

Background Report

Renfrewshire LDP

Landscape Assessments





Renfrewshire LDP Landscape Assessment

Final Report

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1.0 INTRODUCTION

Ironside Farrar has been appointed by Renfrewshire Council to undertake landscape assessment of sites to be considered for inclusion within the emerging Local Development Plan.

1.1 Project Brief Summary

Renfrewshire Council are currently preparing a new Local Development Plan (LDP), this will replace the existing plan in 2014. As part of the LDP process Renfrewshire Council carried out a consultation exercise with stakeholders that have an interest in the promotion of land for development to identify sites for consideration.

Renfrewshire Council appointed Ironside Farrar Ltd to carry out a landscape assessment of sites primarily within the Greenbelt to assess the suitability of each site's potential for future development.

1.2 Study Aims and Objectives

The Overall objective of the study is to identify sites to be considered for inclusion in the emerging local development plan for potential future development without adversely affecting the landscape setting of the existing settlements or the surrounding greenbelt. The landscape assessments will then be considered along with other factors affecting suitability for development, such as access and demand, before deciding on the inclusion of sites in the 2014 Local Development Plan.

The key aims of the study have been clearly set out in the brief as follows:

Key Aims

- Develop a robust assessment matrix in accordance with PAN 44 for landscape assessment of sites
- Assess potential development sites individually; noting key features, containment, boundaries and the setting the site creates for the settlement.
- Assess sites within the wider landscape, their ability to absorb development without adverse effects and identify any cumulative issues regarding potential development sites
- Assess potential development sites and the impacts they will have on the setting and character of the greenbelt and settlement

2.0 BACKGROUND

2.1 Geographical Context

Renfrewshire is located on the west coast of Scotland to the south of the River Clyde; west of the City of Glasgow; with Inverclyde to the north west, North Ayrshire to the south west and East Renfrewshire to the south east.

Renfrewshire is located at a transitional area where the conurbation of Greater Glasgow comes to an end and gives way to an increasingly open rural landscape character in the west. Renfrewshire has a varied topography with flat to very gently undulating land in the north east area that stretches inland to the settlements of Houston and Brookfield. The settlements of Paisley, Linwood and Johnstone are within the flat to gently undulating landscape. To the south and west of these settlements the landscape becomes more undulating. The settlements of Bridge of Weir, Houston, Kilmacolm, Howwood and Lochwinnoch are nestled within this undulating landscape. In the south west of the county around the settlement of Lochwinnoch the landscape becomes more undulating and rugged in character. The south west of the county is drained by the Black Cart Water, flowing from Castle Semple Loch at Lochwinnoch in a south west direction. The A737 travels along this river valley until it joins the M8 north west of Paisley. To the north west of Paisley the River Gryffe flows into the Black Cart Water, the River Gryffe drains the west of the county. The east of Renfrewshire is drained by the White Cart Water, this flows through south Glasgow into and through Paisley until it joins the Black Cart Water to the north of Paisley before flowing into the River Clyde.

The largest town in the county is Paisley which merges with Renfrew to the north east and Johnstone to the west. The smaller settlements of Johnstone, Bridge of Weir and Linwood are scattered to the west of Paisley. A cluster of medium sized to smaller settlements can be found along the banks of the River Clyde, these include Langbank and Erskine. The main communication routes are the M8 in an east to west route to the north of Paisley and the A737 in a south west direction from Paisley following the Black Cart Water Valley. The M8 becomes the A8 between Bishopton and Langbank and continues westwards along the coast to Greenock. The A737 cuts across the county in a south west direction from the north west of Paisley past the settlements of Linwood, Johnstone, Kilbarchan and Howwood. The main airport for the west of Scotland, Glasgow Airport, is located to the north west of Paisley just to the north of the junction of the M8 and A737.

Renfrewshire also has a network of National Cycle Routes. The NCN route 7 travels in an east to west direction from Glasgow through Paisley into Johnstone, then in a south west direction towards the settlements of Howwood and Lochwinnoch and on towards Irvine. At Johnstone the NCN route 75 joins the NCN route 7, from Johnstone the NCN route 75 travels in a north west route through the settlements of Bridge of Weir and Kilmacolm and on towards Port Glasgow. These routes generally follow the routes of disused railway lines within Renfrewshire.

The majority of the settlements are within the low lying or gently undulating landscapes with more rugged and undulating hills in the south and west. The Clyde Muirshiel Country Park is within the south west of the study area.

2.2 Extent of Greenbelt

The Renfrewshire greenbelt as shown on figure 2.1 is extensive, covering most of the undeveloped areas around the smaller settlements of Bridge of Weir, Houston and Crosslee, Brookfield, Linwood, Kilbarachan and Howwood, the spaces between the settlements and large areas of open countryside to the north west and south west. The greenbelt does not separate the settlements of Paisley (incl Glasgow Airport) and Johnstone. The development of these settlements has resulted in a localised coalescence. The lack of greenbelt on a bridge of land between Paisley and Johnstone will encourage further development and coalescence of the settlements. There are pockets of Greenbelt between Paisley and Glasgow preventing their coalescence, creating a green wedge between the settlements, this is fairly fragmented and in places there is coalescence. To the south of Bishopton there is a large area excluded from the greenbelt; this is the Royal Ordnance Factory.

2.3 National Greenbelt Policy

Scottish Ministers have set out their policy on Greenspace and informal recreation space in Scottish Planning Policy paragraphs 159 - 164, it recognises the importance of Greenbelt in the co-ordination of appropriate settlement patterns while not being used to hinder development. Key objectives of greenbelt in development plans and settlement strategies are:




- Directing new development to sites within the existing towns and villages protecting and enhancing the quality, character and landscape setting of settlements.
- Safeguarding and promoting viability of settlements.
- Protecting and giving access to open space within and around towns.

Renfrewshire LDP Landscape Assessment

December 2011

7687 GIS 113

Legend

-  Local Authority Boundary
-  Submission Sites
-  Greenbelt



0 1.25 2.5 km

Scale: 1:55,000

Figure 2.1

LDP Submission Sites and Greenbelt

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2.4 Regional and Local Landscape Character

Renfrewshire is covered by SNH's national landscape assessment for Glasgow and the Clyde Valley (1999). There are seven landscape types that overlap the area covered by the green belt. These are further divided into Landscape Character Areas. These are listed in Table 2.1 and shown on figure 2.2 with relevant aspects discussed below.

Table 2.1: Landscape Character Areas from SNH Regional Assessment

SNH Ref.	Regional Landscape Character Type	Local Landscape Character
1	Raised Beach	1b, Inner Firth
2	Alluvial Plain	Houston
3	Urban Greenspace	3b, Hurlet
6	Rugged Upland Farmland	6a, Kilmacolm
		6b, Johnstone
9	Green Corridors	9a, River Clyde
		9g, White Cart Water
		9h, Black Cart Water
10	Broad Valley Lowlands	10a, Lochwinnoch
20	Rugged Moorland Hills	20a, Renfrewshire Heights

Renfrewshire is overlapped by and contains seven landscape types as defined by SNH's Landscape assessment for Glasgow and the Clyde Valley. The Alluvial Plain character type highlights the large flat landscape to the north west of Paisley, the settlements of Linwood, Houston, Bishopton and Erskine are on the peripheries of this landscape type. The Alluvial Plain landscape character type is where the River Gryffe flows into the Black Cart Water and in the north east where the Black Cart Water and White Cart Water meet before flowing into the River Clyde. To the north of Renfrewshire along the southern shore of the Firth of Clyde is the Raised Beach landscape type. To the south of the Raised Beach there is the Rugged Upland Farmland character type, this area is characterised by undulating open grazing fields with some arable farming. The settlements of Bridge of Weir, Bishopton and Erskine are within this landscape character type. To the south of this landscape character type there is the Broad Valley Lowland character type, this character type is the broad valley of the Black Cart Water, including Castle Semple Loch. The settlements of Kilbarchan and Johnstone separate the broad valley Lowlands from the Alluvial Plain to the north east. To the south of Johnstone and the Broad Valley Lowlands there is the Rugged Upland Farmland character type that characterises the topography of Renfrewshire to the south of Johnstone and Paisley. To the east of Paisley there is the Urban Greenspace landscape Character type. This area prevents the physical and visual coalescence of Paisley with west Glasgow.

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Legend

 Local Authority Boundary

 Submission Sites

 Settlements

SNH LCA

 Broad Valley Lowland

 Aluvial Plain

 Raised Beach

 Rugged Moorland Hills

 Rugged Upland Farmland

 Green Corridor

 Urban Greenspace

 Urban

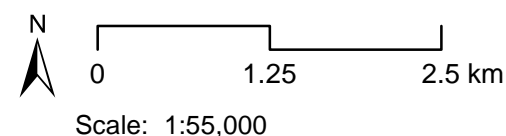


Figure 2.2

SNH Landscape Character Areas

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Raised Beach (Inner Firth)

Raised beaches were created by post-glacial sea level changes which occurred as the land, released from the weight of ice sheets, rose relative to the sea. This landscape type occurs where areas of higher ground reach the coast and where the raised beach is visible as a level platform backed by a steep escarpment. The latter represents the former cliff-line. This landscape character type can be found along the southern shore of the Clyde in the northern area of Renfrewshire.

The SNH assessment identifies that there are steep escarpments that represent the former cliff line below which is a narrow platform representing the former beach that has mudflats along the inner part of the Firth of Clyde. There are coastal settlements and the area is dominated by horizontal elements e.g. M8 / A8 and railway along the coast, the area is also characterised by sections of 'hanging woodland' along the escarpments.

The SNH assessment considers that landscape planning and management should aim to preserve and enhance the distinctive features of the Raised Beach landscape type and the patterns of landcover, settlements and landuse which result. Changes that weaken these patterns or which would introduce conflicting elements in the landscape should, be resisted.



View from Old Greenock Road looking north over the Raised Beach landscape Type

Alluvial Plain

The Alluvial Plain is bordered by the Black and White Cart Waters to the east and by the Rugged Upland Farmland to the west and south. The Clyde Estuary bounds the area to the north. The town of Bishopton lies on the Alluvial Plain. The Alluvial Plain is low, flat and naturally susceptible to flooding. The land is generally fertile with an unusually high amount of arable land for the Greater Clyde Valley area. The remaining agricultural land is improved pasture. Woodland cover is minimal and generally limited to field boundary trees. There are a number of villages, such as Houston and Crosslee, some of these have experienced considerable growth over recent decades.

Large scale industry has had a major impact on parts of this landscape type. Examples include the Royal Ordnance site near Bishopton and Glasgow International Airport to the north of Paisley. Transport routes and associated facilities dominate this landscape. The M8 and railway lines pass through the Alluvial Plain. The Glasgow International Airport and its related infrastructure have a major visual and aural impact on the rural character of the area.

The extents of the greenbelt around settlements reflects what has been identified within the SNH assessment, i.e. landscape management and planning should aim to reinforce the area's rural character. The greenbelt is located around settlements, at locations preventing their coalescence and protecting a settlement's character and visual quality.



Black Cart Water

Urban Greenspace (Hurlet)

On the southern side of Glasgow, there are two distinct areas of undeveloped land enclosed within the urban area, one of these, The Hurlet, is within Renfrewshire. These are the remnants of large estate landscapes. The Hurlet Policies is bounded by Nitshill, Paisley and Dykebar. This is in a strategic location, being a significant area of green space separating West Glasgow from Paisley. The landform is gently undulating, partly defined by fluvio-glacial deposits such as drumlins. The Hurlet Policy contains tracts of estate planting and policy woodlands, the area has a predominance of improved pasture land and contains a Golf Course. The Hurlet Policy landscape represents part of the planned landscape of the Hurlet and Leverndale Estate, however this is fragmented and under mixed management and ownership.

The SNH assessment states that the Hurlet area is fragmented and a lacks identity, this combined with the convergence of major communication routes such as the M8 are creating development pressure. The Hurlet is in danger of losing it's Green Corridors to the wider countryside and losing is what makes the landscape distinctive within the surrounding urban landscape. Landscape planning should aim to conserve the area as an important fragment of countryside within the urban area. Development pressure on this landscape character has been reflected by the number of submissions to the south east of Paisley.



The Hurlet Landscape Character viewed from Caplethill Road

Rugged Upland Farmland (Kilmacolm and Johnstone)

These landscapes are characterised, to a greater or lesser degree, by a rugged, hummocky landscape of steep, craggy bluffs interspersed with more gently undulating farmland. Farms and villages tend to be located in the more sheltered areas, particularly near the northern edge.

The SNH assessment states that development pressure is focused on villages such as Kilmacolm and Bridge of Weir. These have expanded to accommodate commuter settlement. The assessment also states that the varied topography of this landscape type has the potential to accommodate limited expansion of settlements without significant impacts over a wider area. However the rural character of the area would be sensitive to development in more prominent locations. The rural character of the Rugged Upland Farmland should be conserved and developments should be small scale and well sited to maximise screening and integration.



View from Kilallan Road to the north east of Houston

Green Corridors (River Clyde, White Cart Water and Black Cart Water)

The Green Corridors by their nature cross different areas of geology, and their landform reflects these changes. They have quite diverse characters, the common characteristics being their linearity, for the most part, the lack of development and the watercourses which exist within them. The steep sided and wooded river valleys provide important natural edges, definition and setting for development. Each forms a strategic corridor through the urban area, providing links with the surrounding countryside and providing visual relief from the conurbation's built fabric. Recognised today as an important recreation and townscape resource, these corridors have been affected by past patterns of development which frequently turned its back on the open space, or ignored its presence.

The Clyde Green Corridor is influenced along the south bank by farmland with a few local industrial sites, until it reaches the confluence of the Black Cart Water and the Clyde, where there is a large golf course in the historic landscape of Blytheswood House.

The White Cart Water provides an important Green Corridor which flows through the Urban Greenspace Landscape Character. The river meanders gently through arable and pastoral farmland and farm woodland. As the river enters Paisley, the corridor again takes on a denser urban character and is surrounded by housing and old mills in the town centre. At this point, the river is weired and is an important town centre feature flanked by urban parks. The White Cart then runs north between the edge of Renfrew and the floodplain landscapes defining the edge of the conurbation before joining the Black Cart Water.

Black Cart Water is generally a more rural river corridor, flowing down from Castle Semple Loch into Johnstone. However, it reinforces Johnstone's settlement edge and separates the town from the adjacent village of Linwood.

The SNH assessment notes that landscape planning should aim to protect, conserve and enhance these corridors of open land and where possible create and enhance existing linkages to the open countryside.



Confluence of the White and Black Cart Waters at Erskine

Broad Valley Lowlands (Lochwinnoch)

These open valleys are underlain by a variety of rocks that have proved to be less resistant to erosion than the harder basalts which form the moorlands between the Clyde Valley and Ayrshire.

Glacial erosion has created broad, relatively flat bottomed breach valleys. The upper Black Cart valley forms part of a lowland corridor between the Clyde basin and the Ayrshire basin. The low-lying valleys are often wet, as evidenced by lochs, drainage channels and occasional flooding incidences. Barr Loch and Castle Semple Loch, in particular, comprise important landscape features.

The SNH assessment highlights that Landscape planning and management should aim to conserve and enhance the diversity of this valley landscape and its component parts. In particular, this should aim to protect the transitions between valley floor and surrounding hills and prevent developments which would obscure the inherent changes in character.



View from Lochwinnoch looking over Castle Semple Loch

Rugged Moorland Hills (Renfrewshire Heights)

The hills share a common geology, being more resistant than surrounding rocks and have withstood glacial and fluvial erosion to stand as rugged uplands around the north western part of the Clyde Basin. Summits in the Renfrewshire Heights reach up to 500m.

Landcover on these hills is dominated by moorland plant communities including heather and rough grasslands. Extensive areas of peatland are found on the Renfrew Heights. Fields, enclosed within walls and hedges push onto some of the slopes around the edges of these hills.

The SNH assessment recommends that landscape planning and management should aim to conserve the upland character of the Rugged Moorland Hills. Where possible, the visual influence of existing developments should be reduced. New developments which introduce modern elements or which would undermine the sense of 'wildness' and remoteness should be resisted.

3.0 METHODOLOGY

3.1 LDP Proposal Sites

Over 100 sites were submitted following Renfrewshire Council's consultation with stakeholders, landowners and an invitation for anyone with an interest in land for potential development to submit sites for consideration. Of these, 80 sites have been identified by Renfrewshire Council for inclusion within this study. The majority (71) lie within the Greenbelt and covered by policy GB1. The majority of these sites are located around the settlement edge or within green wedges entering settlements. Three sites at Bishopton are, as well as being within the Greenbelt, also within the Bishopton ROF major area of change designation. One site at Renfrew and two at Bridge of Weir are out with the Greenbelt but designated as locally important Business / Industrial area and covered by policy IB9.

The diversity of sites submitted for consideration reflects the development pressures within Renfrewshire. Potential development sites, mainly of a medium to small size for residential use are predominantly located around the existing settlements to the west of Paisley. This highlights their importance as commuter settlements for people who work in Paisley, Glasgow or nearby. A cluster of potential development sites to the north east of Paisley alongside the M8 between Paisley and Glasgow and to the south west of Erskine highlights the pressures associated with the major communication routes (M8, A8 and M898) combined with the close proximity to Glasgow Airport. There are a number of larger sparsely located potential development sites to the east of Kilmacolm, south west of Erskine and west of Kilbarchan. There is also a cluster of sites to the east of Langbank along the Clyde and at Lochwinnoch in the south west.

3.2 Assessment Matrix

Landscape assessment has been carried out at all sites identified by Renfrewshire Council.

The method of assessment has been structured around two main criteria; SPP paragraphs 159-164 on Greenbelt, as described in section 2.3 above, and Scottish Government's PAN 44: *Fitting New Housing Development into the Landscape*. An assessment *pro forma* has been developed based on these criteria to carry out a robust assessment of each site. The *pro forma* notes the following:

- The landscape character of the site, any landscape features, the land use as well as that of the adjoining landscape.
- The overall prominence of the site with a note of any views into, out of and within the site.
- The site's overall value based on visual amenity, cultural significance, distinctiveness and perceived values.
- Does the site create a gateway to the settlement?
- Does the site prevent coalescence of settlements?
- Does the site contribute to the setting of the settlement and does it form a strong boundary to the settlement?

Following analysis the sites were rated individually on a scale of 1 to 5 as shown in table 3.1 below:

Table 3.1:

1,	Sensitive, not suitable for development
2,	Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
3,	Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
4,	Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
5,	Not sensitive to change, suitable for development, few features to retain.

Alongside this score, a summary of site findings was noted. Any mitigation measures that could be implemented were also noted alongside a note of any cumulative issues such as neighbouring sites or potential visual coalescence between potential development sites.

A blank *Pro forma* is within Appendix 1 and the completed pro forma's for all sites are within Appendices 2 – 13.

3.3 Assessment Process

All sites identified by Renfrewshire Council have been visited and assessed for suitability for development. Initially a desk top study of all sites was undertaken. This involved the surveyors assessing OS maps and aerial photos of each site and surrounding area. This gave the surveyor an insight into the land use and landscape type as well as tree cover and any features such as burns and rivers. The survey was carried out primarily on foot and by car, with the surveyors taking photographs and noting the characteristics of the site and its surrounding context.

The surveys were carried out in late June and July 2011, it should be noted that at the time of surveying vegetation was in full leaf. During winter months there may be an increase in partial views to some sites due to vegetation dropping their leaves. This has been taken into account in the assessment of each site.

On site the surveyor noted the boundaries of the site, what they were and what if any containment they provided. The landuse and landscape character was assessed and

noted as well as that of the surrounding landscape and land uses. The site's prominence was assessed and any views to and from the site noted with photos taken. A general description of the site's condition was noted down with particular relevance to the state of repair, dereliction, vandalism and litter. An overall assessment of the value of the site was made with reasons and a note made if the site formed a gateway into the settlement, if it prevented coalescence or formed a strong boundary to the settlement and if the site contributed to the setting of the settlement or wider area. The site was then scored on a scale of 1 to 5 as described in Table 3.1.

3.4 Presentation of results

Completed *pro formas* are within appendix 2 – 13 and provide greater detail on the characteristics and features of each site, these also provide information on the area of each site shown in hectares and in m².

The site information and scores have been summarised in the following sections and illustrated in tables 4.1 – 4.12. A settlement by settlement approach has been taken to illustrate the findings. Each area is discussed and summarised in tables and illustrated on a plan that shows the extents of the settlement and the potential development sites colour coded according to the score awarded.

At the end of each sub section, each settlement is summarised. An overall summary and conclusion is within section 5.0.

4.0 RESULTS OF THE GREENBELT ASSESSMENT

All 80 sites have been visited, assessed and a score concluded, this score represents the surveyors' independent assessment of each site's suitability for development (including release from the Greenbelt) and inclusion in the 2014 Renfrewshire Local Development Plan.

Pro formas that provide greater detail on the characteristics of each site are within appendix 2 – 13. Findings have been divided and illustrated for each settlement and summarised on tables 4.1 – 4.12.

4.1 Bridge of Weir Sites

Bridge of Weir is a settlement to the north east of Kilbarchan and Johnstone. The settlement is nestled within an undulating landscape with the River Gryffe flowing through it. Most sites submitted to Renfrewshire council are located on edge of settlement locations. Most are small to medium sized and, due to the undulating topography, are of varying degrees of prominence. Sites submitted vary in land use from Golf Courses and grazing farmland to industrial sites and a derelict landfill site.

Potential development sites submitted to Renfrewshire Council are predominantly around the settlement edges. These sites are highlighted on Figure 4.1 and summarised on table 4.1 below. More detailed descriptions are on the completed *pro formas* in appendix 2.

Table 4.1 Bridge of Weir sites

Site no	Within the Greenbelt?	Scoring 1-5	Summary
2292	Yes	1	Site is part of the open undulating farmland landscape to the north and west of the settlement. Development here would create a ribbon into the open landscape character and have a negative impact on the setting of the greenbelt and settlement.
2285	Yes	2	The site is in a prominent location, the southern section creates an attractive setting, entrance and 'green wedge' into the settlement. The NCN route 75 travels through this site, land to the north of this between the NCN route 75 and the A761 could accommodate a small amount of development and a new strong settlement edge created.
5015	No	4	The site is within the settlement but could visually have an impact on the setting of the nearby greenbelt, reducing the height of any new development could reduce this impact.
2286	Yes	4	The site is locally prominent, the land is higher than the development to the south west of the site. The site is not prominent in the wider landscape and cannot be seen from Houston Road. Mitigation measures regarding height of development should be taken into account.
2301	No	4	The site is not within the Greenbelt, it is within the settlement and is not in a prominent site. Self-seeded tree belts on site provide an attractive setting that should be maintained.

5028	Yes	3	Former landfill site and surrounding fields the landfill part of the site adjacent to the settlement is well contained by the surrounding undulating fields this area of the site is suitable for development the surrounding fields are not suitable as they are more prominent Mitigation planting around the derelict landfill area should create a new settlement boundary limiting further development
2228	Yes	1	The site is prominently located on the outskirts of the settlement there are open expansive views to and from the River Griffe Valley to the north east The site is also outwith the established settlement edge and would have a negative impact on the character and setting of the Settlement and Greenbelt
2230	Yes	1	The site is prominently located on the southern approach into the settlement and is located outwith the established settlement edge Development of this site would have a negative impact on the setting and character of the settlement and Greenbelt
5020	Yes	2	The site is locally prominent and can be viewed from nearby properties and the Kilcraston Road to the north of the site The majority of the site is prominent within the wider landscape and is visible on the approach to Bridge of Weir the site would also visually alter the developed settlement boundary and extend the settlement to the west The lower eastern section of the site is less prominent and could be developed the elevated areas of the site that are more prominent and create strong visual edge to the settlement should be retained
5001	Yes	4	The site has two halves divided by an escarpment running diagonally through the site 1 and below this escarpment is of low prominence and could be developed without negative impacts on the setting and character of the settlement Above this escarpment there is a Golf Course Fairway that would be outwith the natural settlement boundary created by the escarpment
2248	No	2	The site is locally prominent the existing Club House is a listed building the setting of which should be maintained The open character of this site should be retained within any development of this site
2241	Yes	4	The site contains derelict agricultural buildings and established mature trees to the south that provide containment Development of this site would extend the settlement along Clevans Road
2200	Yes	4	This site is not prominent mature trees on site could reduce impact of development on this site and should be retained The character and setting of Clevans Road would be affected locally but mitigation measures could reduce this
2246	Yes	2	Overall the site is prominent from the local single track roads however there are small pockets where small amounts of development could occur and a strong settlement edge created without negative impacts on the setting or character of the settlement
2247	Yes	2	The site is overlooked from large detached properties to the north and south overall the site is not prominent and any development should not have a negative impact on the nearby conservation area listed buildings or the Golf Course
5036	Yes	3	Areas of the site are prominent and development should be avoided on these Parts of the site are contained by established belts of trees the site is alongside the settlement and could become the next phase in it's development without impacting on the setting or character

4.1.1 Summary

Of the sixteen sites around Bridge of Weir three have been classified as 1 (sensitive and not suitable for development). These sites are all in prominent locations. Areas that are highly visible across the wider landscape as well as sites that help establish a strong defensible settlement boundary have all contributed to the increased sensitivity to development.

