

**JOHNSTONE SOUTH WEST COMMUNITY GROWTH AREA
SITE SELECTION EXERCISE**

**STRATEGIC ENVIRONMENTAL ASSESSMENT:
SCREENING DETERMINATION**

21 May 2009

Environmental Assessment (Scotland) Act 2005

Johnstone South West Community Growth Area – Site Selection Exercise

Strategic Environmental Assessment Screening Determination

This statement sets out the Council's determination under Regulation 10(1) of the Environmental Assessment (Scotland) Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for Johnstone South West Community Growth Area – Site Selection Exercise

Having consulted the three Consultation Authorities, and having considered the criteria set out in the Act, the Council considers that the Johnstone South West Community Growth Area – Site Selection Exercise is likely to have significant environmental effects. **The Council has therefore determined that an SEA is required for Johnstone South West Community Growth Area – Site Selection Exercise.**

In making this determination the Council has applied the criteria set out in Schedule 2 of the Environmental Assessment (Scotland) Act 2005, as required by section 8 of the Act and the conclusions reached have been set out in the attached statement of reasons.

Crawford Russell
Head of Planning
Planning and Transport Department
Renfrewshire Council
Renfrewshire House
Paisley PA1 1LL

21 May 2009

STATEMENT OF REASONS for determining that the Johnstone South West Community Growth Area – Site Selection Exercise is likely to have significant environmental effects and therefore a SEA is required.

<p>Criteria for determining the likely significance of effects on the environment</p> <p>(1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effects?</p> <p align="center">YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</p>
<p>1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>The framework for the development of land at Johnstone South West was established through the approved Glasgow and Clyde Valley Joint Structure Plan 2006, which was subject to the SEA process. The purpose of the Site Selection is to identify the green field land to be allocated for housing development. This will determine the area to be subsequently subject to a master planning exercise.</p>	<p>The site selection exercise will identify the green field land to be included as part of the Johnstone South West Community Growth Area. This has the potential to have a localised environmental effect.</p>
<p>1(b) the degree to which the PPS influences other PPS including those in a hierarchy</p>	<p>The requirement for the site selection has been set through the inclusion of Johnstone South West as a community growth area in the approved Glasgow and Clyde Valley Joint Structure Plan 2006. The outcome of the study will determine the area to be subject to the master planning exercise.</p>	
<p>1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>Yes. The aim of the site selection phase of the community growth area is to ensure that the most suitable and sustainable sites are chosen for the allocation of 500 new dwellings. In choosing these sites the Council will use criteria to assess each sites strengths and weaknesses, including walking distance to the rail station.</p>	

<p>Criteria for determining the likely significance of effects on the environment</p> <p>(1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effects?</p> <p>YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</p>
<p>1(d) environmental problems relevant to the PPS</p>	<p>Yes.</p>	<p>The site selection process may raise relevant environmental issues depending on what sites are selected for development. The visual impact of 500 new dwellings and the loss of agricultural and scrub land and a playing field are amongst the likely effects of the development. However, careful design at the masterplan stage will enable key features and sensitive edges to be maintained and generally mitigate the impact of the development.</p>
<p>1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)</p>	<p>No. Community legislation is reflected in the Approved Glasgow and Clyde Valley Joint Structure Plan 2006 and the Adopted Renfrewshire Local Plan.</p>	
<p>2 (a) the probability, duration, frequency and reversibility of the effects</p>	<p>Whilst the impacts of the development on landscape and habitats should be minimized through mitigation methods the loss of green field land to development will be permanent.</p>	
<p>2 (b) the cumulative nature of the effects</p>	<p>Yes.</p>	<p>The Site Selection for the Johnstone South West Community Growth Area is likely to contribute towards cumulative impacts arising from phased and incremental development of approximately 500 homes over a number of years.</p>

<p>Criteria for determining the likely significance of effects on the environment</p> <p>(1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effects?</p> <p>YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</p>
<p>2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States.</p>	<p>No. The site selection process will have no transboundary effects.</p>	
<p>2 (d) the risks to human health or the environment (for example, due to accidents)</p>	<p>No.</p>	
<p>2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>Any impacts that occur as a result of this development will be localised. The 2001 census identifies that the population of Johnstone is 16,847 and that there are 8286 dwellings. Only an additional 500 dwellings are proposed.</p>	<p>The environmental effects are likely to impact only on the land selected for development and land and property in the immediate vicinity.</p>
<p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) intensive land-use.</p>	<p>(i) Initial desk top studies have not identified any special natural or cultural heritage characteristics however further investigation/ information will be required as part of the master planning process.</p> <p>(ii) The site selection process will have no impact on quality standards or limit values.</p> <p>(iii) Housing development will be an intensification of land use</p>	<p>The environmental effects will occur as a result of an intensification of land use from agricultural land, scrub land and a recreational resource to housing.</p>

<p>Criteria for determining the likely significance of effects on the environment</p> <p>(1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p>Likely to have significant environmental effects?</p> <p>YES/NO</p>	<p>Summary of significant environmental effects (negative and positive)</p>
<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>Within the initial site search selection area there is a Site of Important Nature Conservation (SINC). The aim will be to mitigate any potential impacts on the SINC through the masterplan process.</p>	