspace consisting of any vegetated land or structure, water or geological feature within and on the edges of settlements, including allotments, trees, woodland, paths and civic space consisting of squares, market places and other paved or hard landscaped area with a civic function

**Precautionary Principle:** The assumption that an activity or development might be damaging unless it can be proved otherwise.

**Prime Quality Agricultural Land:** Land identified as being of Class 1, 2 or 3.1 in the land capability classification for agriculture.

**Ramsar Site:** Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. The Ramsar Convention is an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.

**Responsible Authority:** Under the Environmental Assessment (Scotland) Act 2005, any person, body or office holder exercising functions of a public character is identified as a Responsible Authority. If such an authority prepares a strategy, plan or programme which requires a Strategic Environmental Assessment then that authority is responsible for the Strategic Environmental Assessment.

**Scheduled Ancient Monument:** A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.

**Secondary Effects:** Effects attributable to the plan but which may not be obvious or direct. These are specifically noted in the Strategic Environmental Assessment Directive in order to emphasise the need for broad and comprehensive information regarding the effects.

**Significant Environmental Effects:** Schedule 2 of the SEA Act sets out specific criteria for determining the likely significance of effects on the environment of a Plan, Policy or Strategy.

**Strategic Flood Risk Assessment:** Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. SRFA should form the basis for preparing appropriate policies for flood risk management.

**Sustainable Development:** The Scottish Government supports the five guiding principles of sustainable development set out in the UK shared framework for sustainable development. The five principles are:

- living within environmental limits,
- ensuring a strong, healthy and just society,
- achieving a sustainable economy,
- promoting good governance, and
- using sound science responsibly.

**Sustainable Urban Drainage (SUDs):** SUDs are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.

**Urban Capacity:** An assessment of the potential contribution to the housing land supply of all the possible sources of housing land.





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