All other sites have been classified as 2, 3 and 4. These sites could accommodate varying degrees of development. Five sites have a score of 2. These are sensitive sites suitable only for very limited development. The design of future developments would have to reflect the specific character and setting of that site, ensuring it would not impact negatively on the character and setting of the settlement and that of the greenbelt.

The two sites scored as 3 have fewer areas or elements that are sensitive to development, but careful attention needs to be paid to maintain the character and setting of the greenbelt. These sites have areas that are more prominent and development should be avoided on these areas. Mitigation planting could reduce the impact and create new containment.

The six sites scored as 4 have large areas that are suitable for development, as long as attention is paid to retaining the important features of the site and the redefined greenbelt boundary. These sites are less prominent and could be a natural extension to the Bridge of Weir settlement with limited effects on the settlement or greenbelt.

There were no sites rated as 5, as all sites have elements or areas that are worthy of retention or enhancement thus maintaining the character and setting of the settlement and the greenbelt but at the same time guiding future development.

Renfrewshire LDP Landscape Assessment

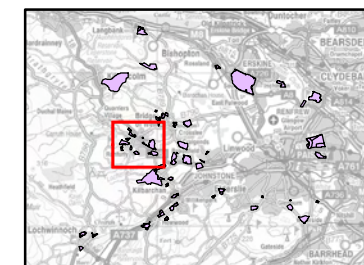
December 2011

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Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

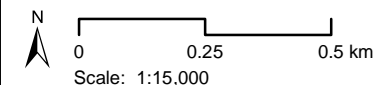
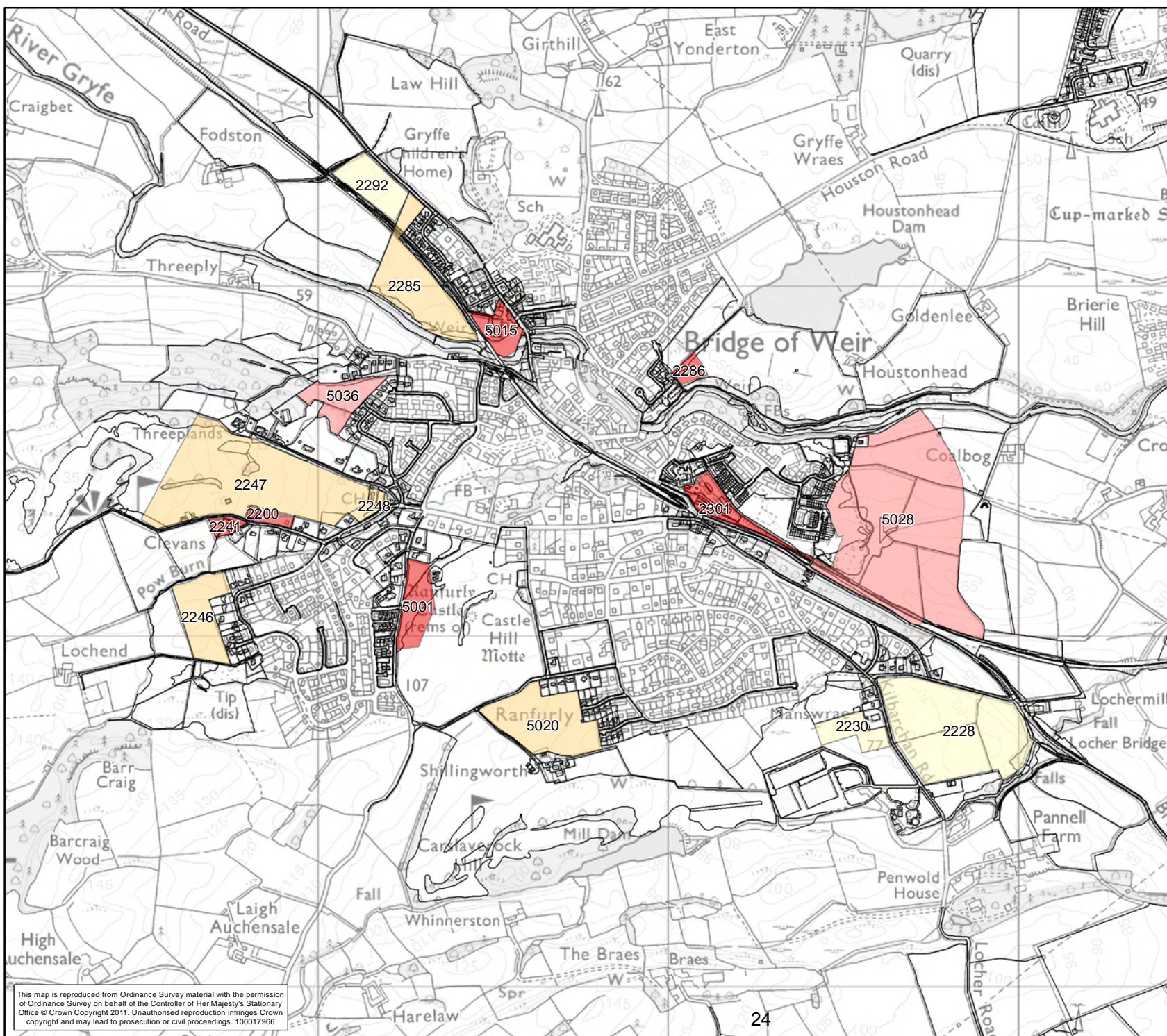


Figure 4.1

Bridge of Weir Summary



4.2 Houston and Craigends Sites

The settlement of Houston and Craigends is located to the north east of Bridge of Weir. This settlement is located on topography that is undulating in the west but progressively gets gently undulating becoming flat on the settlements eastern extremities. The River Gryffe flows through the settlement in an east to west direction, as the river flows out of the settlement larger meanders have developed within the flatter floodplain to the north east of the settlement.

The settlement appears to be two settlements that have merged as they have developed, Houston in the north west of the settlement is characterised by historic stone built terraces and is designated as a Conservation area. To the north east of the settlement and bordering the development is the Estate of Houston House, the established woodland and estate boundaries adds to the character of Houston. Craigends however appears to be a series of modern residential developments with limited cohesion between separate developments or phases of development.

Potential development sites submitted to Renfrewshire Council are predominantly to the north of the settlement, one site is to the south of the settlement. These sites are highlighted on Figure 4.2 and summarised on table 4.2 below. More detailed descriptions are on the completed *pro formas* in appendix 3

Table 4.2 Houston and Craigends Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
2284	Yes	4	The site is remote from the settlement and located within the Greenbelt of low prominence and is currently developed and appears to be a farmstead development consistent with the surrounding landscape character. Sensitive development of this site should not alter this setting of the settlement or character of the greenbelt.
2277	Yes	1	The site is outwith the established settlement boundary and visually is part of the open undulating farmland landscape to the west of the settlement and therefore unsuitable for development.
2266	Yes	3	This rectangular field is enclosed by established trees to the north, south and west, the rear gardens of residential properties are to the east. The site is within the established settlement edge and could accommodate development as long as these established trees are retained. A stream flows through the site, the setting of this should be maintained.
2278	Yes	3	The site is part of an open arable field alongside the existing settlement edge. The site is in a prominent location and it does not have a strong settlement edge. Development should be restricted to the eastern section along the existing settlement edge and a new strong settlement edge created.
2279	Yes	1	The 2 northern fields are prominent and outwith the established settlement boundary and are not suitable for development. The third southern fallow contains a steep slope and established vegetation that forms a strong settlement boundary.

5014	Yes	1	These two fields are in a prominent location and development would have a negative effect of the setting of the conservation area to the east. The site character conforms with the open undulating farmland landscape character to the north and east of the settlement.
2291	Yes	1	This is an open prominent site with little containment. It is outwith the settlement boundaries; the site is at the entrance to the settlement from the north and as such provides a setting to the settlement.
5025	Yes	2	The site could accommodate some development to the south. The majority of the site adds positively to the estate landscape character created by Houston House to the north; locally it creates an attractive setting for the historic residential properties to the north east and north west. Development along the Houston Road is not appropriate and could have a detrimental effect on the setting and character of the settlement and a negative effect locally.
1064	No	1	This site is locally prominent, is used as a recreational space, it is an informal park of maintained amenity grassland and creates a setting and contributes to the character of the settlement. Therefore the site is not suitable for development.
2280	Yes	1	The majority of this site is covered by a TPO; the site is an area of established woodland that is not suitable for development.
5021	Yes	1	The majority of the site is highly visible and prominent when approaching the settlement from the east. The site screens and provides containment to the settlement; even development along the western edge of the site could breach this high point and have a negative impact on the setting and character of the greenbelt.
2191	Yes	1	The site is outwith the natural boundary of the settlement and is part of the open undulating arable and grazing field landscape character to the south of the settlement; the site is also prominent and can be viewed from the nearby roads and farmsteads. It has no containment and therefore is not suitable for development.

4.2.1 Summary.

Of the twelve sites around the settlement of Houston and Craigends, eight have a score of 1 and are not suitable for development. This is due to a combination of being highly prominent, outwith the settlement boundary and for the contribution they make to the setting and character of the settlement. Development on these sites should be avoided to protect the setting and character of the settlement and greenbelt.

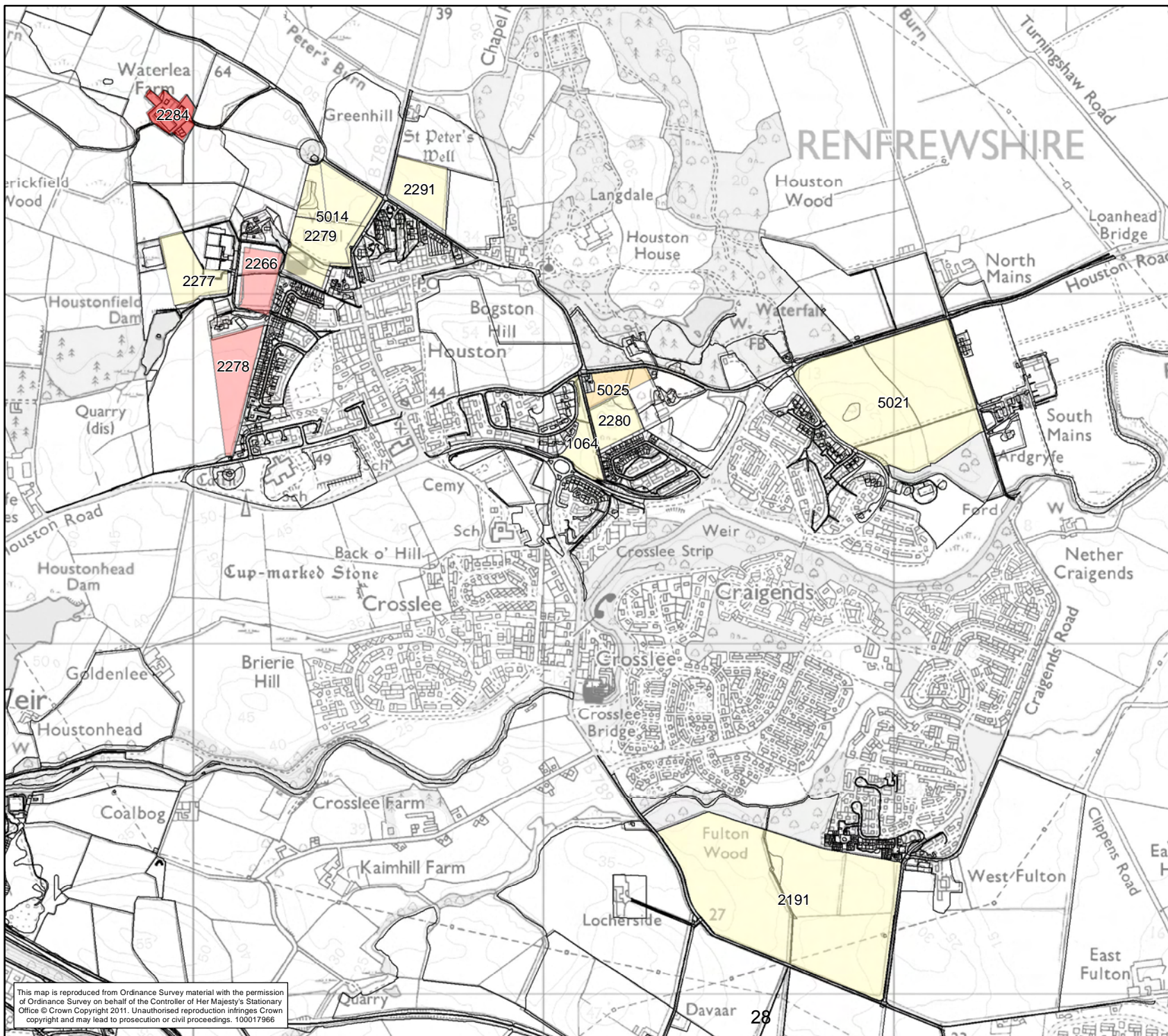
One site has a score of 2 and could accommodate a small amount of appropriate development in certain areas as long as the setting and character of the settlement and greenbelt is not affected. Site no. 5025 along Houston Road is the most sensitive being influenced by the estate landscape character created by Houston House. The site also creates a setting for the local residential houses to the north east and north west of the site.

Two sites have scored 3, meaning that a larger area of the site could be developed, but there are features of the site that should be retained. Site no. 2278 is alongside the western edge of the settlement. This edge is currently very weak and suitable

development with mitigation here could potentially strengthen this boundary and improve the setting of the settlement.

No sites have been scored a 5 as they all have elements that should be retained. One site has a score of 4, this is a farmstead development in open undulating farmland fields 300m north west of the settlement. However due to the undulating nature of the topography this site is of fairly low prominence and viewed from a single track road to the north. This site is already developed and appears to be a farmstead within the open undulating grazing farmland, if appropriately developed this character should be maintained.

Generally the larger potential development sites around the settlement are not suitable for development. These are outwith the settlement boundaries and would have a negative impact on the setting and character of the settlement. A number of smaller sites are suitable for a small amount of appropriate development. The majority of these are within the settlement or contained by established trees or topography that will provide containment to the site and potential development, establishing a strong settlement boundary with the greenbelt.



Ironside Farrar

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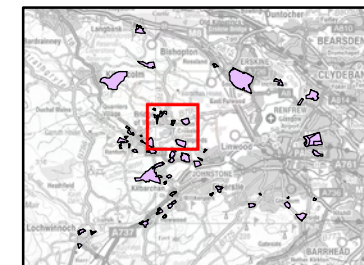
December 2011

7687 GIS 105

Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 3
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

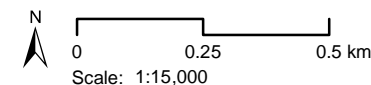


Figure 4.2

Houston / Craigends Summary

4.3 Brookfield Sites

Brookfield is a relatively small settlement to the south of Houston and Craigends. The settlement appears to be built during one era and all residential properties are of a similar style. To the east of Brookfield the topography is gently rolling but in contrast the topography is undulating in the west and north of the settlement.

There are four sites around Brookfield, two to the east and one to the west of Brookfield. Two of these sites are medium sized and one in the east is a smaller sized site. The site to the north east of the settlement is much smaller in comparison.

These sites are highlighted on Figure 4.3 and summarised on table 4.3 below. More detailed descriptions are on the completed *pro formas* in appendix 4.

Table 4.3 Brookfield Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
5006	Yes	3	The derelict hospital site is currently enclosed by established trees and woodland. Any future development of this site should not exceed the containment offered by the current vegetation. The woodland and tree lined avenue area should be retained. The derelict field in the south west of the site would have to be developed in such a way that the setting of the large older detached houses in the south east of Brookfield is not negatively affected.
2303	Yes	1	This small site is outwith the settlement boundary. The wooded character of the site forms part of the strong settlement boundary and character along the NCN Route 75.
5022	Yes	1	The site is outwith the settlement boundary and within the open undulating landscape character of arable and grazing fields to the west of the settlement. The site is also prominent from the A761 Bridge of Weir road and from the residential properties that overlook it. Development of this site would affect the setting and character of the settlement and greenbelt.
5059	Yes	2	The site is outwith the extents of the settlement and therefore not suitable for extensive development, however the self contained character of the site could accommodate a degree of appropriate development and the self seeded trees should be retained.

4.3.1 Summary

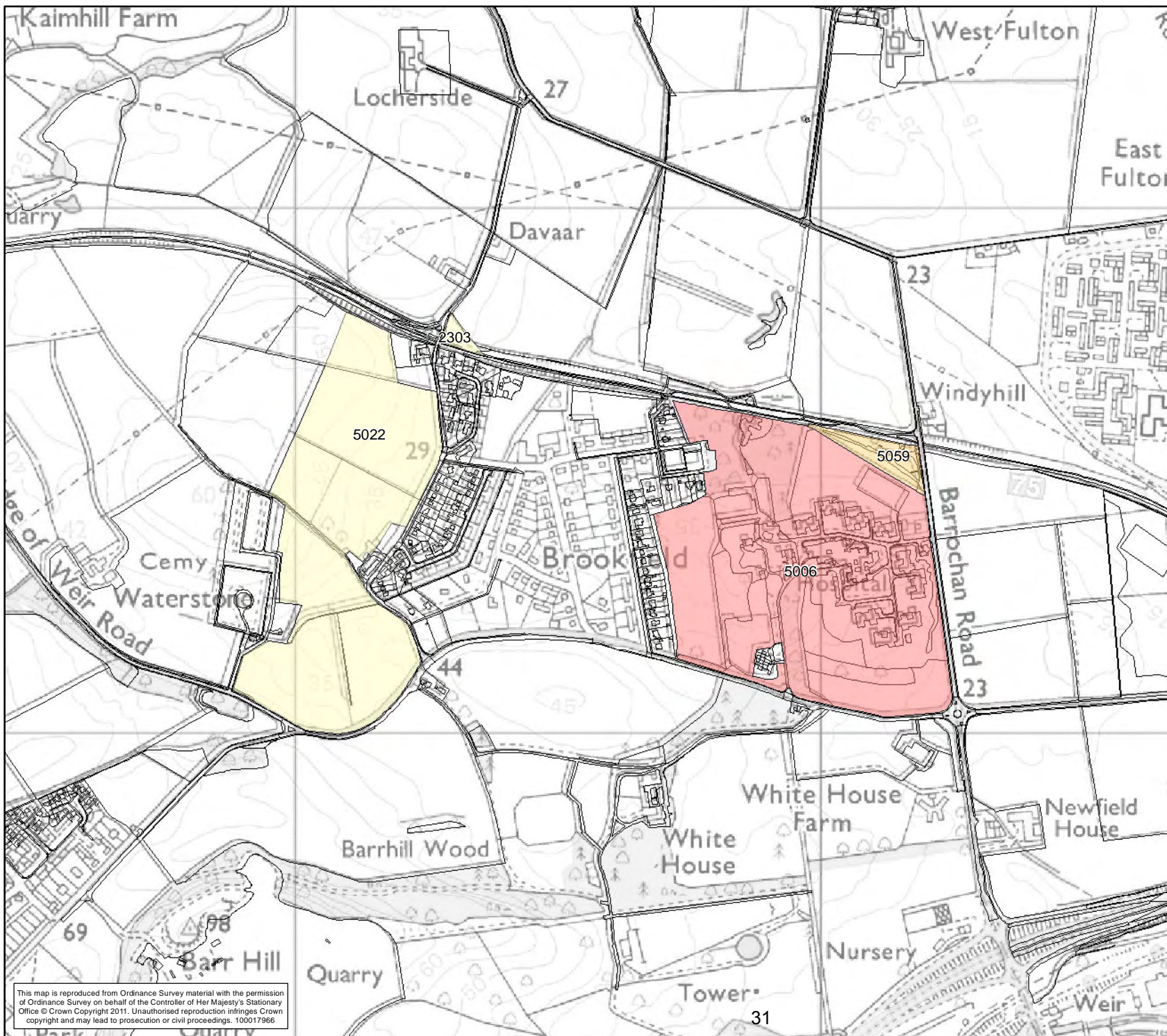
Of the four sites at Brookfield only two are suitable for varying degrees of development. Sites 2303 and 5022 have been scored as 1, not suitable for development. These two sites are prominently located and are outwith the settlement boundary, development of these sites would have a negative affect on the setting and character of the settlement and surrounding greenbelt.

Site 5006 has been scored a 3. The site contains a derelict looking grazing field, an established woodland belt and the site of derelict hospital buildings enclosed by established woodland planting. The site also has the appearance of an old estate landscape with a lime avenue and entrance with elaborate walls and piers. It would not be appropriate to develop the whole site. The existing development of Brookfield

has an attractive planned feel to it and any development of the derelict appearing field to the south west of the site should avoid the southern area to protect the character of the existing settlement.

Site 5006, the derelict Brookfield hospital site, is on the whole contained by existing woodland planting. Development should retain this woodland planting and additional woodland planting may be necessary along Barrochan Road to the east to mitigate any visual coalescence with Linwood that may occur as a result of development.

The fourth site (no. 5059) is to the north east of site 5006, this site is a small triangle of land that currently houses a reclamation yard. This site is enclosed by established trees and has been scored a 2 as it could accommodate a small amount of development as long as the existing containment created by the trees is maintained.



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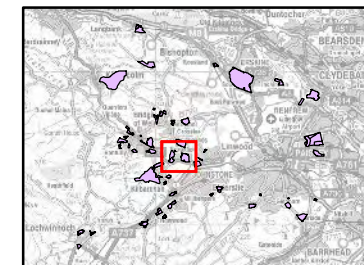
December 2011

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Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000



Figure 4.3

Brookfield Summary

4.4 Kilbarchan Sites

Kilbarchan is located to the south east of Bridge of Weir within undulating topography. There is a historic core to the settlement and this is a designated Conservation Area. To the west of this conservation area and historic core there is the estate landscape of Glentyan House. Radiating to the north and south of the historic core are progressively more recent developments.

There are five sites submitted to Renfrewshire Council, this includes one large site to the west of the settlement that covers the estate landscape of Glentyan House. This site is one of the larger sites submitted for the LDP and contains large areas of established woodland that have been designated as a S.I.N.C. The four other sites are located to the north and south of the settlement on the settlement edge.

These sites are highlighted on Figure 4.4 and summarised on table 4.4 below. More detailed descriptions are on the completed *pro formas* in appendix 5.

Table 4.4 Kilbarchan Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
5002	Yes	2	This site is in a prominent location to the north of the settlement. There are established trees providing a setting for the settlement, however the settlement edge does not have a strong boundary. There is a ridgeline within this site, the southern area could potentially accommodate a small amount of development and a new strong settlement edge created. <u>Development must not exceed the ridgeline</u>
2244	Yes	2	The site is locally prominent from the settlement and Locher Road, currently the site does not have a strong boundary to its north. The ridgeline and established trees in the northern section of the site provide containment and a boundary to the settlement, the southern section of the site could accommodate a degree of development as long as this did not breach the ridgeline. A new strong settlement edge could be created.
2281	Yes	2	This site contains Glentyan House and estate. It is essentially a wooded valley that contains the house and gardens of the estate. On the upper slopes of the valley there are open undulating prominent grazing fields. These fields are outside the settlement and not suitable for development. Discrete amounts of development could occur in the grounds of the house and gardens as long as this did not have a negative impact on the character and setting of Glentyan House or estate. Discrete amounts of development could also occur on the area of land to the north west (this area is also sites 5002 and 2244). This area of the site is along the northern limits of the settlement, there is not a strong boundary here, but the site contains a high point and ridgeline that could contain the settlement. Any potential development must not exceed the ridgeline and a new strong settlement edge should be created.
2240	Yes	4	This site is of low prominence and currently is an undulating grazing field between the rear of properties and a strong boundary of established woodland screening a quarry to the north. The established woodland within the north of the site should be retained as this provides a setting to the site and screens the quarry.

5024	Yes	1	This site is outwith the existing strong settlement boundary it is part of the open undulating character of grazing fields to the south and west that enters the settlement from the south.
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4.4.1 Summary

The settlement of Kilbarchan has a number of medium sized sites to the north, south and east of the settlement and a large site to the west of the settlement.

One site (5024) has a score of 1 and is not suitable for development due to its prominence and location beyond the established settlement boundary. Three sites (5002, 2281 and 2244) have a score of 2. These sites are sensitive to development but could accommodate a degree of appropriate development in small areas of the site. The space to the north of Kilbarchan is potential development site 2244 and 5002, and part of site 2281. This area is in a prominent location however the settlement currently has a weak edge along its northern limits and could accommodate a degree of appropriate development as long as it did not breach a ridgeline and mitigation planting is implemented to provide a strong settlement boundary. The large site to the west of the settlement, no. 2281, is the estate landscape of Glentyan House and surrounding open arable fields. Discrete amounts of development could occur within the estate grounds as long as this did not negatively affect the setting and character of the settlement, estate landscape or greenbelt.

Site 2240 has a score of 4. Large areas of this site are suitable for development and would be contained by the rear boundaries of existing development and established woodland screening the quarry to the north. Development of this site would have a low impact on the wider landscape.

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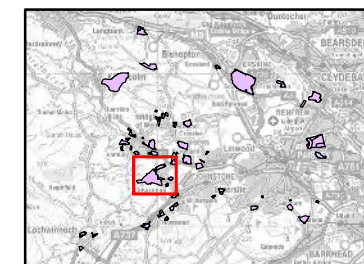
December 2011

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Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

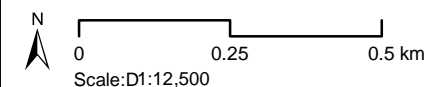
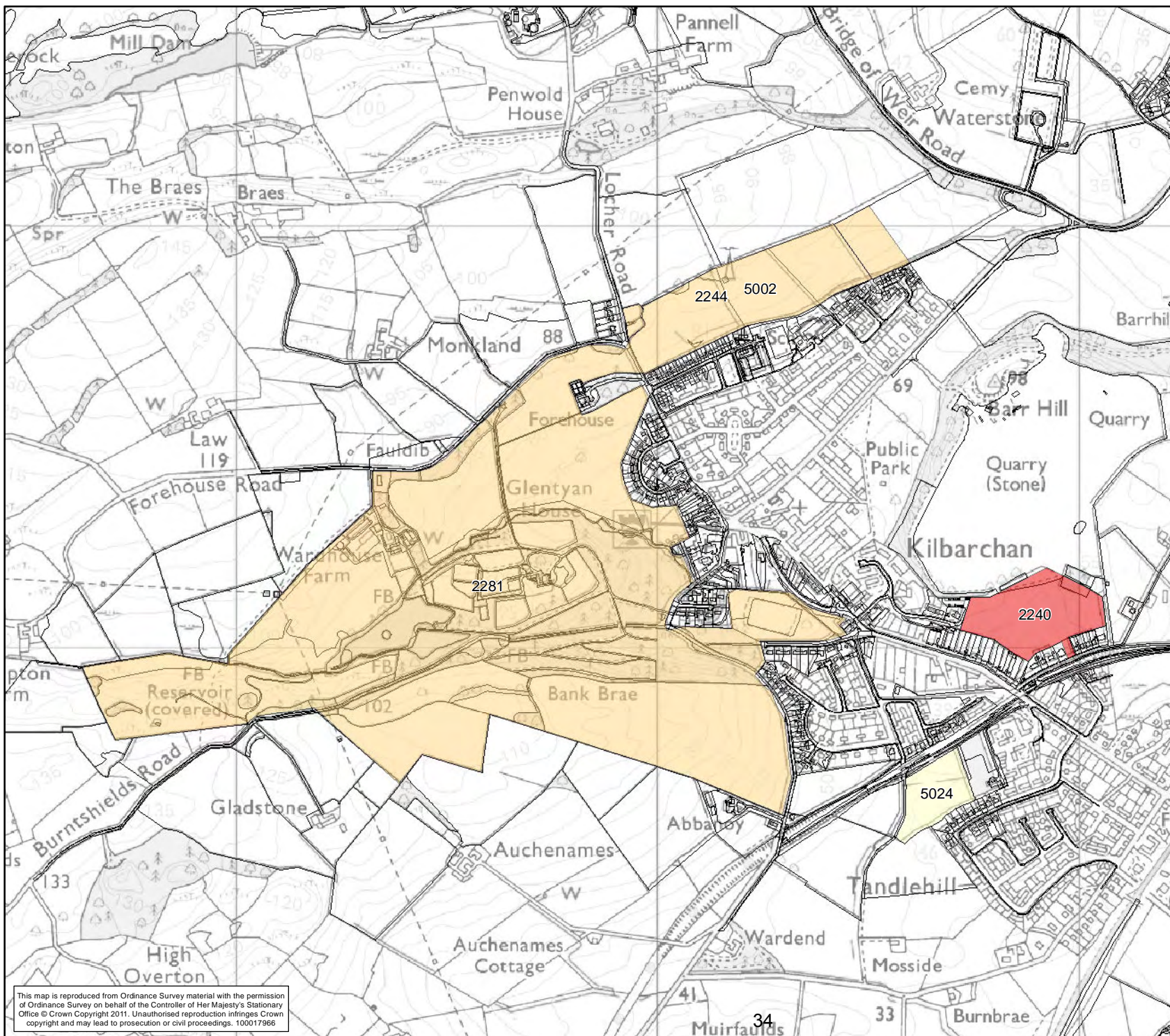


Figure 4.4

Kilbarchan Summary



4.5 Howwood Sites

Howwood is located to the south west of the study area, to the south west of Johnstone within the Black Cart Water Valley, the A737 by passes the settlement to the north west.

Potential development sites are mainly located to the north east and south west of the settlement on open undulating grazing farm fields. One site with four submissions is located to the south east of the settlement and is surrounded by open undulating farmland and large detached houses within grounds set back from an unclassified road. This site is a derelict factory site with an existing residential property alongside it.

These sites are highlighted on Figure 4.5 and summarised on table 4.5 below. More detailed descriptions are on the completed *pro formas* in appendix 6.

Table 4.5 Howwood Sites

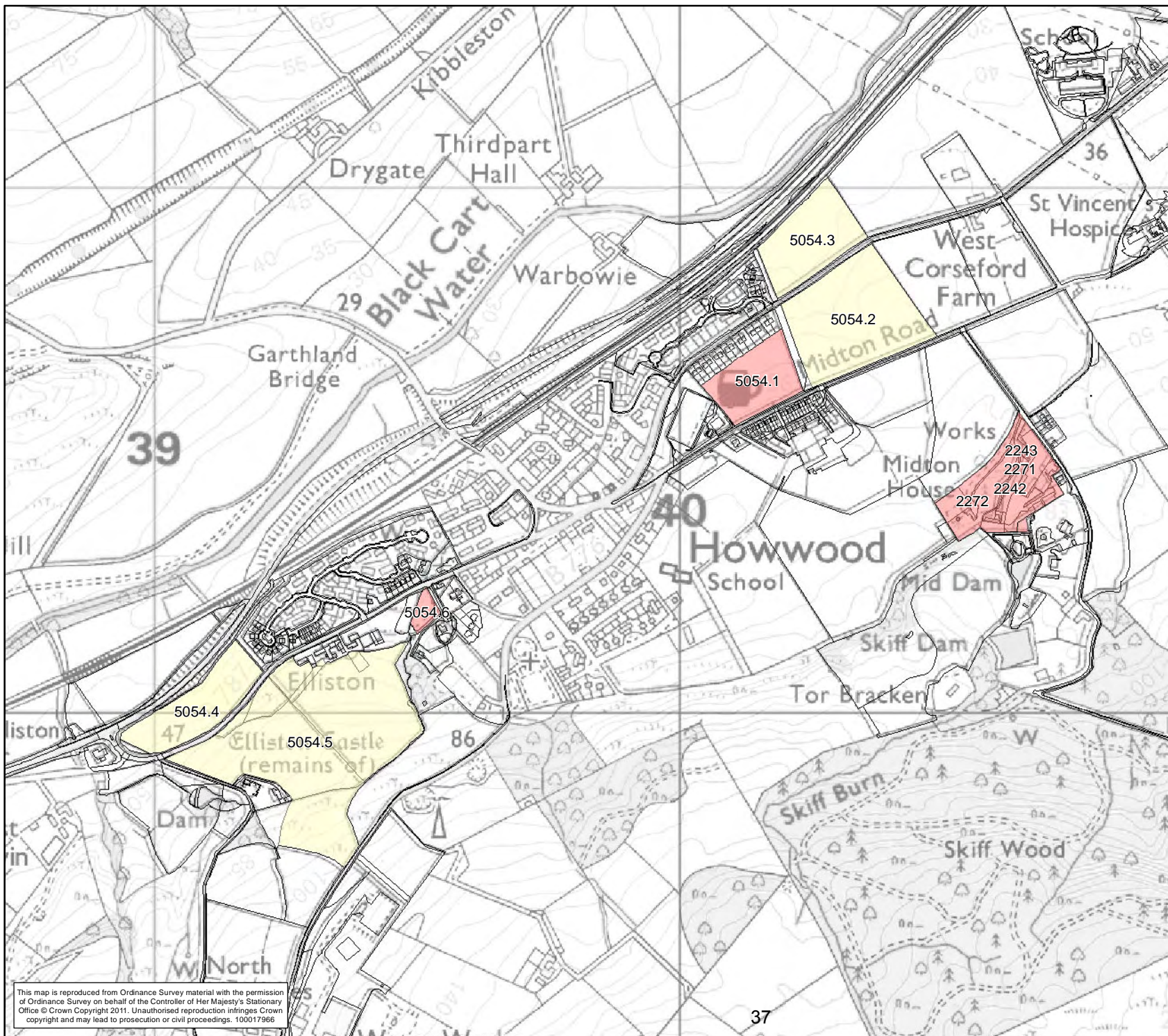
Site no.	Within the Greenbelt?	Scoring 1-5	Summary
5054.1	Yes	3	The site is in a prominent location however the settlement is to the north south and west of the site. The site also has an established tree belt along the eastern boundary this could become a suitable boundary to the settlement if this site was developed.
5054.2	Yes	1	The site is part of the open undulating landscape character of open grazing fields to the east of the settlement. The site is outside the strong settlement boundary that borders the site to the west. Development would potentially have an adverse effect on the setting and character of the settlement and greenbelt.
5054.3	Yes	1	The site is in a prominent location and outside the belt of trees that currently creates a boundary to the settlement. Development would have a detrimental effect on the setting of the settlement and character of the greenbelt.
5054.4	Yes	1	The site is not suitable due to its prominence, attractive setting it creates for the settlement and location outside the current settlement boundary.
5054.5	Yes	1	The site is in a prominent location and contributes to the setting of the settlement. It is outwith the strong settlement boundary. As such the site is not suitable for development. Development here would have a detrimental effect on the setting and character of the settlement and greenbelt.
5054.6	Yes	3	The flat area in the central space of the site could accommodate a degree of appropriate development. However the setting and settlement edge created by the established mature trees should be retained and enhanced where possible. The site is at a lower level than the surrounding landuses and is less prominent.
2271	Yes	3	The large factory site is not consistent with the landscape character. It is within a rural setting alongside a single track unclassified road amongst large detached properties the majority of which are set back from the road and enclosed by established hedges and trees. The derelict factory site could be developed in such a way that it is consistent with the residential landscape character adjacent to it. The residential property in the north western section is consistent with the landscape character and should be retained.
2272	Yes	3	
2242	Yes	3	
2243	Yes	3	

4.5.1 Summary

Site 5054 has been divided into the 6 sites that together make the submitted proposed development site, 5054.2, 3, 4 and 5 have been scored 1 and are not suitable for development. These sites are all in prominent locations that are outside the settlement boundary, if these sites were developed the character and setting of the settlement would be negatively affected.

Sites 5054.1 and 5054.6 have a score of 3, these sites could accommodate some development. However areas of these sites are sensitive and should be retained and mitigation measures should be implemented to maintain the character and setting of the settlement.

Sites 2271, 2272, 2242 and 2243 are all submissions for potential development sites that cover the derelict former factory site and Midton House and grounds to the east of Howwood. The site can be divided into two areas, the derelict factory and Midton House and grounds. Appropriate redevelopment of the derelict factory site could occur and not result in a detrimental effect on the character and setting of the greenbelt or settlement. Development should not occur within the Midton House grounds as this is consistent with the localised character of large houses contained within established self contained grounds. Any redevelopment of this site should be consistent with the character of the local landscape.



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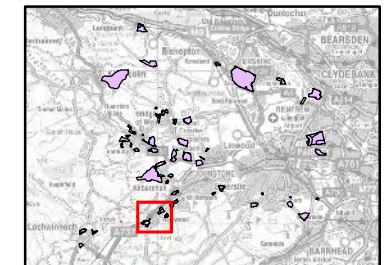
December 2011

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Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

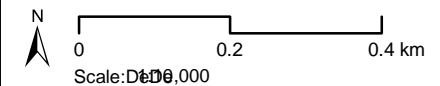


Figure 4.5

Howwood
Summary

4.6 Lochwinnoch Sites

Lochwinnoch is the most south westerly located settlement in the study area as set by Renfrewshire Council. The settlement is located on the north western shore of Castle Semple Loch. The topography rises from the loch shore into undulating open grazing fields to the north west.

The settlement has a historic core that contains traditional stone built buildings. From this core radiates progressively more modern developments. Four sites have been submitted to Renfrewshire Council for consideration to be included and released from the greenbelt in the 2014 Local Development Plan.

These sites are highlighted on Figure 4.6 and summarised on table 4.6 below. More detailed descriptions are on the completed *pro formas* in appendix 7.

Table 4.6 Lochwinnoch Sites

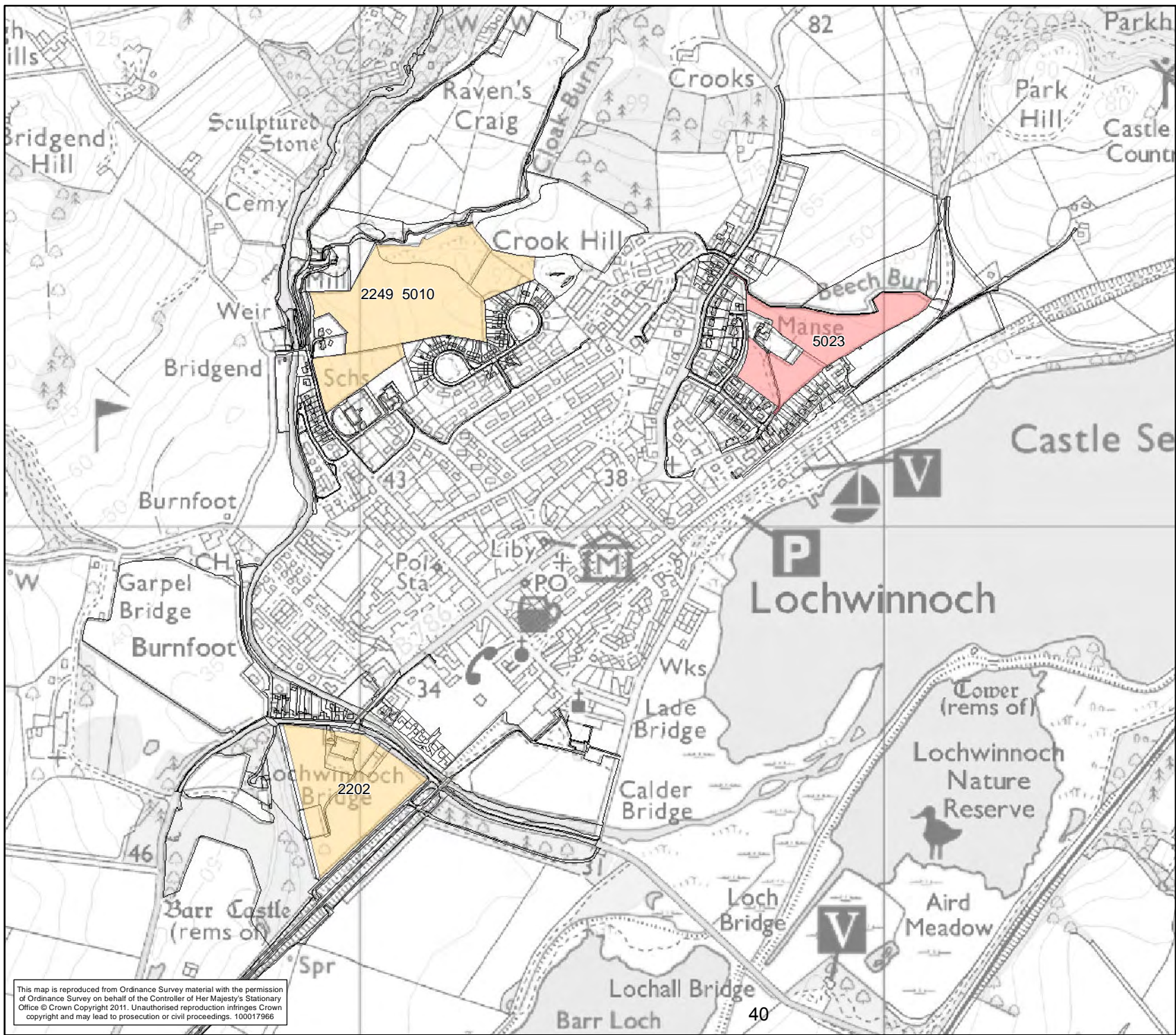
Site no.	Within the Greenbelt?	Scoring 1-5	Summary
5010	Yes	2	The majority of the site is in a prominent location and of a high quality landscape. However there are small areas where discrete amounts of development could occur without a negative impact. These include the north western section just north of the small collection of residential properties. This area could accommodate a low number of properties and this would be an extension to this small collection of residential properties. This area is also contained by established vegetation. The area to the south east along the northern limits of the settlement could also accommodate development up to but not on the high point. A strong defensible boundary could be created here without negative impacts on the landscape character to the north of the settlement. <u>(However there are issues with access here)</u>
2249	Yes	2	The site could be divided into two areas. The western area could be developed with minimal impact on the setting and character of the settlement. This would be contained by the strong settlement edge created by the established vegetation around the Mansewood House. The eastern area of the site is more prominent and forms part of the setting for the settlement. <u>this area is not suitable for development</u>
5023	Yes	3	The site is outwith the settlement boundary along the A760. The site feels like it is part of the settlement although it has not been developed. Extensive development would change the character of this site from an edge of settlement land use to that of the residential settlement. The site currently is used for recreational purposes. This suits the edge of settlement location and character of the area. However the derelict appearance of the site is having a negative impact on the setting of the settlement.
2202	Yes	2	The site is outwith the settlement boundary along the A760. The site feels like it is part of the settlement although it has not been developed. Extensive development would change the character of this site from an edge of settlement land use to that of the residential settlement. The site currently is used for recreational purposes. This suits the edge of settlement location and character of the area. However the derelict appearance of the site is having a negative impact on the setting of the settlement.

4.6.1 Summary

Out of the four sites submitted around Lochwinnoch none have a score of 1 as each site could accommodate a degree of development without a negative impact on the character or setting of the settlement. Even the most prominent site (no 2249, 5010) has pockets of land that are less prominent or contained and could accommodate appropriate amounts of development.

Site 2202 has an edge of settlement character, extensive amounts of development here would have an impact and affect the setting and character of the settlement. Small amounts of appropriate development could occur without affecting this edge of settlement character.

Site 5023 has a score of 3 due to a large portion of the site being within the settlement; locally prominent but not prominent within the wider landscape a result of the established vegetation around the Mansewood House and grounds. The eastern portion of this site is not suitable for development as this would extend the settlement eastwards and significantly affect scenic views from Johnshill viewpoint as well as having a negative impact on the setting and character of the settlement.



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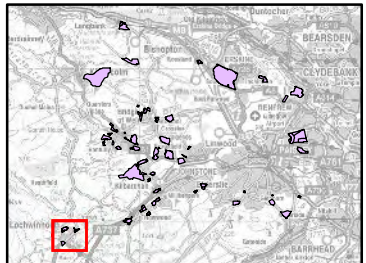
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Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accomodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site fetures is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations
Scale: 1:500,000

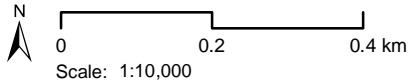


Figure 4.6
**Lochwinnoch
Summary**

4.7 Johnstone Sites

The settlement of Johnstone is to the west of Paisley, there is a certain amount of visual and physical coalescence between the settlements, this coalescence could increase as between them there is land that is outwith the greenbelt. There is an older core area to Johnstone, evident by the rigid grid development pattern visible on figure 4.7. To the east, south and west there are progressively more modern developments that become more open and suburban in character; development changes in style from three to four storey tenement flats to single detached residential properties with front and back gardens.

The majority of sites are to the south of Johnstone, where the settlement encroaches onto the more undulating topography. To the north and west of the settlement is the busy A737 and the Black Cart Water. One site is directly alongside the Black Cart Water. A railway line provides a direct link to Paisley town centre from Johnstone.

These sites are highlighted on Figure 4.7 and summarised on table 4.7 below. More detailed descriptions are on the completed *pro formas* in appendix 8.

Table 4.7 Johnstone Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
5011	Yes	2	The majority of the site is outwith the natural limits of the settlement is of a high visual quality and part of the high quality open undulating landscape of arable and grazing fields to the north and west of the site. The east of the site is more suitable for development and could be developed into <u>an attractive gateway into the settlement</u> .
1062	Yes	1	The site is derelict and not part of the settlement edge it is remote from the settlement and would not be a natural extension to the settlement. Development would also be outwith the settlement boundary and create a ribbon development along Beith Road encouraging the visual and physical coalescence of Johnstone and Howwood. High Voltage Overhead Power Cables cross the site and these would limit development of the site. Therefore this site is not suitable for development.
1063	No	5	The former Johnstone High School is now demolished and the site is currently derelict with large areas of flat rubble. The site is on the edge of the settlement and currently is not of value to the settlement or surrounding landscape. Mitigation planting along the south western edge would <u>potentially create a strong boundary to the settlement</u> .
2189	Yes	4	These are submissions that cover the same area. This site is of low prominence and enclosed on three sides and located at the settlement edge. This site could be developed with minimal impact on the wider landscape if the established vegetation on the settlement boundaries are <u>retained</u> .
5030	Yes	4	
2293	Yes	1	The site is not suitable for development due to its undulating landform and prominence currently preventing localised coalescence.
5037	Yes	3	These sites are in a prominent location and are visible from minor roads when approaching from the south and from the surrounding properties. The mature trees of the cemetery are an important feature that should be retained and <u>enhanced by additional planting of future development</u> .
2205	Yes	3	

4.7.1 Summary

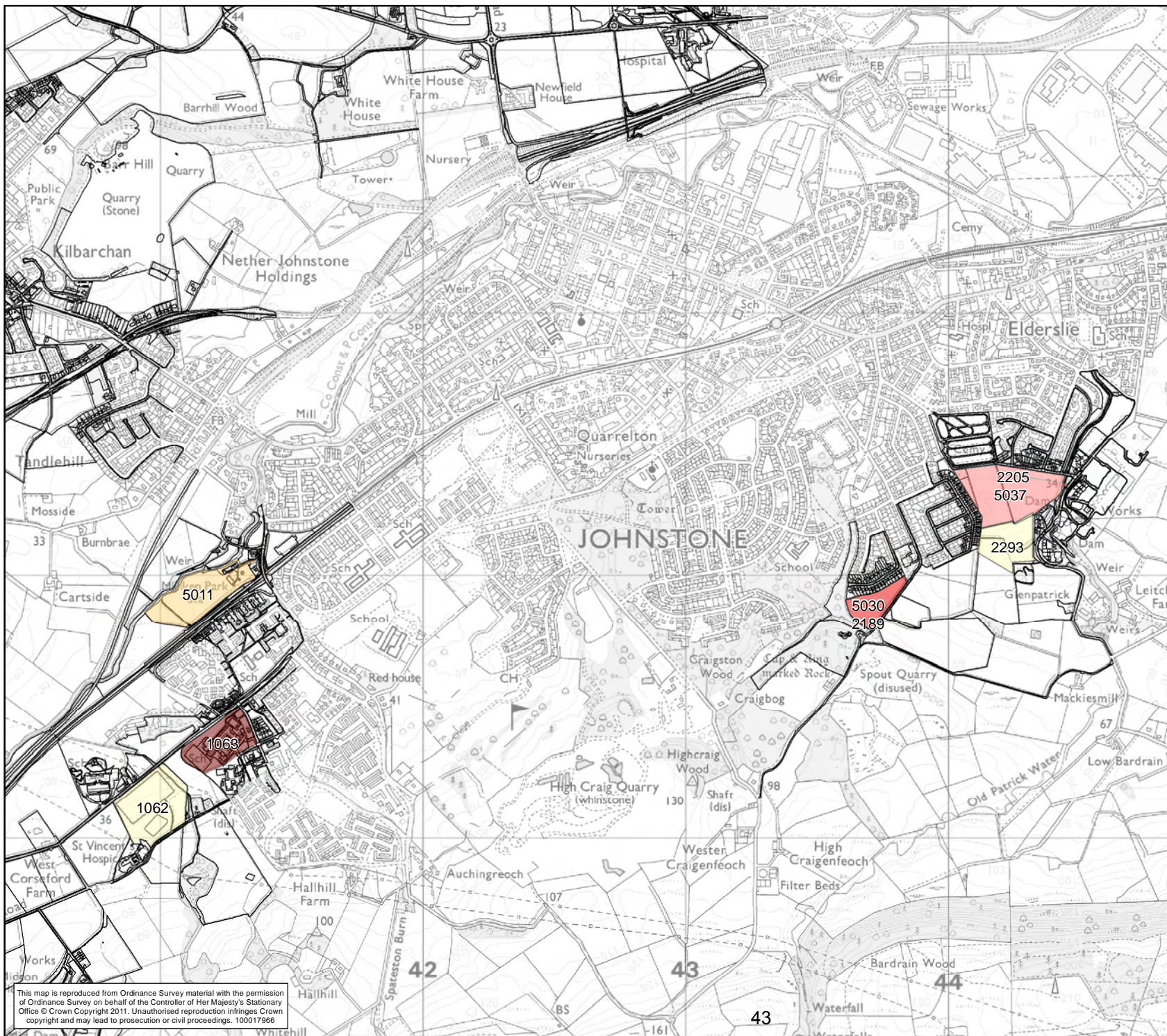
Potential development sites are mainly to the east and west of Johnstone. Sites to the east no. 2205, 5037 and 2293 form a green wedge entering the settlement from the south.

Site 2293 has been scored as 1, not suitable for development. This site is located in a prominent location when travelling to and from the south along Glenpatrick Road. This site is visually part of the Greenbelt and prevents localised coalescence within Johnstone, the site creates an attractive setting for the settlement and is visually part of the open undulating landscape south of Johnstone. Sites 5037 and 2205 are also part of this green wedge entering the settlement from the south, these sites are prominent and create an attractive setting and character for the immediate properties that overlook the site. Part of this site is outside the established settlement boundary created by the established vegetation of Abbey Cemetery. Development of these sites should respect the strong landscape feature within the cemetery or areas of the site that are more visually prominent. As a result these two sites have been scored as 3, areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the setting and character of the settlement/Greenbelt.

Sites 5030 and 2189 are submissions for the same area of land to the south east of Johnstone, this area is contained by established vegetation, it is not prominently located in the landscape and has been scored a 4. This site is suitable for development but there are site features (established vegetation) to be considered and retained. Attention to design is necessary due to the site bordering existing residential properties to the north.

There are three sites to the west of Johnstone that could potentially extend the settlement into the undulating landscape to the west towards Howwood. These western sites include site 1062 which if developed would create a ribbon development along Beith Road towards Howwood. This site has been scored a 1 and is not suitable for development due to its prominent location and to prevent the potential coalescence of settlements. Site 1063, to the north east of site 1062, has in contrast been scored as a 5, being outwith the greenbelt and having no features that could be retained. This area is the site of a demolished school, currently a flattened area of rubble from the demolition of former school buildings.

Site 5011 could be divided into two areas. The north eastern section along Miliken Park Road has the appearance of being part of the settlement, within this space there is an electricity sub station, a few properties and a few derelict buildings within scrubby woodland. This area could accommodate a degree of appropriate development and a strong settlement edge, created by a prominent derelict looking field with overgrown grasses and wildflowers between the railway line and the Black Cart Water. This western section of the site is not suitable for development. Overall this site has been scored a 2 as the site could accommodate a degree of appropriate development in small eastern areas.



Ironside Farrar

Renfrewshire LDP Landscape Assessment

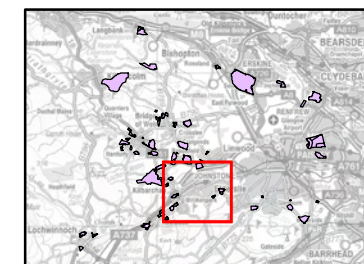
December 2011

7687 GIS 106

Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

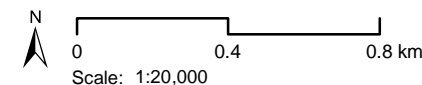


Figure 4.7

**Johnstone
Summary**

4.8 Linwood Sites

The settlement of Linwood is located to the north of Johnstone, the Black Cart Water and the A737 and is to the east of Brookfield.

Linwood is located on relatively flat land to the north of the Black Cart Water and the A737. To the north, east and west there are open grazing and arable fields. Three sites in Linwood have been submitted to Renfrewshire Council, these range from sites within the town to a large site alongside the A737 outside the settlement limits. These sites are highlighted on Figure 4.8 and summarised on table 4.8 below. More detailed descriptions are on the completed *pro formas* in appendix 9.

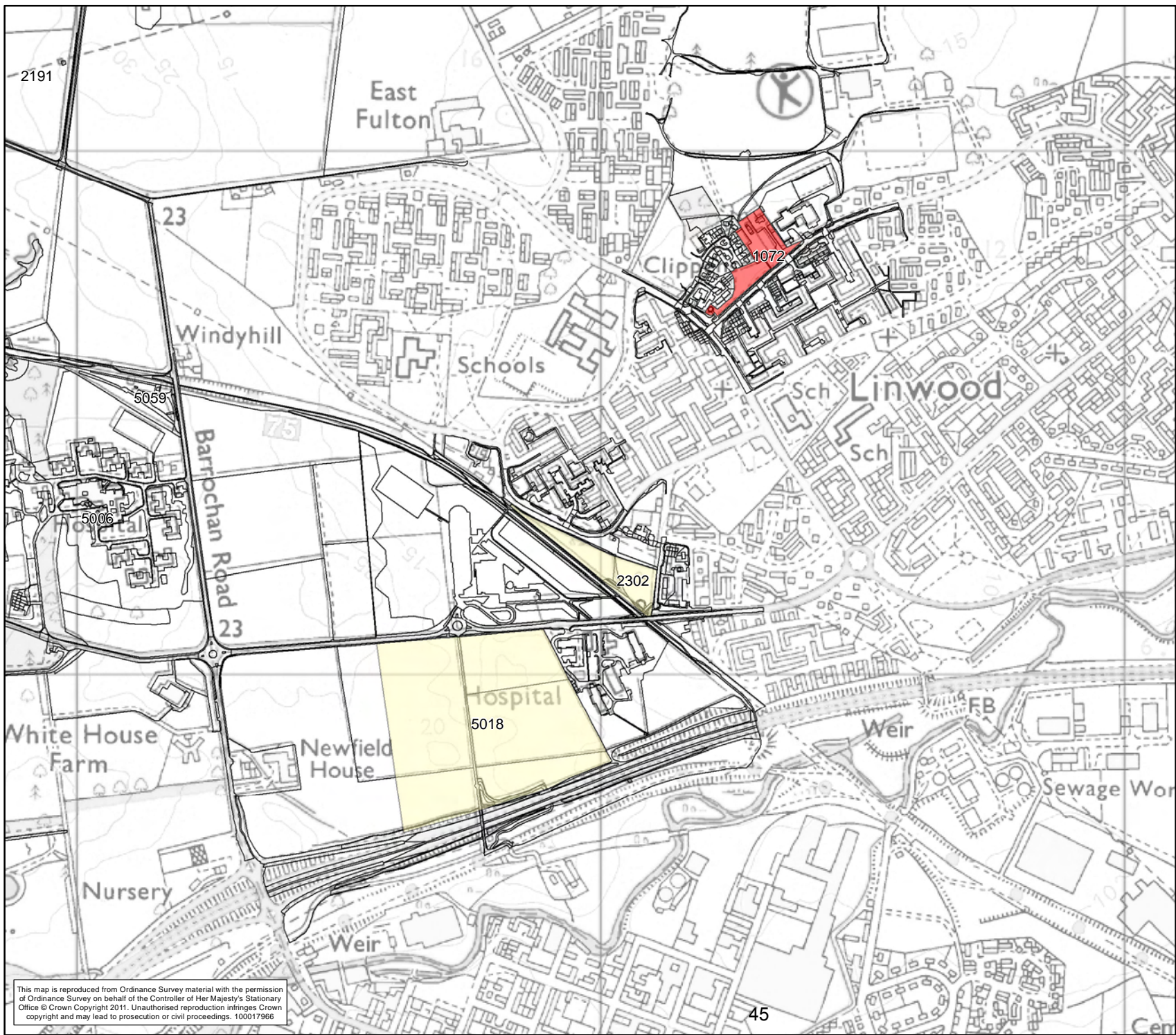
Table 4.8 Linwood Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
5018	Yes	1	The site is a large area of open fields between Linwood and Johnstone. It is not suitable for development due to its prominence, the lack of containment and to prevent the coalescence of settlements.
2302	No	1	This site is a thin triangular shaped established wooded area that forms a separation between the Settlement to the north east and the High School to the south west. The site and the self seeded trees along the NCN Route 75 establishes a strong boundary to the settlement. The high School is beyond this boundary but could be described as an edge of settlement land use. Due to these factors and the site adding to the setting and character of the settlement this site is not suitable for development.
1072	No	4	The site is within an urban area. Development would not impact on the greenbelt. The open amenity grassland along Brediland Road creates an attractive setting to the road corridor and should be retained.

4.8.1 Summary

Two sites in Linwood have been scored as 1, not suitable for development. These sites (no.2302 and 5018) together help establish the setting and character of the settlement and are prominently located. Site 2302 forms part of a strong settlement boundary and site 5018 is outwith the settlement boundary and helps prevent the coalescence of Linwood and Johnstone.

Site 1072 has been scored a 4 as areas are suitable for development. This is the existing Renfrewshire Council depot area. The section of the site along Brediland Road to the south creates an attractive road corridor and an attractive local setting to the road. This character and setting should be retained.



Ironside Farrar

Renfrewshire LDP Landscape Assessment

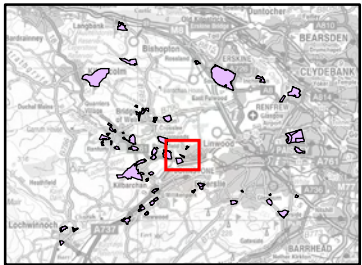
December 2011

7687 GIS 108

Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000



0 0.2 0.4 km
Scale: 1:10,000

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Figure 4.8
Linwood
Summary

4.9 Paisley Sites

Paisley is the largest settlement in Renfrewshire, located to the west of Glasgow. There is coalescence at points between Paisley and Glasgow. To the north there is the M8 motorway, and branching off this major communication route and cutting across the country in a south west direction is the busy A737. Glasgow Airport is located to the north of Paisley on flatter land between the White Cart Water and the Black Cart Water. The White Cart Water flows through Paisley.

The north of Paisley is located predominantly on flatter topography which becomes more undulating in the south of Paisley. The sites submitted at Paisley for consideration within the 2014 Local Development Plan are predominantly to the south and east of Paisley on the settlement edge. A few sites are within areas of open undulating farmland, however a few are located on the settlement edges that form the western limits of Glasgow.

These sites are highlighted on Figure 4.9 and summarised on table 4.9 below. More detailed descriptions are on the completed *pro formas* in appendix 10.

Table 4.9 Paisley Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
2299	Yes	4	The settlement to the north of this site is predominantly large houses with large gardens with established vegetation set back from the road. The site is behind these residential properties but within the settlement boundary created by the woodland to the south and west. The established trees on the site provide containment and should be retained in any future development. Development should be consistent with the neighbouring character.
2298	Yes	3	This site is already developed as a the West of Scotland University campus and has a distinct landuse. It is on the settlement edge and remote from the settlement. The site is gently undulating and enclosed by established woodland along its boundaries. Due to the self contained nature of the site, low prominence and fact that it is already developed it could accommodate appropriate development as long as this did not have a negative impact on the setting of the greenbelt. The playing fields and open character of the lower half of the site should be maintained.
1067	Yes	2	The site is derelict and has a poor quality appearance due to its neglected vandalised appearance with evidence of antisocial behaviour. The site is between settlements within an area of open undulating arable and grazing farmland and as such is not suitable for high density residential use. It could however be used for one or two larger residential plots set back from the dual carriageway with mitigation planting in place to maintain limited views of the site from the dual carriageway.
5013	Yes	2	The site contains a high point and ridge line that provides containment and a boundary to development, however there is a low lying area in front of this to the south along the current settlement edge. Development of the site should be restricted to this flat area and limited in extent to reduce possible views from Barshaw Park Golf Course. Visually it should not breach the high point or jeopardise the containment it provides the settlement.

5026	Yes	1	The site forms an attractive setting for the settlement of Barrhead. It forms and defines the existing settlement boundary along Canlethill Road to the south west and Grahamston Road to the south east. Any development on this site would alter the settlement and be highly prominent.
1066	Yes	1	The woodland on this site forms a strong boundary to the settlement. The eastern area of the site is open and although a derelict unused field, it is consistent in character with the open undulating farmland fields to the east and north east of the site. This site also forms part of a relatively small area that prevents the physical and visual coalescence of Paisley with Glasgow.
5041	Yes	1	The site is in a prominent location and is part of a series of fields that prevent the coalescence of Paisley and Hillington Industrial Estate, West Glasgow. If this site was developed then visually the settlements could be seen as merging. To the west and southwest of the site there is also an established belt of woodland that creates a settlement edge. The site is outside this settlement edge.
5040	Yes	1	The site is alongside the M8 and is part of the wider character of open undulating arable field network that prevents the coalescence of settlements. This open undulating arable field pattern also creates an attractive setting for the settlements. If this site was developed there would be no visual or physical separation between Paisley and Glasgow along the M8.
2203	Yes	2	The site is in a prominent location, currently prevents the further coalescence of settlements and provides a setting for the settlements surrounding it. If this was developed then the settlements of Renfrew to the North, Hillington to the east and Paisley to the west would merge and coalescence of settlements would occur. The site however could accommodate a limited amount of appropriate development consistent with that of the site and surrounding greenbelt.
5039	Yes	1	The site is prominently located and part of an area that prevents the further coalescence of Paisley and Glasgow. Development of this site would have a negative impact on the character and setting of the settlements and greenbelt.
5055	No	2	The site could accommodate a small amount of appropriate development as long as the open character of the site is maintained. Impacts of development on this site would be reduced with development set back behind the tall stone rubble wall and existing vegetation retained.
5056	Yes	1	Site is in a prominent location and part of the escarpment that forms a boundary to the development of Paisley. Development of this site would begin the extension of Paisley up onto the escarpment that currently limits its growth.

4.9.1 Summary

These sites to the south and east of Paisley are mainly within the greenbelt that separates Paisley from west Glasgow. In some areas these settlements have already merged and coalescence has occurred.

Of the 12 sites around Paisley 6 have been scored 1, not suitable for development, this is mainly due to the site's prominence and setting it creates for the settlement and greenbelt. A number of the sites scored 1 also prevent further coalescence of Paisley and west Glasgow. Four sites have been scored 2 and could accommodate a small amount of appropriate development. One site was scored a 3 and one a 4, no sites were scored a 5 as each site has features or elements that should be retained.

Sites no 2299 (derelict Squash and Tennis Club) and 1067 (derelict travelling people's site) to the south east of Paisley are derelict sites that once had an active use. Site 2299 contains buildings that are remnants of its former use. This site has been scored as a 4 as, except for the established mature trees to the boundaries that provide containment, there are few features to retain on site. Site no. 1067 is a derelict travelling people's site, the derelict buildings on site have been subject to extensive vandalism and the majority of the site cannot be seen from the road. The site is between settlements and along a dual carriageway. This site has been scored a 2 and could accommodate a limited amount of development but is not suitable for development of a medium to high density. Other sites in this south east area of Paisley are site 5026, a collection of open undulating grazing fields containing a farmstead development, scored as 1 due to its prominence, attractive setting and strong settlement edge it creates. Site 2298 is a campus development for University West of Scotland. This site is well contained by established trees and contains an area of physical development. This site has been scored a 3 as areas are suitable for development, however there are features such as the established trees and large open spaces that should be retained.

There is a collection of potential development sites to the north east of Paisley, these sites (no. 1066, 5041, 5040 and 5039) have all been scored as 1 and are not suitable for development due to their prominence, attractive setting they create for Paisley and the west of Glasgow and to prevent the further coalescence of Paisley, Linwood and West Glasgow. Site 2203 has been scored as 2, this could accommodate a limited amount of appropriate development, in this case appropriate development could be consistent with the existing land uses and greenbelt. This site is not suitable for large scale or high density residential use, the character of this site should remain open and be seen as preventing the coalescence of West Glasgow and Paisley.

Site 5013 to the south of the above group of sites has been scored a 2 and could accommodate a small amount of appropriate development. This site contains a flat area in the southern section of the site and a slope rising up to a ridgeline that could potentially provide containment to any potential development, however this is a sensitive site that forms part of a larger area that prevents the further coalescence of Paisley and west Glasgow, development should be limited to the less prominent areas of the site and visually not breach the high point or ridgeline.

Two sites have been submitted in the south west of Paisley, site 5055 is along the Gleniffer Road and located to the north east of Stanley Reservoir. This site has been scored a 2 due to the contribution it makes to the open character of the wider area, and setting it creates as you enter Paisley. Site 5056 to the south of Stanley Reservoir is the site of a functioning Water Works, this site is enclosed by tall security fences and gates restricting access. The site is located on the outskirts of Paisley, where the land rises steeply upwards into the Gleniffer Braes Country Park. This embankment forms a natural limit to development and as well as being prominently located has been scored a 1, not suitable for development.

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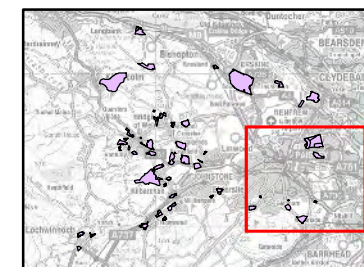
December 2011

7687 GIS 110

Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
- 3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

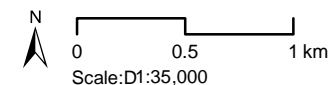
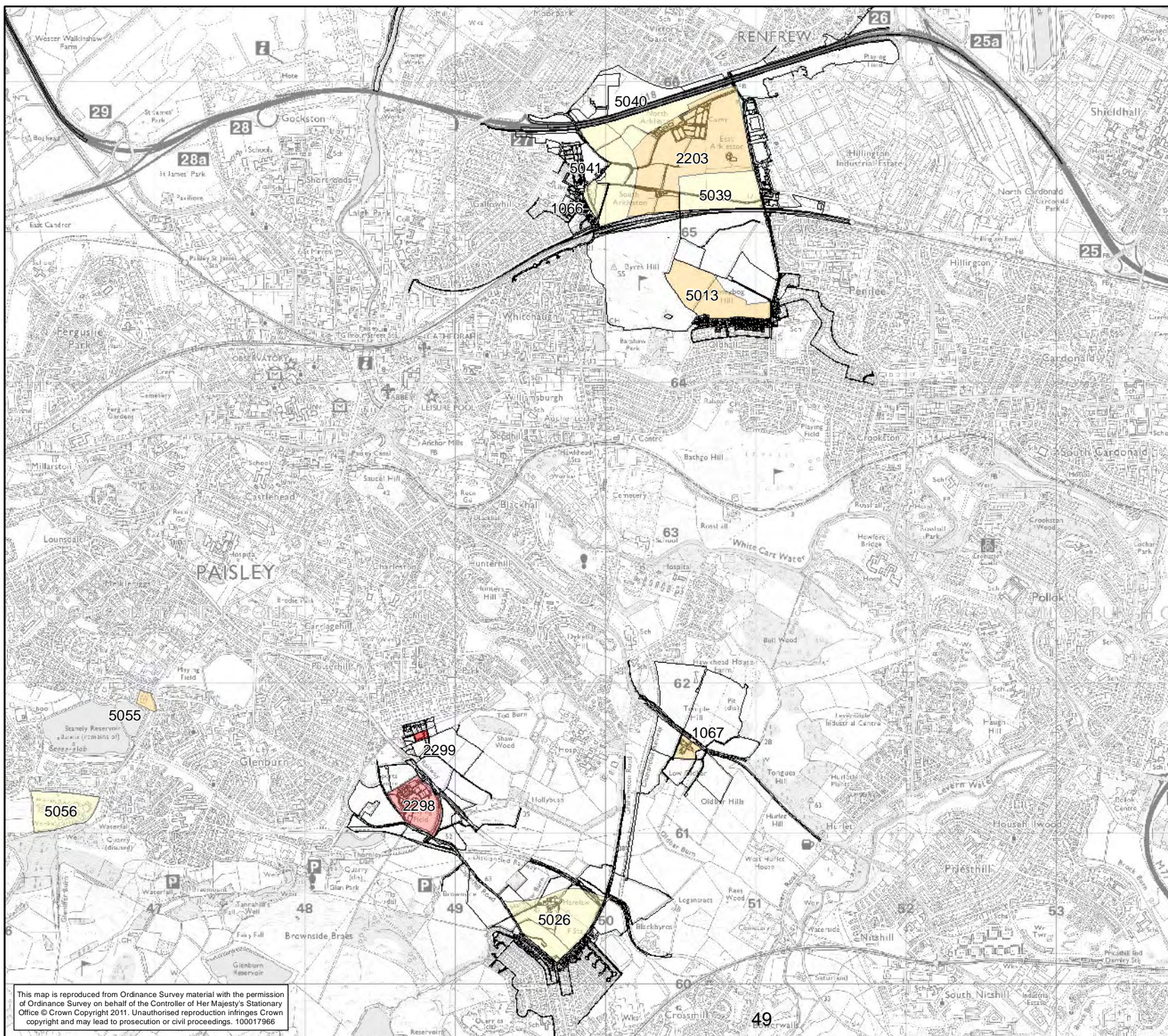


Figure 4.9

East Paisley Summary



4.10 Renfrew and Erskine Sites

The settlement of Renfrew is located to the north of Paisley, it is physically and visually part of the Glasgow conurbation. The settlement is sandwiched between the M8 to the south, the River Clyde to the north and White Cart Water to the west. The area has remnants of heavy industry and a few pockets of existing industry still exist.

The settlement is within a generally flat area associated with the floodplains of the Clyde and White Cart Water. There are two areas that have been submitted at Renfrew, both are to the north west of the settlement core. The larger of the two sites is along the River Clyde, to the east of this site there is new development and regeneration along the Clyde including residential flats and amenities. The smaller site is an existing hotel and grounds along White Cart Water.

Erskine is a settlement along the Clyde to the north west of Renfrew, there is the junction of the M8 and M898 to the west of the settlement. This settlement occupies a slightly elevated and undulating landscape above the floodplain of the White Cart Water. The settlement has two sites submitted for consideration, one a smaller site in the east of the existing settlement and one large site to the south west of the settlement. This large site is a combination of arable and grazing farmland with an area of established woodland prominently located on top a small hill.

These sites are highlighted on Figure 4.10 and summarised on table 4.10 below. More detailed descriptions are on the completed *pro formas* in appendix 11.

Table 4.10 Renfrew and Erskine Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
5033	Yes	2	The site is already partially developed as a successful hotel the large area to the north of the hotel contains airport car parking that creates an untidy appearance but maintains the open character of the greenbelt and is contained by trees. The established trees and open character of the site should be maintained. In addition to the large hotel building the site could accommodate a small degree of development without negatively impacting on the setting of the greenbelt or the settlement character.
5016	No	3	The site is not within the greenbelt this is an established industrial area. Development of this site is not a Greenbelt issue. The site contains areas of established woodland that should be retained.
5004	Yes	1	The site is outside the settlement boundary and is part of the open farmland landscape character to the south and west of Erskine. The settlement to the north and east of the site has a strong settlement boundary and this site lies beyond that.
5003	Yes	1	The site slopes steeply upwards from the existing settlement development this is a natural boundary to any development. The majority of the site is of a higher elevation and can be seen from afar. The site also creates a green wedge entering the settlement and the established woodland of the site and to the south of the site creates a strong character and setting for the settlement.

4.10.1 Summary

The two sites submitted for consideration to the north west of Renfrew both have some potential for development. Site 5016 is along the southern bank of the River Clyde and site 5033 is along the White Cart Water. Site 5016 occupies an area of land that is part established woodland and part industrial area with areas of active and derelict industry along the River Clyde. A Public right of Way and cycle track travels through this site and continues along the River Clyde to the White Cart Water and inland along this river. The site is already partially developed, this site not part of the greenbelt and so development of this site is not a greenbelt issue. The site acts as a gateway into Renfrew and Glasgow when viewed by boat from the River Clyde. Any potential future development should retain the established woodland on the site. If this site was developed then the current ribbon development of new residential properties along the Clyde, north of Renfrew, would extend into this site. Site 5033 is alongside the White Cart Water alongside where the Black Cart Water flows into the White Cart Water. The site currently houses a large hotel building set back from the A8 Inchinnan Road set amongst established trees that are protected by a TPO designation. The area to the rear of the hotel is currently used as airport car parking creating an untidy appearance, the site is contained by established trees on all sides. This site has been scored a 2 as small amounts of appropriate development could be incorporated into the site without negative effects on the greenbelt or setting and character of Renfrew.

The two sites at Erskine have both been scored as 1, not suitable for development. Site 5003 to the east of the settlement forms a green wedge entering the settlement, the site is currently open grazing fields consistent in character to that to the east of Erskine. The site is of a higher elevation and overlooks the settlement, River Clyde and Clydebank in the distance. The northern section of the site contains a steeper slope that provides a localised natural limit to development and the settlement of Erskine. Site 5004 is outside a strong boundary to existing development at Erskine, the current development of Erskine is set back from A8 Greenock Road and this linear space along the road contains scrubby vegetation and established trees, the residential properties are only visible at entry points into the settlement along this road. The site is gently undulating and flatter in the southern section and is part of the wider open landscape character to the south of the settlement. For this reason the site has been scored a 1, not suitable for development.

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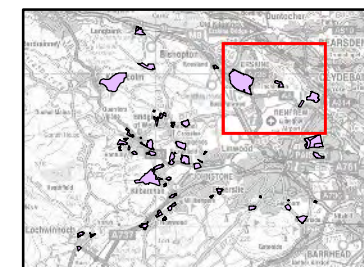
December 2011

7687 GIS 116

Legend

Sensitivity to Development

- 1 Sensitive, not suitable for development
- 2 Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.
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- 4 Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

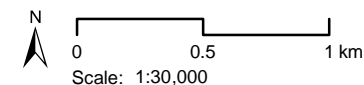
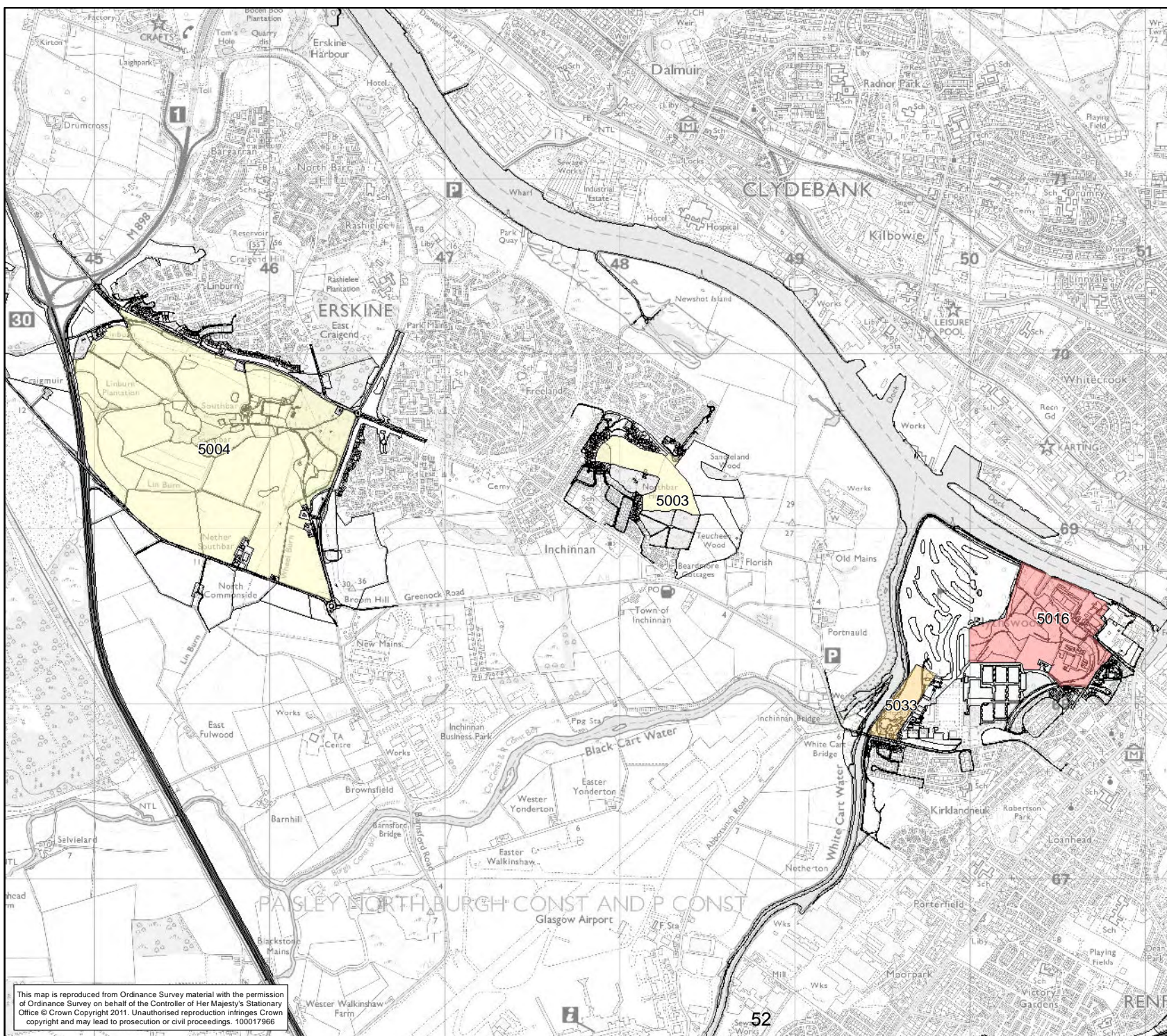


Figure 4.10

Renfrew and
Erskine
Summary



4.11 Bishopton Sites

The settlement of Bishopton lies to the west of Erskine within the undulating farmland character. The settlement is contained to the north east by the M8 and to the south by an active railway line. To the south and south west of Bishopton is the large site of the Royal Ordnance Factory. The sites submitted for consideration are all located to the south of the settlement between the railway line and the A8, a main road entering the settlement.

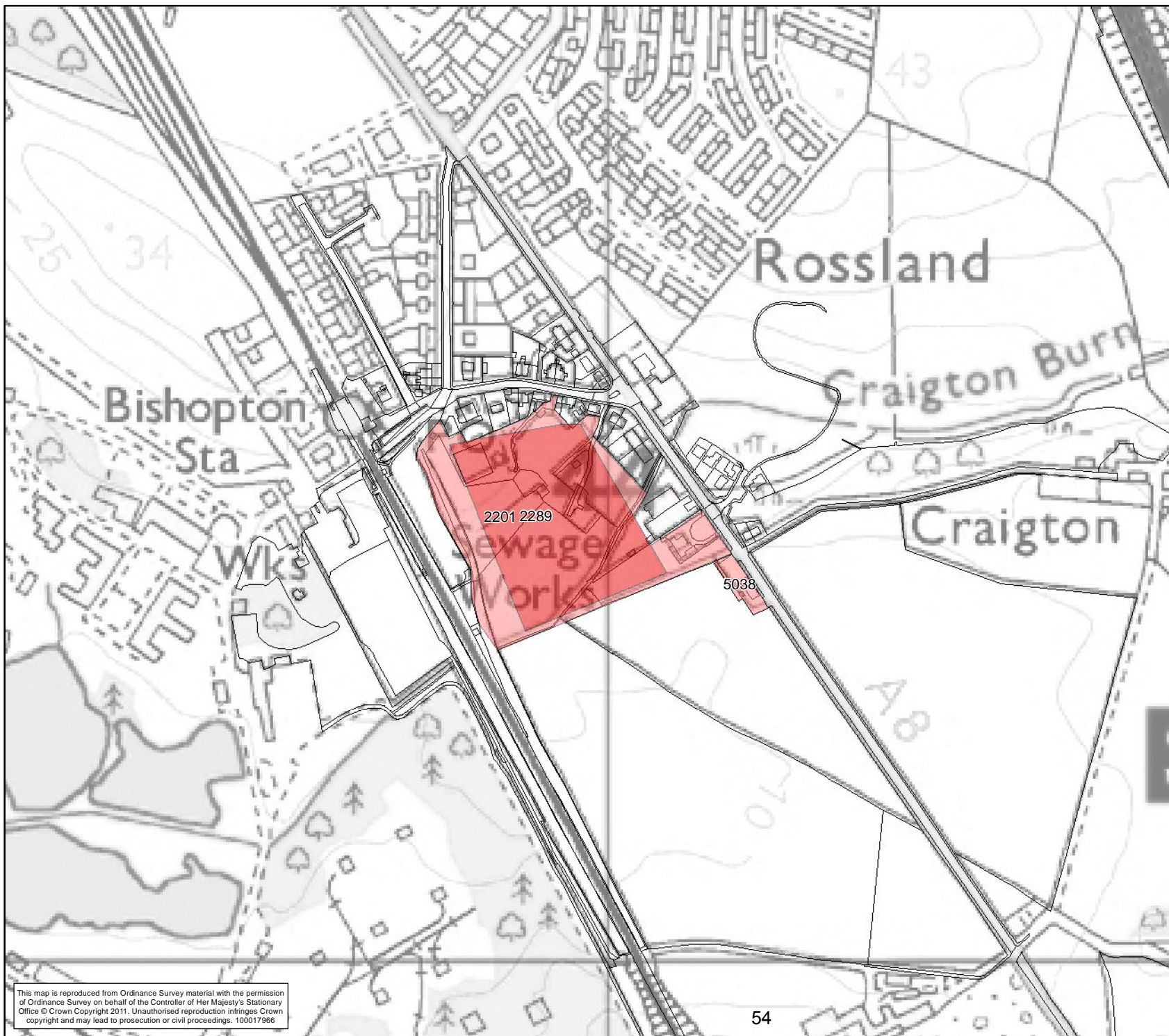
These sites are highlighted on Figure 4.11 and summarised on table 4.11 below. More detailed descriptions are on the completed *pro formas* in appendix 12.

Table 4.11 Bishopton Sites

Site no	Within the Greenbelt?	Score 1-5	Summary
2201	Yes	4	The site includes brownfield elements and includes existing buildings and structures some of which are in poor condition. The edge of the site forms a logical edge to the settlement and relates to the wider landscape context.
2289	Yes	3	However in comparison to the adjacent landscape it is relatively weak and it would be anticipated that any potential development should seek to retain existing trees and substantially strengthen this belt.
5038	Yes	3	Although an existing developed site, the location appears to be immediately beyond the natural boundary line of the settlement and therefore any potential development should be sensitive to this location.

4.11.1 Summary

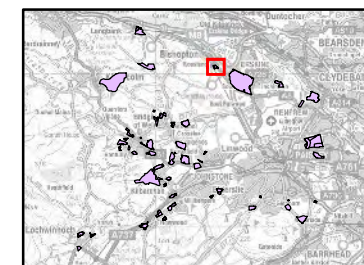
The two sites to the south east of Bishopton consist of either existing development or are partially Brownfield. 5038 is an existing Petrol Station which is immediately beyond the apparent visual boundary line of the settlement. It has been given a score of 3, as although an existing developed site, the location is, at the gateway to the settlement and potential development should be sensitive. Site no. 2201, which includes the former sewerage works includes existing buildings and structures, some of which are in poor condition and has been scored as a 4. The edge of the site forms a logical edge to the settlement and relates to the wider landscape context. It is anticipated that any potential development should seek to retain existing trees and substantially strengthen this belt to form a strong settlement edge. Site no 2289 is within generally the same location as 2201, with a boundary that extends to the edge of the park and ride facility and includes a residential property to the south east (Glen Orchy). Similar comments are therefore pertinent to both sites. However, because of the contribution the mature trees within this property make to the setting of the settlement, this site has been given a score of 3.



Legend

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Site Locations

Scale: 1:500,000

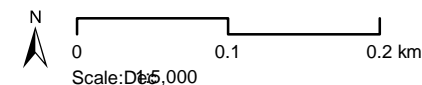


Figure 4.11
**Bishopton
Summary**

4.12 Kilmacolm and Langbank Sites

The settlement of Langbank is located on the southern bank of the River Clyde on the relatively low lying land that rises upwards to the south, the settlement is divorced from the River Clyde by the M8 and an active railway line. Sites submitted for consideration for the Local Development Plan are located to the east of the settlement.

These sites are highlighted on Figure 4.12 and summarised on table 4.12 below. More detailed descriptions are on the completed pro formas in appendix 13.

Table 4.12 Kilmacolm and Langbank Sites

Site no.	Within the Greenbelt?	Scoring 1-5	Summary
2294	Yes	2	Much of the site is sensitive and outwith the existing settlement. There is the potential that small pockets of sensitive development could occur close to the channelling room area assuming that existing woodland is retained.
2295	Yes	2	Development to the south of Haddockston House could impact upon its setting. This is particularly the case to the south east portion of the site. There may be the potential for some development adjacent to existing plantations which may be contained by the surrounding landscape.
2196	Yes	1	A highly prominent site of strong landscape quality that contributes significantly to the setting of Langbank.
5053	Yes	1	There may be very limited opportunity for development within the site which would be screened by the existing landscape structure. However accessing such potential development would afford the risk of compromising both the setting of the existing buildings and the overall landscape structure.

4.12.1 Summary

The two sites in Langbank have been scored as 1, not suitable for development. These sites (no.2196 and 5053) together are of high visual quality, help establish the setting and character of the settlement and wider landscape associated with the southern banks of the Clyde, and are prominently located. Site 5053 forms part of a strong settlement boundary and site 2196 is outwith the main settlement boundary.

Site 2294 is the Kilmacolm Golf Course, a locally prominent site within the fringes of the Kilmacolm Conservation area. A large site with considerable areas of woodland, the site forms part of the backdrop to Kilmacolm. The site has been given a score of two, as there may be the opportunity for very limited development in small portions of the site which could be contained by existing landform and woodland. However most of the site would be considered as outwith the settlement area and sensitive to development.

Site 2295 Haddockston House, is a large property isolated from any significant settlements. It is set within a locally prominent location. However, much of the landscape consists of predominantly coniferous woodland which would offer the opportunity for visual containment of development in portions of the site. As such it has been given a score of 2.

Renfrewshire LDP Landscape Assessment

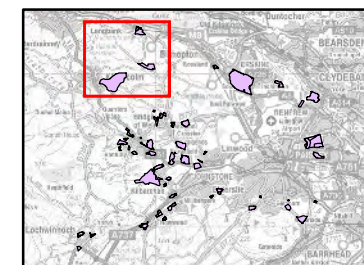
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Legend

Sensitivity to Development

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- 5 Not sensitive to change, suitable for development, few features to retain.



Site Locations

Scale: 1:500,000

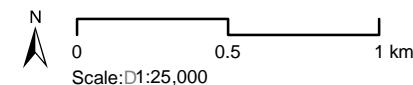
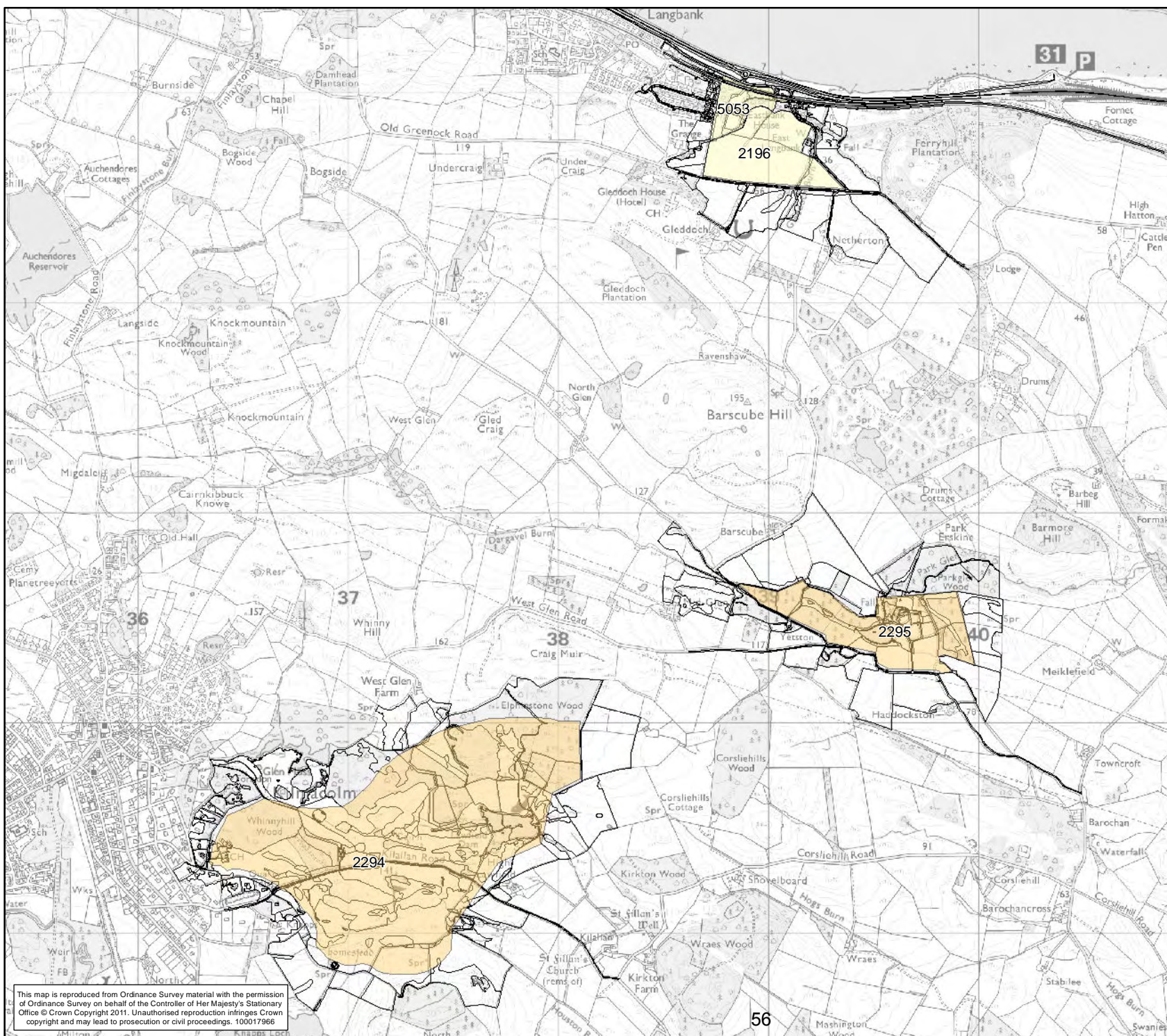


Figure 4.12

Kilmacolm and Langbank Summary



5.0 Conclusion

Ironside Farrar were commissioned by Renfrewshire Council to assess the suitability of 80 submissions of land for potential inclusion in the upcoming Local Development Plan as potential development sites. From these 80 submissions, one site has been divided further into six sites. This site, no. 5054, is not one site but a number of sites around the settlement of Howwood and as such each part of the site was considered individually, this resulted in 85 sites in total being assessed for potential release from the Greenbelt for development.

Thirty three sites have been assessed as being not suitable for any development and have a score of 1, these sites are in prominent or sensitive locations and their release could have an adverse affect on the setting of the settlement and Greenbelt.

Twenty one sites could accommodate small amounts of appropriate development and have a score of 2. These sites are also in fairly prominent or sensitive locations but could accommodate development of an appropriate scale and design suitable for that specific site without negatively affecting the setting or character of the Greenbelt or the settlement.

Sixteen sites contain areas that could be developed, but are sensitive with significant areas that should be retained. These sites have a score of 3. Mitigation measures should be required as part of any potential development to maintain the character and setting of the settlement and greenbelt.

Fourteen sites contain larger areas that are suitable for development and have a score of 4. However attention needs to be paid to the design and scale of the development and there may be areas or features that should be retained. Retention of these features or elements would potentially mitigate against any adverse effects that a potential development could have on the setting and character of the Greenbelt or settlement.

Only one site is fully suitable for development and has a score of 5, this site has no or very few features to retain. The development of this site would not have an adverse effect of the setting or character of the Greenbelt or Settlement.

Table 5.1 Summary of all sites








Score	Description	Quantity
1	Sensitive, not suitable for development.	33
2	Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.	21
3	Areas of the site are sensitive and should be retained. mitigation measures are required to maintain the character of the settlement and greenbelt.	16
4	Large areas of the site are suitable for development. however attention to design and retention of site features is necessary.	14
5	Not sensitive to change. suitable for development. few features to retain.	1
Total		85

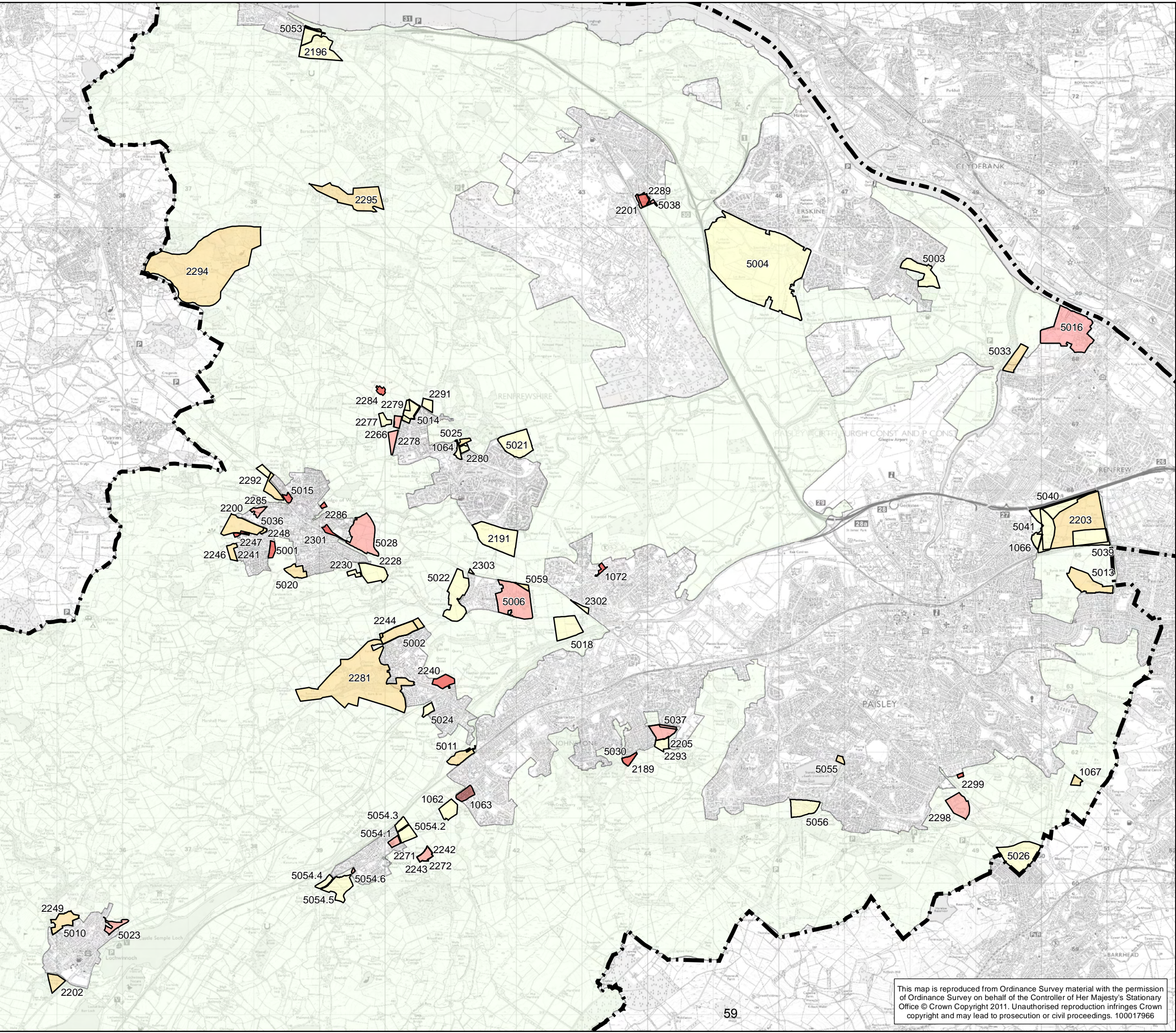
Renfrewshire LDP Landscape Assessment

December 2011

7687 GIS 111

Legend

-  Local Authority Boundary
-  1 Sensitive, not suitable for development
-  2 Site is sensitive but could accomodate a degree of appropriate development in small areas of the site.
-  3 Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt
-  4 Large areas of the site are suitable for development, however attention to design and retention of site fetures is necessary.
-  5 Not sensitive to change, suitable for development, few features to retain.
-  Greenbelt



0 1.25 2.5 km
Scale: 1:55,000

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Figure 5.0
Renfrewshire Summary



Renfrewshire LDP Landscape Assessment

Final Report
Appendices

APPENDIX 1 – LANDSCAPE ASSESSMENT PRO-FORMA

**Renfrewshire LDP Landscape Assessment
7687**

Site no.:
Date:
Size:

Location:
Proposal:

Note any designations on the site e.g. SSSI, TPO's etc:

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Describe the boundaries of the site and comment on containment they may provide:

Note the adjoining landscape character and Landuses:

Assess the overall prominence of the site:

Make a note of the key views both out of the site and internally:

Note the condition of the site, include state of repair, any vandalism and litter etc:

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Does the site form a gateway into a settlement?

Does the site prevent coalescence of settlements?

Does the site contribute to the setting of the area/ settlement?

Does any part of the site form a strong boundary to the settlement?

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Describe the potential mitigation measures that could be taken on site:

Are there any cumulative issues regarding development of sites nearby / within some settlements?

APPENDIX 2 – Bridge of Weir Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2292

Date: 16/06/11

Size: 1.99Ha / 19,995m²

Location: Land South of Kilmacolm Road, Bridge of Weir.

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open pasture field. Landform is gently undulating with small undulating hillocks rising towards Bridge of Weir. The site is an irregular trapezoid between the Kilmacolm Road (A761) to the north east and the former railway line (NCN route 75) to the south that runs in a north west to south east direction past the site.

Describe the boundaries of the site and comment on containment they may provide:

Dilapidated stone walls with post and wire mesh fences, a few established trees along the south western boundary associated with the NCN route 75. Farm track to the north west beyond post and wire mesh fence. The existing boundaries do not provide visual containment.

Note the adjoining landscape character and Landuses:

Grazing fields are on three sides, of a similar open rolling landscape character to the site. A well established woodland belt is located to the north east of the site across the Kilmacolm Road. To the south east there is a small area of unused grassland with housing beyond.

Assess the overall prominence of the site:

The site is open in character and is highly visible from the surrounding landscape, the visually open boundaries or landform do not provide containment, the site is prominent on the north western approach to the settlement as well as from the surrounding landscape.

Make a note of the key views both out of the site and internally:

There are views from the site across the River Gryffe Valley to the Bridge of Weir settlement opposite and out to the open countryside to the north, west and south west. The site is highly visible from the surrounding countryside and the edge of the existing development.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Good condition, the dilapidated stone wall boundaries have been replaced with timber post and wire fences, no vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is prominent and continuous with the distinctive open rolling farmland character of the surrounding landscape to the north, north west and west. The site provides a strong first impression of Bridge of Weir and contributes to the rural character of the settlement, as such the site has a high value due to it's rural character.

Does the site form a gateway into a settlement?

Yes. The site is located immediately to the north west of the existing settlement. Any development here would form a linear extension of the settlement and extend the settlement into the distinctive rolling character of the surrounding landscape.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site contributes to the setting of the settlement, the landscape character of the site is continuous with the open undulating farmland to the north, west and south west and provides a high quality rural setting to the settlement.

Does any part of the site form a strong boundary to the settlement?

No, there is a farm track to the north that forms the field boundary, this is a weak boundary for development and the settlement overall

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Site is within the open rolling farmland landscape character found to the north, north west and west of the settlement. Development would be inappropriate here as it would create a linear ribbon like extension into the rural landscape thus affecting the landscape character and setting of both the Greenbelt and Settlement.

Describe the potential mitigation measures that could be taken on site:

Avoid development of this prominent site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

If the adjoining proposed site (no. 2285) to the south was also to be developed then these developments would cumulatively create a new gateway and extension of the village and potentially compromise the rural character of the surrounding landscape to the north and west of the settlement.



Site 2292 from the north eastern corner



Site 2292 from A761 Kilmalcolm Road



View approaching Bridge of Weir on A761 from the north east looking at site 2292

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2285

Date: 16/06/11

Size: 4.55Ha / 45,508m²

Location: Land to the south of
Kilmacolm Road and Strathgryffe
Crescent, Bridge of Weir

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site can be described as two areas; the northern section that adjoins site no. 2292 is irregularly shaped, derelict land without defining landform and has an overgrown grassland character. The larger part of the site is to the south of NCN Route 75 and is roughly triangular in shape, currently used as a grazing field, abuts the River Gryffe along the south boundary. The site is gently undulating in the northern section, the site slopes relatively gently to the south and the River Gryffe where there is a steeper localised bank to the river.

Describe the boundaries of the site and comment on containment they may provide:

To the north along Kilmacolm Road there is no clear boundary into the site, with unmanaged grass adjacent to the road. The boundary to the adjoining fields is dilapidated stone walls replaced with timber post and wire mesh fences, to the south the site is bound by the River Gryffe, there is a steep slope and trees growing along the river. The site abuts the NCN route 75 and the north east boundary beyond which is the Bridge of Weir settlement.

Adjoining landuses and sloping landform provide a degree of containment, the site is visually open and consistent in landscape character to the west.

Note the adjoining landscape character and Landuses:

To the west of the site the land use is grazing fields which are open in character and rolling. These fields slope southwards to the River Gryffe which has a linear river valley character, with steeper slopes and wooded embankments. Across the river valley on the opposite bank is another section of the settlement, to the north east of the site is the NCN route 75 and the Bridge of Weir settlement.

Assess the overall prominence of the site:

The north eastern portion of the site is contained to a degree by the landuses to the north east however the site is highly prominent from the south and western approach into the settlement.

The site is additionally visible from properties on Glengowan Road immediately to the north and from residential properties to the south on Torr Road.

Make a note of the key views both out of the site and internally:

There are views from the site up the River Gryffe to the north west to open countryside. There are also views from the site across the river to the residential properties on Torr Road to the South and to the residential properties on Glengowan Road. There are no substantial views from NCN Route 75 to the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The field to the south of the NCN Route 75 is of a good condition with maintained boundaries, no vandalism is present. The other section of this site to the north of the NCN route 75 appears derelict with no landuse or boundaries, there is no vandalism and the site is in a poor condition, it has been colonised by scrub, wildflowers and grasses.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The northern section of the site along the A761 does not presently have a high landscape value, as it appears derelict in contrast with the well maintained rural landscape with poor visual boundaries especially along the main road entrance into the settlement. The southern section to the south of the NCN Route 75 is of a higher quality, this is a maintained grazing field, with maintained boundaries and established trees along the riparian corridor. The site has a well balanced overall composition that continues with the landscape beyond. From Torr Road this site has a high visual value forming part of an attractive view to the River Gryffe valley and beyond to the north and west. The southern section of the site is continuous with the high quality landscape to the west of the settlement.

Does the site form a gateway into a settlement?

Visually and physically the whole site forms part of a gateway into the settlement, the northern section of the site is highly visible from the A761 and presently forms a relatively poor quality gateway into the settlement. The southern section provides a visual gateway and setting to the settlement when views from the west along the Torr Road.

Does the site prevent coalescence of settlements?

No, only internally within the settlement.

Does the site contribute to the setting of the area/ settlement?

The southern section of the site contributes to the setting of the settlement, from Torr Road there are open views towards the site and river valley. The northern section of the site currently does not contribute in a positive way to the character of the settlement.

Does any part of the site form a strong boundary to the settlement?

The northern section of the site along the A761 currently contains a clear boundary to the settlement. The rear back garden fence line boundary to existing properties is relatively poor visually along this section of the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in a prominent position, the southern section forms an attractive setting and entrance into the settlement, development should avoid this southern section of the site to the south of NCN route 75. The northern section of the site however could accommodate limited development. This could give the opportunity to strengthen the settlement boundary.

Describe the potential mitigation measures that could be taken on site:

The site could be partially developed in a sympathetic way that maintained views out from Torr Road towards open countryside, development of the northern section along the A761 could create an improved entrance gateway into the settlement with the potential for woodland planting.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

If this site and the site to the north (no. 2292) were developed then the cumulative impacts of both developments would have a highly significant impact on the settlement, extending the settlement to the north west along the A761 into the rural open farmland landscape.



View from the existing settlement edge to site 2285 along the A761 Kilmacolm Road



View from the site to the north of the NCN Route 75 south over the site to the residential properties on Torr Road.



View from Torr Road looking North to site 2285.

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Site no.: 2286

Date: 16/06/11

Size: 0.51Ha / 5189m²

Location: Mill of Gryffe Road, Bridge of Weir

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the site abuts a SINC immediately to the south at the wooded riparian habitat on the River Gryffe.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

An irregular trapezoid shaped site wedged between woodland to the north, a wooded riparian corridor to the south, existing residential properties to the west and an open grazing field to the east. The site appears to be grazing field open and continuous in character with the adjoining fields to the east. This green wedge and gently sloping ridge line enters the settlement from this eastern edge and terminates in a rounded slope at the site.

Describe the boundaries of the site and comment on containment they may provide:

From the west at the residential development the boundary includes a gabion retaining wall approximately 2-3m high on top of which is a closed board timber fence. To the east and west the site borders woodland areas that do create a degree of enclosure but the site is open and continuous in character with the adjoining field to the east. The site is prominent and landform higher than the new residential development to the east.

Note the adjoining landscape character and Landuses:

Woodland to the north, wooded riparian corridor to the south, residential properties to the west and an open grazing field to the east. The open grazing field is continuous with the site character, and are associated with open fields with a gently sloping ridgeline that terminates at the site.

Assess the overall prominence of the site:

The site is fairly well contained by the adjoining landscape to the north and south. However the land is higher than that surrounding it and this would be a prominent development site, it is visible from the residential development to the east. Within the wider landscape the site is not prominent when approaching Bridge of Weir from the North East along Houston Road.

Make a note of the key views both out of the site and internally:

The ridgeline can be clearly seen from the B790 Houston Road when travelling to or from the north east to the settlement, however the site cannot be seen and would not have an affect on the existing visual settlement edge when viewed from Houston Road. The site can be clearly seen from the new residential development in the west, the site is higher and in a more prominent location the surrounding development.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Locally the site is a green space that enters the settlement, it is higher than the development to the south west and would be prominent from this development. The site has a medium value locally due to prominence.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site forms the terminus of a gently sloping green wedge ridgeline entering the eastern side of the settlement, this ridgeline is clearly visible when approaching the settlement from the east. The site however cannot be seen from Houston Road to the east as approaching the settlement, and as such does not contribute to the setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

The north western and southern boundaries contain established bands of trees that could form a strong boundary to the settlement, to the east the site is open and continuous with the open grazing field pattern of the ridgeline.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Development of this site would reduce the length of the green wedge into the settlement and the higher ground of the ridge means that the development would be locally prominent. The site cannot be seen when approaching the settlement from Houston and as such would have a low impact on the setting of the settlement. The impact of development on this site would be localised.

Describe the potential mitigation measures that could be taken on site:

As the ground is higher than that to the south west there are access issues, also the higher ground could mean that taller developments could be visible from Houston Road and attention should be paid to this detail as not to intrude upon the wider visual landscape. A new strong settlement edge could be created.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Most other potential development sites are not nearby and separated from this site by existing residential areas and open green areas, it is unlikely there would be any cumulative impacts associated with other sites. However the site is in a prominent location and would be visible from other areas of the settlement.



View from B790 Houston Road looking towards Bridge of Weir Settlement, illustrating that the site is not visible from this approach



View from the existing settlement looking north eastwards towards the site, the site is locally prominent and elevated in comparison to the existing development



View from footpath on south western edge of site looking at the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5036

Date: 16/06/11

Size: 1.86Ha / 18,656m²

Location: Land to the west of Thriplee Road, Bridge of Weir

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Green belt, a conservation area is immediately to the south west boundary of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape with irregular sides and fits between existing development on sections of all three sides. The site is sub-divided by mature trees and developing scrub, but is open and exposed in the eastern area where Thriplee Road abuts the site, the site slopes to the north east. The western area of the site is generally flat but slopes gently southwards, this area is marshy and a small stream appears to flow into the site and dissipates creating a marshy area. The site appears unused.

Describe the boundaries of the site and comment on containment they may provide:

The boundaries to the north east of the site provide weak containment. The western and southern sections of the site are contained by existing mature trees, however there is a transition section along the northern border where trees have been planted but are not mature, providing a degree of containment that I could improve over time if these trees are retained.

Note the adjoining landscape character and Landuses:

To the north and east of the site there are large detached houses, the boundaries of which form the site boundary, to the south there are large well spaced out detached residential properties with large gardens that slope up to the site. To the north west the land is contiguous with an area of woodland and open grazing fields. Overall the land slopes down to the north into the Gryffe River valley.

Assess the overall prominence of the site:

The site is enclosed by the rear boundaries of existing properties and woodland that provide containment to the southern and western sections of the site. The eastern section of the site is the most prominent area of the site and development here could be visible from the river valley. The site is in a prominent location but established vegetation on site and immediately outwith the site provides containment reducing the overall site prominence.

Make a note of the key views both out of the site and internally:

The site has views down to the settlement and valley below to the north west, north and east. To the east on a clear day the view extends towards Erskine, Clydebank and Western Glasgow.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears unmanaged and is colonised with wildflowers tall grasses and emerging scrub. The site does not appear to be subject to vandalism. There is a marshy area in the central space where a small stream flows from the south and appears to dissipate over this area.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a number of positive attributes, these include the expansive views to the north and east. The mature trees surrounding the site also contribute to the positive setting of the site, particularly when viewed from the A761.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No, only internally within the settlement.

Does the site contribute to the setting of the area/ settlement?

Whilst the site makes some contribution to the immediate setting of the existing housing it contributes more to the settlement when viewed from the North West.

Does any part of the site form a strong boundary to the settlement?

Immediately to the west of the site is a large area of woodland. This forms a strong boundary to the settlement and the site to the west.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site could be developed in a similar character to the surrounding settlement. Existing areas of established trees should be retained. The most prominent areas of the site would have most landscape impact if developed. These should be avoided or suitable mitigation measures undertaken.

Describe the potential mitigation measures that could be taken on site:

The site is enclosed by residential property boundaries and to the north west by established woodland that provides containment to areas of the site. Areas of the site that are more prominent should either avoid development or suitable mitigation measures taken e.g. low rise properties or planting, although this could affect the views from the site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are no potential development sites in the immediate vicinity that are likely to have a cumulative effect on the settlement.



View looking north west from the edge of existing development at Thriplee Road



View from within site 5036 looking north east illustrating areas of the site are more prominent than others



View from within the site looking north east into a more contained area of the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2241

Date: 16/06/11

Size: 0.41Ha / 4,188m²

Location: Land at Clevans Road, Bridge of Weir

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the site is also within a Open Space (Active Recreation) designation as illustrated in the current Local Plan.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The roughly triangular shaped site is gently sloping to the south and has no significant landform features. The landscape character is a gently sloping grassland area adjoining fields on the settlement edge, the site slopes to the south. The site itself is fairly well enclosed by mature trees to the southern boundary.

The site was previously in agricultural use but now appears derelict with a disused agricultural building of low importance.

Describe the boundaries of the site and comment on containment they may provide:

The western boundary is a low stone wall in a poor state of repair, reinforced by established trees. There are established trees to the south and eastern boundaries that provide containment. The boundary to the north along Clevans road is generally open in character with a few established trees that provide containment; the site is further contained by an overgrown area along the opposite side of the Clevans Road within the Ranfurly Castle Golf Course, this area contains a few established trees.

Note the adjoining landscape character and Landuses:

To the east is the settlement of Bridge of Weir, along Clevans road. To the north is Ranfurly Castle Golf Course and to the south and west are open grazing fields. The landscape character to the north, west and south is generally open and gently undulating in character with established bands of trees. The land to the south of the site slopes southwards to the Pow Burn.

Assess the overall prominence of the site:

The site is at the end of a linear extension of the settlement and has good containment afforded by the established tree boundaries to the south and east, the occasional established tree along the northern edge creates containment along this boundary. The site slopes to the south and is not prominent in the landscape.

Make a note of the key views both out of the site and internally:

Views from the site are mainly eastwards along the Pow Burn valley. The site will be visible from the existing Ranfurly Castle Golf Course.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site was previously of agricultural use and is now derelict. The agricultural building on site is derelict and has been subject to graffiti. The site is overgrown with grasses and scrubby small trees.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a relatively low landscape value in it's current state, it is fairly small and has no current use. The site features include a derelict building and stone wall remnants of field boundaries. There are mature established trees along the south, east and western boundaries, these have a high value and should be retained.

Does the site form a gateway into a settlement?

The site forms a minor gateway into the settlement along the single track road from the west, immediately past the site the road becomes two lanes as it enters the settlement. The site could potentially become a distinct gateway development into the settlement and form a strong boundary.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The site has a rural character, influenced by the adjoining open grazing field character immediately to the west. The development of this site into residential use would alter the character locally and extend the settlement eastwards into the open countryside. The site could become a gateway site into the settlement from the east.

Does any part of the site form a strong boundary to the settlement?

The established trees to the south provide a boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Development of this site would continue the linear development along and facing Clevans Road. Development should retain the large boundary trees and establish a strong boundary to the settlement to the west.

Describe the potential mitigation measures that could be taken on site:

The established woodland area to the southern boundary should be retained and the established trees along the western boundary could be added too to create a strong edge to the settlement.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

A number of sites are highlighted as potential development sites in the vicinity of this potential development site. If all of these were to be developed then there would be a cumulative effect on the settlement that would potentially change the character of the settlement when approaching from the west. These potential developments could also create a stronger settlement edge as part of their development, if sensitively and appropriately designed.



View looking eastwards from Clevans Road towards site 2241, the site is enclosed by established trees



View from Clevans road looking into the site at a derelict agricultural building, the rear of the site is contained by established trees

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Site no.: 2246

Date: 16/06/11

Size: 2.64Ha / 26,412m²

Location: Land near Donaldfield Road,
Bridge of Weir

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open grazing 'L' shaped field gently sloping with a ridgeline approximately in the middle of the site parallel to the Pow Burn. The site slopes from the ridgeline to the north towards the Pow Burn and to the south towards the single lane farm track. Continuous in character with the surrounding grazing fields to the north, west and south.

The Pow Burn to the north of the site is the most significant landscape feature, however this is immediately outwith the site boundary.

Describe the boundaries of the site and comment on containment they may provide:

The site is open and continuous with the grazing fields to the west of the site, the boundaries between these fields are remains of stone walls with a replacement timber post and wire mesh fence. To the north the Pow Burn provides a physical boundary and to the east the rear garden boundaries of existing residential properties creates an edge to the settlement. Outwith and south of the site on the opposite side of Donaldfield Road is an established area of woodland that forms a distinct boundary around a yard area, however this is outwith the site boundary, the site itself is generally open with no strong containment.

Note the adjoining landscape character and Landuses:

The settlement is located to the east of the site, to the north is the Pow Burn and a small grazing field before site no. 2241 and to the west is an open rural landscape of grazing fields, continuous in character with the site, divided by remains of traditional stone walls that appear to be typical of the rural landscape around the settlement but now in a state of disrepair.

Assess the overall prominence of the site:

The site has little overall containment and is visually part of the wider landscape of grazing fields to the west. The southern section, south of the ridgeline along the single lane farm track is less prominent and contained by landform, the ridgeline. Once past the ridgeline towards the Pow Burn the site become much more prominent in the landscape, particularly when viewed from Clevans Road to the North.

Make a note of the key views both out of the site and internally:

There would be views to and from Ranfurly Golf Course and to and from the Pow Burn Valley. Views from the existing settlement would be limited to the rear of properties on Donaldfield Road and from the single farm dwelling to the west. The site and edge of settlement is very visible from Clevans Road.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has relatively low amenity value, with few distinctive landscape features. However the site is part of the open rural character of gently rolling grazing fields divided by remains of stone walls to the west of the settlement.

Does the site form a gateway into a settlement?

The site is not along one of the main gateways into the settlement; it is along a single lane farm track that terminates at a farm building to the west of the site.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site is continuous in character with the rolling grazing fields to the north and west of the settlement, until this character and field pattern is broken by Ranfurly Castle Golf Club. There are few receptors that would be affected by any development within this site. The site does contribute to the setting and character of the settlement, however the settlement here has a relatively poorly defined edge that could be strengthened.

Does any part of the site form a strong boundary to the settlement?

The settlement edge borders the site to the east, this edge is weak and poorly defended.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Development of this site should be confined to the less visible and contained southern section and the lower 'L' section of the site by the Pow Burn. This section would be visible and infringe on the open rural landscape however development here should include mitigation measures that would create a strong boundary to the western edge of the settlement.

Describe the potential mitigation measures that could be taken on site:

Development should be restricted to the contained southern section and the lower 'L' section of the site. Mitigation planting measures should be employed along the edge of new development to create a stronger more defensible western edge to the settlement. Avoid development on the ridgeline and in the north western area of the site. Development should respect setting of the Pow Burn.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The nearest site is no. 2241, however this site is screened from this one by an established belt of trees to the south of that site and so views between the two would be limited. The cumulative effects of these potential developments would be low. There is a large mixed use potential development at site no.2247 Ranfurly Castle Golf Club that could increase the cumulative impact of these potential developments on the western side of the settlement.



View looking east across the site to the settlement edge from an unclassified road leading to a farmstead



View from Clevans road looking south towards site 2246

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5020

Date: 16/06/11

Size: 4.59Ha / 45,961m²

Location: Shillingworth, land off Earl Place, Bridge of Weir.

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Trees immediately to the south around the Shillingworth farmstead are covered by a TPO.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open rural grazing field on the settlement edge. The site is generally open in character, gently undulating and sloping away from a distinctive ridgeline in the northern section of the site with a low point in the south eastern corner. A waterlogged area can be found in the western most corner of the site and a steep slope can be found along the north western section of the site sloping away from the ridgeline almost in parallel with and sloping towards Kilgraston Road.

Describe the boundaries of the site and comment on containment they may provide:

The boundary to the north of the site along Kilgraston Road is a single track road, open in character with a timber post and wire mesh fence boundary. There are no visual boundaries between this site and the neighbouring Old Ranfurly Golf Course. To the east is the existing settlement, the boundaries are mainly tall fences and hedges of rear gardens and front gardens aligned parallel with the site boundary. The southern and south western boundaries are fairly open in character and provide little containment of the site.

Note the adjoining landscape character and Landuses:

To the north, west and south west is the Old Ranfurly Golf Course, open in character and continuous in the gentle rolling character found at the site. The Bridge of Weir settlement is located to the east and the Shillingworth farmstead is located to the south, this is partially enclosed by established trees.

Assess the overall prominence of the site:

The north and western sections of the site are very prominent from Kilgraston Road, from here the ridgeline and highpoint of the site screens much of the rest of the site from this viewpoint. The southern section of the site however is visible and prominent from the Kilbrachan Road, a busy road entering the settlement to the east. Cumulatively the whole site is prominent but from different locations.

Make a note of the key views both out of the site and internally:

The site can be viewed from the Kilgraston Road and from a distance on Kilbrachan Road to the east. From the site there are open expansive views towards Johnstone, Paisley and Glasgow.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high amenity value, people at the time of the site visit were recreationally walking along the Kilgraston Road to the north of the site (sign posted walking route). Elements of the site also forms part of a defensible settlement boundary when viewed from Kilbrachan Road to the east of the site when approaching the settlement. Within this landscape the site contributes to the settlement edge and has areas that are considered high value, overall the site is of a medium to high value.

Does the site form a gateway into a settlement?

No. The site is not on a major road into the settlement. Visually the site is part of the defensible settlement edge that would be affected by extensive new development.

Does the site prevent coalescence of settlements?

No. However, when viewed from Kilbarchan Road on the approach to the settlement the site separates the settlement from the Shillingworth farmstead development. If this site were to be developed the settlement edge would be less defined and appear to extend to the west. This would have an impact on the Greenbelt and character of the settlement.

Does the site contribute to the setting of the area/ settlement?

Yes, the site contributes to the setting of the settlement both locally from Kilgraston Road by creating a rural open feel contained by the ridgeline and from Kilbarchan Road as approaching the settlement; the site helps define the edge of the settlement.

Does any part of the site form a strong boundary to the settlement?

Yes, when viewed from Kilbarchan road to the east of the site. The higher ground of the site helps define and establish the strong defensible edge of the settlement when viewed from Kilbarchan road to the south east.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Overall the site is prominent both locally and from a far when viewed approaching the settlement on Kilbarchan Road. The higher ground of the site helps define the edge of the settlement. If the whole site was to be developed the character and setting of both the Greenbelt and the settlement would be affected. Development could occur within the lower areas adjacent to the existing settlement but visually development should not extend or beach the high point of the site and not create visual or physical coalescence between Bridge of Weir and Shillingworth Farmstead.

Describe the potential mitigation measures that could be taken on site:

Development should not breach or extend onto the higher areas of the site and should not visually or physically create coalescence between Bridge of Weir and Shillingworth Farmstead.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No, there are no potential development sites nearby.



View from Kilgraston Road to the north of the site



View from the site looking north east towards Glasgow Airport and t he northern area of Paisley



View from Kilbarchan Road as approaching Bridge of Weir looking westwards towards the site (distant field)

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2230

Date: 16/06/11

Size: 1.37Ha / 13,731m²

Location: Land at Kilbarchan Road,
Bridge of Weir

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a SINCE is located immediately to the west. A TPO designation is immediately to the north eastern boundary of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site takes the shape of two rectangles. The site is an open grazing field with a dilapidated stone wall and timber post and wire mesh fence boundary along the Kilbarchan Road. The landscape character is open and relatively flat. There are few distinctive landscape features.

Describe the boundaries of the site and comment on containment they may provide:

The boundary along the Kilbarchan Road is a dilapidated stone wall with timber post and wire mesh fence. The site is part of a field and there is no boundary between site and rest of the field. The western boundary borders the SINCE and is an overgrown area with established trees. Immediately to the north east is an industrial site, boundaries of this land use are a tall timber fence, approximately 2m high that contain the industrial site. The site itself does not have containment.

Note the adjoining landscape character and Landuses:

To the south of the site is an open grazing field, the site is part of this field. To the north and west is an area of tall grassland with a few established trees., This is designated as a SINCE. The industrial builder's yard site to the north is contained by an approximately 2m high fence. There is also a large factory to the south - south west of the site that is contained by lower landform and semi mature screen planting. The site is sandwiched between these different land uses within an open grazing field character continuous with the grazing fields on the opposite side of the Kilbarchan Road.

Assess the overall prominence of the site:

The site is of high prominence, when viewed from Kilbarchan Road the site has a backdrop of established mature trees and a defensible settlement edge.

Make a note of the key views both out of the site and internally:

There are views from the site to the field on the opposite side of the Kilbarchan Road and out to the west to a gently undulating countryside character. The site also has partial views of the large factory to the south of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site generally is in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a value due to its open rural landscape character outside the visual settlement boundary, this boundary is visually strong. The presence of factory and builder's yard, together with the SINCE provide a landscape of transition.

Does the site form a gateway into a settlement?

The site forms part of a larger gateway area into the settlement from the south, this gateway also contains the expansive rolling field pattern to the east of the site.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site and field pattern over the Kilbarchan Road contribute to the setting and character of the settlement. These areas help establish the strong settlement boundary found from Kilbarchan road.

Does any part of the site form a strong boundary to the settlement?

The openness of the site and that of the field pattern opposite the Kilbarchan Road help establish and form the settlement boundary by contrasting with the mature established trees and urban development of the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The location of this site in front of the strong settlement boundary would mean any development on this site would be highly visible and prominent in the landscape. This would have an impact on the character and setting of the greenbelt and integrity of the settlement.

Describe the potential mitigation measures that could be taken on site:

Avoid development of this site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The fields opposite are also a potential development site (no. 2228) if these sites were developed the cumulative impact of the developments would effectively extend the settlement to the south this would negatively affect the integrity and character of the Greenbelt and Settlement.



View looking west from Kilbarchan Road across site 2230, the site is outside the established settlement edge and in a prominent location.

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2228

Date: 16/06/11

Size: 9.35Ha / 93,504m²

Location: Land between Kilbarchan Road, Crosslee Road and A761, Bridge of Weir

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site includes three grazing fields between the Kilbarchan Road, Crosslee Road and the established belt of trees to the south. The landscape character of the site is generally gently sloping eastwards. There are few distinctive landscape features within the site except for the steeper slope down to the A761 to the east of the site. There are well maintained sections of hedge along the north eastern boundary within the field.

Describe the boundaries of the site and comment on containment they may provide:

The western boundary is a low dilapidated stone wall with a replacement timber post and metal wire mesh fence with a few trees growing alongside the road that do not provide any containment of the site. The southern boundary is a thick belt of established trees between the Kilbarchan Road in the west and the A761 to the east. The boundary to the east alongside the A671 is a timber post and wire mesh fence with the occasional small tree. The site has poor containment.

Note the adjoining landscape character and Landuses:

A single track road to the north beyond which is a grazing field to the north east and residential properties to the north west. To the east is the A761 and beyond the road is an open rural gently undulating mixture of grazing and arable fields that slope in an eastern direction. To the south there is one residential property that overlooks the site and a band of mature established trees. To the west of the site, opposite the road is a grazing field, potential development site no. 2230 and a large factory building. The site is continuous with the open gently rolling landscape character of grazing and arable fields physically enclosed by dilapidated stone walls and replacement timber and wire mesh fences.

Assess the overall prominence of the site:

The site is in a prominent location, on higher ground with open expansive views eastwards to the River Gryffe valley. The site is also in a prominent location to the southern section of the settlement and from the Kilbarchan Road as approaching and leaving the settlement.

Make a note of the key views both out of the site and internally:

There are open expansive views to the east down the River Gryffe Valley towards Paisley. More locally the site has views of the settlement and it's strong defensible southern boundary.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism. Sections of the maintained hedge are missing at the junction of Crosslee Road and the A761 in the north eastern corner of the site and the hedge stops in the north western section of the site along Crosslee Road where the residential properties begin.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high value associated with the open field character, views of the settlement from the site and for the views to and from the site down the River Gryffe Valley that make this site very prominent in the wider landscape and locally within the context of the settlement.

Does the site form a gateway into a settlement?

Yes, the site forms a gateway into the settlement from the south approach along the Kilbarchan Road.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site contributes to the setting of the south eastern section of the settlement and the site is continuous in character with the gently undulating grazing and arable field pattern to the east within the River Gryffe Valley.

Does any part of the site form a strong boundary to the settlement?

There are no strong boundaries within the site, however the openness of the site helps establish the southern boundary of the settlement by contrasting with the established mature trees and the urban qualities of the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in one of the most prominent locations on the outskirts of the settlement. The site has open expansive views to the east down the River Gryffe Valley. Development of this site would have a negative impact on the setting and character of the settlement and integrity of the greenbelt around the southern section of the settlement.

Describe the potential mitigation measures that could be taken on site:

Avoid development in this prominent location.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

From this site a site to the north west is visible, this site helps establish the settlement boundary, if these sites were developed the impacts of both development sites would have a negative impact on the character and setting of the settlement and negatively affect the integrity of the greenbelt.



View from Kilbarchan Road looking eastwards across site 2288



View from Kilbarchan Road looking north east towards the settlement edge and site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2200

Date: 16/06/11

Size: 0.02Ha / 281m²

Location: Land to the north of Clevans Road, Ranfurly Castle Golf Club

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the site is also within an Open Space (Active Recreation) designation as illustrated in the current Local Plan.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is two triangles that form an irregular rectangle shape. The site slopes to the east and is an overgrown area of the Golf Course with established trees and some establishing scrub. The site has an enclosing wooded edge that retains a rural character to Clevans Road immediately south of the site. The site appears to be unmanaged land.

Describe the boundaries of the site and comment on containment they may provide:

The site does not have strong boundaries to the north and is within a larger area of the Golf Course that appears to be unmanaged. The boundary along Clevans Road to the south of the site is overgrown with scrub vegetation and there is an dilapidated stone wall. A line of trees many of which have self seeded form a wooded edge. These would appear vulnerable if development were to occur.

Note the adjoining landscape character and Landuses:

The site is within the Golf Course area to the west of the settlement. The site is surrounded on the north and western sides by the Ranfurly Castle Golf Course. The southern boundary is alongside the Clevans Road, to the east and south is a landscape character of large detached residential properties that differs to the open character of the golf course.

Assess the overall prominence of the site:

The site is not prominent and currently is within an unmanaged area of the golf course.

Make a note of the key views both out of the site and internally:

The only views would be to and from Clevans Road, the residential properties opposite the site and from Ranfurly Castle Golf Course itself.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a neglected state, with emerging scrub and more established trees. There was no evidence of vandalism or significant litter.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a relatively low landscape value due to the lack of distinctive features and the overgrown nature of the site.

Does the site form a gateway into a settlement?

The site is at the western entrance to the settlement and could be developed to create a gateway into Bridge of Weir, however the single track road suggests there is a low volume of traffic here.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The wooded nature of the site provides an attractive quality to the settlement entrance from the west along the single lane Clevans Road. The site and the surrounding scrub area provide a degree of containment to the settlement that could be removed if the site was developed.

Does any part of the site form a strong boundary to the settlement?

The site is part of a wider wilder area of the golf course that provides a moderate boundary to the settlement, development of this site should respect and enhance this settlement boundary.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Development of this site would affect the localised character of this area and the character of Clevans Road, however it is up to the sensitivity of the design to what extents this would be negative. Development would remove the scrub and established trees that currently create an enclosed feeling.

Describe the potential mitigation measures that could be taken on site:

Additional planting could be undertaken to establish containment around the site and proposals.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is a potential residential development site (no. 2241) to the south west of this mixed use development site, however both sites are small in size and thus associated developments would be small in scale. They would cumulatively extend the settlement in a westerly direction along Clevans Road and could potentially create a new gateway into the settlement.



Established vegetation along the boundary of site 2200 and Clevans Road



Established vegetation within and immediately outwith site 2200

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5015

Date: 16/06/11

Size: 1.25Ha / 12,573m²

Location: Kilmalcolm Road, Bridge of Weir

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Not within the Greenbelt. Designated in the Local Plan as Industry and Business

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is located between the Kilmalcolm Road in the east, the NCN Route 75 in the west, the rear of residential properties to the north and the River Gryffe in the south. The site is urban in character with an industrial/ retail use, currently the site houses a petrol station, a car sales show room and associated parking space surrounding it, a semi detached stone built two storey building that houses two separate business and a small car park with a compacted hardcore base. Between this car park and the river is a strip of riparian woodland clothing a steep bank.

Describe the boundaries of the site and comment on containment they may provide:

The site is open to Kilmalcolm Road to the east, to the north the site has a fairly strong boundary where the rear boundary fences of existing residential properties abut the petrol station courtyard and rear of the station building. To the east the railway line embankment and NCN route 75 forms a strong boundary that provides good physical and visual containment of the site. The River Gryffe and the associated riparian woodland creates a strong visual and physical boundary to the south providing containment.

Note the adjoining landscape character and Landuses:

Surrounding the site to the north and east are residential properties of varying age. To the south is the River Gryffe valley and to the west there is a grazing field and the start of a rural gently rolling landscape that extends to the open countryside west of the settlement. The site is separated from the open countryside character by the former railway track, now NCN Route 75.

Assess the overall prominence of the site:

The site has a low overall prominence, it is urban in character and the surrounding buildings and landform are consistent with the character of the surrounding area. The site is prominent on it's eastern boundary alongside the Kilmalcolm Road.

Make a note of the key views both out of the site and internally:

The keys views would be to and from Kilmalcolm Road from the existing buildings. Other views would be to and from the grazing field, also a potential residential development site (no. 2285). There are also views to the southern section of the site from the old railway line bridge over the River Gryffe, now a listed structure.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The area of the site around the car park and car sales show room is generally in a good state of repair and one that would be associated with the uses found here. Past the car sales show room parking area the site is less well maintained, the car park in the south of the site before the river valley resembles a left over space. The relatively narrow woodland belt along the River Gryffe has a naturally established feel that contrasts with the urban character of the site. This forms an important view and setting for the village when viewed from the bridge at the A761.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a low amenity value to the north, it is a functional business and retail space that is associated with an urban environment not the greenbelt. The woodland belt alongside the River Gryffe is a key element in the character of the village. Similarly the site affords strong views of the listed former railway bridge, which further contributes to the heritage of the setting.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The northern portion of the site has a functional setting that one would associate with a petrol station and car sales showroom. The section associated with the river contributes very strongly to the distinctive character of the village.

Does any part of the site form a strong boundary to the settlement?

The derelict railway line and embankment, now the NCN route 75 provides a degree of containment to the settlement to the west of this site.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Any potential development should improve the setting of this site along the Kilmacolm Road. The site is not within the Greenbelt and as such there are limited issues that would affect the greenbelt, the height of the development should be such that it does not significantly affect the qualities of the greenbelt to the west. The woodland associated with the River Gryffe is an essential element in the setting of the site and requires retention or strengthening.

Describe the potential mitigation measures that could be taken on site:

The thin riparian woodland alongside the River Gryffe should be retained in any future developments and any development alongside the disused railway line, now the NCN Route 75 should be sympathetic to this route. Development should not negatively affect the visual qualities of the nearby greenbelt to the west.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Immediately to the west of this site is the potential residential development site (no. 2285) that would effectively change the landscape character from open gently undulating grazing fields along the River Gryffe valley to residential use. This would emphasise the urban character of this site and any mixed use that is developed on the site.



View from within site 5015 in the southern area at the area of hardstanding used as a car park



View from A761 looking into site 5015

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2247

Date: 16/06/11

Size: 12.35Ha / 12,352m²

Location: Ranfurly Castle Golf Club,
Bridge of Weir

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

The Club House of the Golf Course is within a Conservation Area. The Conservation Area also borders the site to the north and south. Listed buildings overlook the site from the north. The Club House is a listed building. The site is also within an Open Space (Active Recreation) designation as illustrated in the Local Plan. Site is within the Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is a roughly triangular shaped wedge of green space entering the settlement from the west, the landscape character of this site is very gently undulating landform typical of that associated with a Golf Course, there are a few established parkland trees and a naturalistic belt of trees to the south of the proposed site. The open character of the Golf Course is consistent with the green wedge of existing Golf Course and open countryside that enters the settlement from the west.

Describe the boundaries of the site and comment on containment they may provide:

To the north the site boundary is a fragmented thin line of established conifers broken up in places by smaller deciduous trees, this provides a degree of containment to the north of the site. To the south there is a naturalistic band of established trees that along with the rear garden boundaries and established vegetation within them forms a strong boundary and containment for the site.

Note the adjoining landscape character and Landuses:

The north and south of the proposed site is overlooked by impressive large single detached dwellings (some listed) with large gardens / grounds. The character of which merges well with that of a Golf Course.

Assess the overall prominence of the site:

The site is not very prominent and is overlooked from the north and south by large residential properties and a single track road. The openness of the site is an attractive feature of the site that should be maintained.

Make a note of the key views both out of the site and internally:

The key views both within and outwith the site would be to and from the large detached residential dwellings and from the Club House of the Golf Course that overlooks the Golf Course.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is well maintained, except from a small area in the south where there is wooded scrub alongside Clevans Road. The site does not appear to be subject to vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high recreational and visual amenity value based on the cultural and recreational value of the Golf Course.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No, only locally with the settlement.

Does the site contribute to the setting of the area/ settlement?

The site contributes to the rural- urban fringe of the settlement and locally improves the setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

The site contains a few bands of tree planting that provide a moderate boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Any development in this site should be sympathetic to the character of the Golf Course and conservation area.

Describe the potential mitigation measures that could be taken on site:

The established mature parkland trees should be retained in any new mixed use development.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is another proposed mixed use development site within this site, mixed use potential development site no. 2200 encroaches into the Golf Course and could potentially affect the naturalistic belt of woodland along the southern boundary that provides containment of the site.



View looking west from Ranfurly Castle Golf Club House onto site 2247



View looking south onto the Golf Course from Golf Course Road

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2248

Date: 16/06/11

Size: 0.46Ha / 4,693m²

Location: The Ranfurly Castle Golf Club,
Golf Road, Bridge of Weir

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, site is within a Conservation Area, the Club House is a Listed Building.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is the car park area to the club house at Ranfurly Golf Club, the site includes the Club House. The site is generally flat in character with gentle slopes and terraces between areas of the car park. There are no major landforms apart from the terraces and slopes between areas of the car park and established tree planting which is mainly coniferous and of low visual quality.

Describe the boundaries of the site and comment on containment they may provide:

In the eastern section of the site the site boundary is a maintained hedge, at the southern section the boundary along Clevans road is a low stone wall that provides a physical boundary to the site. There are no boundaries to the north and west of the site, the site enters and is continuous with the Golf Course.

Note the adjoining landscape character and Landuses:

To the west of the site there is the Golf Course, this is open in character and slopes upwards away from the site. To the north, east and south of the site there are large detached houses with large gardens.

Assess the overall prominence of the site:

The site is not particularly prominent, it is sheltered by established trees on site and those within the large gardens of the large detached houses surrounding the site. The site is within a natural low point of the settlement, however the site is next to Clevans road that would increase the number of visual receptors and increase the prominence of the site. The site will also be prominent from the surrounding properties outwith the site.

Make a note of the key views both out of the site and internally:

There are no major views from the site, only to and from the large residential properties to the north, east and south of the site and from people travelling along Clevans Road.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is a functional site, the car parking area of the Club House and as such has a relatively low landscape value. There are established mature trees on site that provide containment to the Club House, these are high quality elements within the site area, the club house is a listed building and distinct in character locally, the setting of which should be maintained or enhanced.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No, only locally within the settlement.

Does the site contribute to the setting of the area/ settlement?

The site does contribute to the setting and character of this area of the settlement, the openness of the car park enclosed by maintained hedges and stone walls, overlooked by a large historic building with established mature trees around the site creates a pleasant and pleasing area that contributes to the settlement.

Does any part of the site form a strong boundary to the settlement?

No

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

If the site was to be developed the area around the existing club house should be maintained in character, this should maintain the setting and character of this listed building and maintain the contribution the site makes to the settlement. The established trees in the car park area should be retained as these also contribute to the setting of the settlement.

Describe the potential mitigation measures that could be taken on site:

Any development should be in a consistent character to that of the surrounding area and not have a negative impact on the character of the settlement or setting of the Club House.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The area immediately to the west of this site is also a potential development site, if these two sites were developed then there would potentially be a significant change in the character of this area of the settlement from that of an open character to that of a less open residential character.



View looking south west within site 2248



View from within site 2248 looking south west at a property that overlooks the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5001

Date: 16/06/11

Size: 1.93Ha / 19,377m²

Location: The Old Course Ranfurly,
Ranfurly Golf Club, Bridge of Weir.

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a Scheduled Ancient Monument is immediately to the north east of the site and the site is within a designated Open Space (Active Recreation) as stated in the Local Plan.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is roughly rectangular along Lawmamock Road, located to the west of the site. The site gently slopes to a low point to the north and an escarpment sloping to the road runs diagonally across the site in a north east to south west direction, this is mainly to the rear of the site and slopes to Lawmamock Road. The site appears to be derelict from the top of the escarpment down to the road, the site also contains part of the Old Ranfurly Golf Course in the south eastern area of the site.

Describe the boundaries of the site and comment on containment they may provide:

There are no boundaries to the site along Lawmamock Road or to the south and east of the site, however the overgrown nature of the scrubby vegetation creates a self-contained feel to the site. The only boundary is to the north along the boundary to the existing residential property.

Note the adjoining landscape character and Landuses:

To the west and north of the site are residential properties with an enclosed suburban character, to the east and south there is the Old Ranfurly Golf Course and the overgrown scrubby vegetation continuous with the site, that has an open character. The section in the south eastern area of the site is maintained grassland of the fairway and is continuous with the open character of the site.

Assess the overall prominence of the site:

The area of the site to the west of the escarpment creates a sheltered site with low prominence, this area of the site would mainly be visible along Lawmamock Road only with some views from the residential properties to the west. The area of the site to the east of the escarpment is on higher ground and will be more prominent to the surrounding settlement and encroach onto the Golf Course, this area of the Golf Course is enclosed with no properties facing onto it from the east.

Make a note of the key views both out of the site and internally:

There are no views from the area of the site to the west of the escarpment, only localised views onto Lawmamock Road and the residential properties to the west. The area to the east of the escarpment will be much more prominent in the landscape, this will have more extensive views to and from the existing residential area to the west and have views to and from the Golf Course. There will also be views to and from the residential property to the north of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The western area of the site is overgrown and has areas of scrub vegetation within it and the occasional more significant tree, the area of the site within the Golf Course has in contrast a more maintained feel to it with maintained grassland of the fairway. The site does not appear to be subject to vandalism and there is little litter on site.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The escarpment through the site has a strong quality that creates a local distinctiveness and shelter for the lower western area of the site. Currently the site is neglected and appears to have a natural low point with marshy vegetation present, this wilder character of the site contrasts pleasantly with the residential settlement to the west and north of the site.

Does the site form a gateway into a settlement?

The site forms a gateway into the site from the south along Lawmarnock Road, there is existing settlement to the west.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The escarpment is a locally distinctive feature that contributes to the setting of the settlement. The open and neglected character of the site is a pleasant contrast to the existing residential area of the settlement to the west of the site and contributes to the character of the settlement.

Does any part of the site form a strong boundary to the settlement?

The escarpment forms a strong boundary and containment to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The main feature of the escarpment should be maintained, this forms a naturally strong boundary to the settlement.

Describe the potential mitigation measures that could be taken on site:

Avoid development over the escarpment, development within the site should be kept along Lawmarnock Road in the western area of the site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Lawnmamock Road looking north at site 5001



View from site looking north at the escarpment that could form a strong natural boundary to the settlement

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2301

Date: 16/06/11

Size: 1.59Ha / 15,946m²

Location: Bridge of weir former station

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Site is not within the Greenbelt, designated in the Local Plan as Business and Industry and as having Locally important Business / Industrial Areas.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is a roughly triangular in shape with one point very elongated industrial in character in the larger part of the triangle in the western area of the site. The elongated section is characterised by a linear tarmac surface enclosed by established self seeded trees, this has the appearance of once being a railway line. Apart from these established trees there are few landscape features of this site. The site has two distinct characters; an industrial area and an enclosed wooded area with a wide tarmac track, possibly a disused railway siding.

Describe the boundaries of the site and comment on containment they may provide:

The buildings of the industrial area create a self contained courtyard space, this is screened by the self seeded trees associated with the former railway line.

Note the adjoining landscape character and Landuses:

The site enters the settlement and is enclosed by the settlement infrastructure to the north, south and west. There is a large apparently derelict area of land to the east at the terminus of the thin elongated tip of the triangle shape outwith the site area.

Assess the overall prominence of the site:

The site is not within a prominent location in the settlement.

Make a note of the key views both out of the site and internally:

There are few views to or outwith the site due to the established self seeded trees either side of the former railway line.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site contains a functional maintained industrial area, the disused railway line is less maintained but appears to also be in a good condition, there appears to be no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The industrial area is self contained and important in terms of the industries there, the former railway line however has a quality created by established trees that enclose the wide track. The former uses of the site and environs as part of the railway remain evident.

<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> No.	
<u>Does the site contribute to the setting of the area/ settlement?</u> The disused railway line and self seeded established trees contributes positively to the setting and character of the settlement.	
<u>Does any part of the site form a strong boundary to the settlement?</u> No, the site is mainly within the settlement.	
<u>Sensitivity of site to development (Tick):</u> <div style="margin-top: 10px;"> <input type="checkbox"/> 1, Sensitive, not suitable for development </div> <div style="margin-top: 10px;"> <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. </div> <div style="margin-top: 10px;"> <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. </div> <div style="margin-top: 10px;"> <input checked="" type="checkbox"/> 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary. </div> <div style="margin-top: 10px;"> <input type="checkbox"/> 5, Not sensitive to change, suitable for development, few features to retain. </div>	<u>Summary/ Other comments</u> The disused railway line and self seeded established trees along are of a higher value and provide containment of the industrial area. Development of this site is not a Greenbelt issue.
<u>Describe the potential mitigation measures that could be taken on site:</u> The self seeded trees along the disused railway line create containment of the existing industrial area, development of this site should maintain this containment.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u> No.	



View from within site looking north west, self seeded trees provide containment



View within site looking north east at the existing industrial yard, containment provided by self seeded trees

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5028

Date: 16/06/11

Size: 18. 65Ha / 18,658m²

Location: Whitelint Gate, Bridge of Weir

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site contains a former landfill site for inert waste. This is relatively flat with shrubby vegetation and established mature trees that create an enclosed feeling. To the north and east of this area there is open grazing fields that have an undulating character, the field boundaries are remains of stone walls with timber post and wire mesh fence.

Describe the boundaries of the site and comment on containment they may provide:

To the south the site is contained by a disused railway line and established mature trees (NCN Route 75), the A761 is also to the south of this site and has established trees that provide containment for the site, from these communication routes the site cannot be seen. To the east and north the site is open in character with the open gently undulating landscape character of the surrounding landscape. The river Gryffe to the north provides a degree of containment to the north of the site, the site is open and continuous with the undulating landscape to the east. To the west the boundaries of the site are the rear boundaries of residential properties, these also provide a degree of containment.

Note the adjoining landscape character and Landuses:

The adjoining landscape character to the north and east is open and undulating grazing fields, to the south there is the NCN route 75 and the A761 beyond this there is a linear belt of trees and residential properties. The belt of trees, A761 and NCN route 75 have an enclosed character.

Assess the overall prominence of the site:

The derelict landfill area of the site is of low prominence, the surrounding gently undulating grazing fields are slightly more prominent but the belt of trees, the A761 and NCN route 75 all screen the site and reduce prominence of the site within the settlement. The derelict landfill area of the site can be seen from the adjoining residential area to the west and will be prominent from here. Overall the site is of low to medium prominence.

Make a note of the key views both out of the site and internally:

There are no or limited views from the NCN route 75, A761 and residential properties to the south of the site. There will be views to and from the residential properties bordering the site to the west. A few properties that are higher up the slope to the south have a view of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The derelict landfill area of the site is overgrown with tall grasses, wildflowers, tall shrubs and established trees, this has a neglected condition, however there appears to be no vandalism or litter present. The surrounding grazing fields to the north and east are in contrast well maintained.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The derelict landfill site has established mature trees within it, these add to the value of the site. The open character of the surrounding grazing fields also adds to the quality of the site. The derelict landfill area of the site has a footpath through it and another footpath to the north, these add to the perceived value of the site. Overall due to the footpaths and open grazing fields the site has a high value, this is also added to by the wooded slope to the south that creates containment.

Does the site form a gateway into a settlement?

No. the site cannot be seen from the A761 and NCN route 75 communication routes into and out of the settlement.

Does the site prevent coalescence of settlements?

No, however development of the site will physically extend the settlement eastwards towards the settlements of Brookfield and Crosslee therefore to prevent any coalescence of settlements in the future it is important that any potential development of this site includes creating a strong defensible edge to the eastern part of the settlement.

Does the site contribute to the setting of the area/ settlement?

The site has footpaths within it, the mature trees and shrubby vegetation of the derelict landfill site contribute locally to the setting of the settlement to the east however the site cannot be seen from the approach into the settlement along the A761 and the NCN route 75 due to the established trees associated with these linear routes.

Does any part of the site form a strong boundary to the settlement?

No, the site is open in character, only the established mature trees within the derelict landfill site create a weak edge to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site overall has low prominence within the landscape, the eastern edge of the settlement has a weak boundary. There are few visual receptors of potential development. Any development of this site should include a new strong defensible edge to the eastern part of the settlement to prevent further development and the physical or visual coalescence of surrounding settlements.

Describe the potential mitigation measures that could be taken on site:

Avoid development of the higher northern and eastern areas of the site, in these areas a strong defensible boundary to the settlement should be created that will enhance the setting of the character and that of the greenbelt. Existing mature trees on site should be retained.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from site looking east from the Derelict landfill site to the open undulating grazing and arable fields



View from within site looking south over the derelict landfill site towards the settlement of bridge of Weir



View from within the site looking south at the established vegetation that provides containment to the site.

APPENDIX 3 – Houston and Craigends Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2284

Date: 7/07/11

Size: 1.3Ha / 13,089m²

Location: Waterlea farm, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is an irregular shaped area currently used as a riding school, offices and limited residential use. The landscape character resembles that of a farmstead within rolling open fields consistent with that of the area.

Describe the boundaries of the site and comment on containment they may provide:

The eastern boundary of the site contains a number of mature trees and a hedge associated with the residential property that provide a degree of containment to the east. To the north of the site immediately outwith the site is an earth mound that provides a degree of containment. Most boundaries of the site are open, as you would find on a farmstead, and are a combination of walls of varying height, post and wire fences and hedges with mature trees in the south eastern section of the site.

Note the adjoining landscape character and Landuses:

Undulating grazing fields with an open character surround the site on all sides.

Assess the overall prominence of the site:

The site is within a generally open undulating landscape and therefore due to the openness of this landscape the site is visible from Kilallan Road to the north however the site character is consistent with that of surrounding landscape. The surrounding rolling landscape means that the site is only partially visible and that it sits comfortably within the landscape.

Make a note of the key views both out of the site and internally:

The site is visible from the single track Kilallan Road to the north and east, due to landform the site is not visible from the settlement edge of Houston to the east. There are localised views from the site out onto the surrounding landscape of open farm fields.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is currently used as a ridding school, this has a recreational value for the nearby population. The site, from Kilallan Road, has the appearance of a small farmstead, consistent with that of the surrounding landscape.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The farmstead appearance of the site is consistent with the open rolling farmland character of the area.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is already developed and release of this site is not a greenbelt issue, attention should be paid so that the mature trees are retained and the farmstead appearance of the site is retained.

Describe the potential mitigation measures that could be taken on site:

Any development should maintain the 'farmstead' appearance of the site and be consistent with the open rolling grazing farmland landscape with isolated farmstead developments. The mature trees on site should be retained.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Kilallan Road looking south towards site 2284, the site has the character of a farmstead, established trees provide a setting and character



View of Site 2284 from access track to site and farmstead

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2277

Date: 7/07/11

Size: 2.31Ha / 23,129m²

Location: West of Fleming Road,
Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is roughly 'L' shaped, gently undulating and open in character currently used as a grazing field. The site is flattish but gently rises in level up to the northern area.

Describe the boundaries of the site and comment on containment they may provide:

The north, east and southern boundaries are established hedges and trees associated with the grazing field, a burn flows immediately outwith the site to the south and east in a west to east direction from the small Houstonfield Dam. The southern section of the western boundary is open with the grazing field, the northern section of the western boundary borders a small area of mixed woodland. The boundaries to the north, east and south of the site provide a degree of containment.

Note the adjoining landscape character and Landuses:

To the north east of the site there is the Strathgryffe Tennis and Squash Club, this is a collection of low rise buildings and open courts. To the north, west and south of the site there are open gently rolling arable and grazing fields. To the east of the site there is a small grazing field and the settlement of Houston.

Assess the overall prominence of the site:

The site is low lying and contained by mature bands of trees to the east and south east, due to the flat nature of the site it is of low prominence, however it is prominent locally from the Strathgryffe Tennis and Squash Club located to the north of the site.

Make a note of the key views both out of the site and internally:

Locally there are views to and from the Strathgryffe Tennis and Squash Club and to and from the grazing and arable fields in the north and west of the site. There are partial views from the local access road to the Tennis and Squash Club as it passes the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is part of the landscape character of open gently undulating arable and grazing fields to the north and west of the settlement. The site is part of this high quality rural landscape.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site is consistent with the open gently undulating farmland character to the west of Houston.

Does any part of the site form a strong boundary to the settlement?

No, however the established trees along the Burn to the south of the site and the established trees along the unclassified road to the east of the site form a settlement boundary. The site is outside this settlement boundary.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is not physically or visually part of the settlement, it is part of the open gently undulating arable and grazing field landscape and as such is not a natural extension of the settlement, a mature tree belt to the east of the site forms a strong boundary to the settlement and development of this site would breach that boundary.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Site no. 2266 is immediately to the east of the site and is also a potential residential development site, if these were both to be developed then the cumulative effects would extend the settlement westwards into the open gently undulating grazing farmland landscape. Sites no. 2278, 2279 and 5014 are also nearby, if all these sites were developed then the cumulative effects would extend the settlement considerably to north and west into the open gently undulating grazing farmland landscape.



View from Strathgryffe Squash and Tennis Club looking north west across the site



View from Strathgryffe Squash and Tennis Club looking south west at the southern section of the site and the established belt of trees along the southern boundary



View looking north east along the north east boundary of the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2266

Date: 7/07/11

Size: 1.8Ha / 10,810m²

Location: East of Fleming Road,
Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is rectangular in shape, a grazing field on to the west of Houston, gently undulating with a burn flowing approximately through the middle of the site in an east to west direction towards the existing settlement of Houston.

Describe the boundaries of the site and comment on containment they may provide:

The southern, western and northern boundaries of the site are established maintained hedges with timber post and wire fences, a single track road passes the site to the south and west. There are established tree belts immediately outwith the site to the north, south and west that provides a degree of containment. The eastern boundary is predominantly the rear garden boundaries of residential properties.

Note the adjoining landscape character and Landuses:

To the east is the existing settlement of Houston with a suburban character, to the south is a large detached property with established garden, due to the established trees this has an enclosed self contained character. To the west of the site is a single track road beyond which is an established band of trees and open gently undulating grazing farmland fields to the west. To the north west there is the Strathgryffe Tennis and Squash Club.

Assess the overall prominence of the site:

The site can be viewed from the rear gardens of residential properties to the east, from properties to the north and from the single track road to the south and west. Therefore the site is prominent but only locally from the neighbouring landuses.

Make a note of the key views both out of the site and internally:

There will be views of the site from the single track road to the south and west of the site and partial views from the residential properties and gardens to the east of the site. The site will also be visible from the Strathgryffe Tennis and Squash Club to the north west and from the residential properties to the north of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter at the time of the site visit.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has the appearance of being a field that has separated from the main area of gently undulating farmland to the west of the settlement and has the feel of a rural field surrounded by suburban land use, partially enclosed by bands of trees and established gardens to the north, west and south. The site has a locally distinctiveness of being a grazing field surrounded by suburban growth.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the rural feel of the grazing field within the suburban character contributes locally to the setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

The established woodland belts and established gardens to the north, west and south could form a strong boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

There is a stream flowing through the site with marshy areas either side, the site also contains mature trees that should be retained and incorporated in to the development. The site is within the established settlement edge that forms the north, south and west boundaries to the site and could therefore become an extension to the settlement without negative impacts on the wider setting of the settlement or greenbelt.

Describe the potential mitigation measures that could be taken on site:

Development of this site would have to be sympathetic to the burn that flows through the site, established tree belts and gardens to the north, west and south should although outwith the site be maintained and where possible added to.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Sites no. 2278, 2277 2279 and 5014 are located to the north and west of the settlement, if all these sites were to be developed then the cumulative effect would see the settlement of Houston be extended north westwards into the undulating open grazing farmland field character.



View looking south west across site 2266 from Flemming road



View from the north west corner of the site looking over the site towards the settlement boundary



View from Flemming Road looking north east along towards the north eastern boundary and farmstead development

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2279

Date: 7/07/11

Size: 4.43Ha / 44,387m²

Location: West of Barochan Road /
South of Kilallan Road, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. A Scheduled Ancient Monument is located immediately to the north east of the site and a conservation area boundary lies to the east outwith the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped open grazing fields, part of the open undulating grazing and arable field character to the north of the settlement. There is new woodland planting belts to the north and north west boundaries, the southernmost field appears to be derelict and has areas of overgrown shrubby vegetation, this southern field also slopes steeply southwards into the settlement.

Describe the boundaries of the site and comment on containment they may provide:

The northern boundary of the site is an established hedge with a band of newly planted woodland in front. The boundary to the east is a post and wire fence with a section of stone wall around the war memorial, there is no boundary at the north eastern site boundary and it is open with the field. These boundaries do not provide containment of the site. The southernmost field of the site is however enclosed by bands of trees and landform that provide containment to this southern unused field.

Note the adjoining landscape character and Landuses:

To the north and west there is open undulating arable and grazing fields consistent with the two grazing fields of the site to the east and south of the site there is the settlement with a residential suburban character.

Assess the overall prominence of the site:

The two grazing fields are prominent and visible from the road entering the settlement from the north, however the southernmost field appears unused and is less prominent due to vegetation and landform present, this area is visible from the rear of properties that border this part of the site and from the grazing field to the southwest of the site (site no. 2266).

Make a note of the key views both out of the site and internally:

From the two main grazing fields of the site there are views out to the north towards distant hills, there are also views to and from the road that enters the settlement and from the settlement to the east of the site. The southernmost field of the site has more limited views to and from the rear of residential properties that border the south of the site and to and from the grazing field to the south west of the site, potential development site no. 2266.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism. The lower southern section of the site appears to be a derelict field with overgrown scrubby vegetation.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The two grazing fields form part of the open undulating farmland character to the north of the settlement, this landscape character forms an attractive setting to the settlement, the southern field that appears derelict has less overall value however the mature established trees do add to the high quality setting of the settlement.

Does the site form a gateway into a settlement?

The site forms part of the open undulating farmland character that forms an attractive gateway into the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is part of the open undulating farmland to the north west of Houston. The open farmland also provides an attractive setting to the Conservation area and war memorial.

Does any part of the site form a strong boundary to the settlement?

The established woodland in the south and south east of the site does form a boundary to the settlement, the steep slope in the southern field forms a natural boundary to the settlement. The road that enters the settlement from the north also forms a boundary to the settlement. The hedge and newly planted woodland belt to the north and west within the grazing fields currently do not form a boundary to the site or settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The southernmost field appears derelict and is self contained, the steep slope and vegetation here forms a natural boundary to the settlement, the two grazing fields are part of the open undulating farmland landscape character and add to the setting of the settlement.

Describe the potential mitigation measures that could be taken on site:

Development should not occur on this site to preserve the setting and character of the settlement and Greenbelt.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are potential development sites to the north east (no. 2291) and to the south west (no. 2266) if these were all developed then the settlement would extend into the open undulating farmland landscape to the north of the settlement.



View from the southern section of the site looking north over the middle field of the site, Barochan Road and Houston is to the east (right hand side of the photo)



View looking north west from the war memorial on Barochan Road towards the Scheduled Ancient Monument to the north west of the site



View looking west towards site 2266 within the lower southern section of the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5014

Date: 7/07/11

Size: 4.96Ha / 49,647m²

Location: Land south of Kilallan Road and west of Barochan Road, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Immediately to the east is a conservation area boundary and a Scheduled Ancient Monument is to the north west outwith the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open undulating grazing fields with an irregular shape, there is newly planted woodland belts to the north and west of the site.

Describe the boundaries of the site and comment on containment they may provide:

An established hedge is located to the north, in front of the hedge to the north and west is newly planted belts of trees. In the western area of the site there is an area of shrubby vegetation, located in the south outwith the site there is an area of established woodland. The site currently has poor containment to the north and west boundaries, the shrubby vegetation in the western area of the site provides a degree of containment and the woodland area to the south provides containment along the southern boundary. The site is generally open with the undulating farmland character to the north of the site.

Note the adjoining landscape character and Landuses:

To the north of the site there are open undulating arable and grazing fields consistent with the site, to the east of the site there is the Houston settlement and to the south there is an established woodland area.

Assess the overall prominence of the site:

The site is in a prominent location and is visible from the road entering the settlement from the north, the hedge and newly planted woodland belt in the north is of a height that does not reduce prominence.

Make a note of the key views both out of the site and internally:

There are views to and from the site of the road and settlement to the east. There are also views from the site to the distant hills in the north and locally from the war memorial.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site forms part of the open undulating arable and grazing field landscape character to the north of the settlement, the site forms part of the setting of the settlement when approaching from the north and as such has a high value in it's current use and character.

Does the site form a gateway into a settlement?

Yes, the site forms part of the open undulating arable and grazing field character that forms an attractive gateway into the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the fields form part of the open undulating landscape character that creates a quality entrance to the setting and entrance to the settlement from the north.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is part of the open undulating arable and grazing field landscape character to the north of the settlement, the site contributes to the setting of the settlement. The woodland area and slope in the field immediately outwith the site to the south forms a natural boundary to the settlement. This site is not a natural extension of the settlement.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is a potential development site to the north east, no. 2291 and a potential development site to the south west, no. 2266. other potential development sites in the area are no. 2277 and 2278, if all these sites were developed then the settlement would substantially grow into the greenbelt to the north west.



View from the middle of the site looking south towards the settlement



View from the middle of the site looking north east across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2191

Date: 7/07/11

Size: 21.65Ha / 216,579m²

Location: North of Kilmacolm Road /
East of Barochan Road, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Fulton Wood to the north of the site is covered by a TPO.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Two arable fields, open and undulating in character consistent with the surrounding landscape. A stream flows through the middle in a south to north direction and overhead electricity power lines and electricity pylons cross the site.

Describe the boundaries of the site and comment on containment they may provide:

The eastern, southern and western boundaries are mature hedges, a few established hedgerow trees are on the western boundary, these hedges provide limited containment. The northern boundary is comprised of the rear garden boundaries, a tall stone wall and in the western section of the northern boundary an established woodland (Fulton Wood) along the Locher Water corridor, these form the natural boundary to the southern area of the settlement and are to the north of this site.

Note the adjoining landscape character and Landuses:

There is open arable farmland with hedges, undulating in character and consistent with the character of the site to the south, east and west of the site.

Assess the overall prominence of the site:

The site is prominent due to the lack of containment and the undulating landscape and is visible from the Barochan Road to the west and south of the site and from the Fulton Drive located to the east of the site.

Make a note of the key views both out of the site and internally:

There are views to and from the site from the Barochan Road in the west and south, Fulton Drive in the east, from the rear of residential properties in the north and from the surrounding fields in the east, south and west. a farmstead is located to the west of the site, this will have views of the site as well.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism or litter present at the time of the site visit.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is part of the open undulating arable and grazing farmland field landscape to the south of the settlement, the northern boundary of the site abuts the Fulton Wood this and the Locher Water form a strong boundary to the settlement.

Does the site form a gateway into a settlement?

Yes, the site establishes an attractive farmland gateway into the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site forms part of the open undulating farmland landscape to the south of the settlement that creates an attractive setting for the settlement.

Does any part of the site form a strong boundary to the settlement?

No, however the Fulton Wood and Locher Water to the north of the site forms a strong natural boundary to the settlement, the site is immediately to the south of this natural boundary to the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is outwith the natural boundary of the settlement and is part of the open undulating arable and grazing field landscape character to the south of the settlement, the site is also prominent and can be viewed from the nearby roads and farmsteads, the site has no containment and therefore is not suitable for development.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No, however there are a number of potential development sites to the south at the village of Brookfield, if these were all developed then the cumulative effects would see the two settlements get a step closer to being physically and visually merged.



View from within the site looking eastwards across site



View from within the site looking south east



View from Barochan Road looking east across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2278

Date: 7/07/11

Size: 3.04Ha / 30,436m²

Location: West of Houstonfield
Quadrant, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. A scheduled Ancient Monument is located outwith the site immediately to the south of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is triangular in shape and part of an arable field on the western edge of Houston, the site is gently undulating and part of the open gently undulating arable and grazing field landscape character to the east of the settlement.

Describe the boundaries of the site and comment on containment they may provide:

The western boundary of the site is open with no boundary between it and the arable field, the eastern boundary is that of the rear gardens of the settlement. To the north of the site the property borders a mature woodland belt, the southern boundary is a stone wall approximately 1m high, the boundaries provide poor containment of the site.

Note the adjoining landscape character and Landuses:

To the north and east there are residential properties that back onto the site, the site is part of an arable field that extends to the west. The landscape Character to the west is consistent with the open undulating character of the site.

Assess the overall prominence of the site:

The site is prominent when approaching the settlement from Bridge of Weir along the B790 and locally from the rear gardens and rear of properties immediately to the east of the site.

Make a note of the key views both out of the site and internally:

There are views to and from the site along the B790 and out onto the open gently undulating farmland landscape west of the settlement.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair and consistent to that of an arable field.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The open farmland character to the west of the settlement provides a high quality setting to the settlement, however there is not a strong boundary between the field character and the suburban settlement character.

Does the site form a gateway into a settlement?

The site is part of the last field before the settlement, it has the potential to form a gateway into the settlement however at the moment one land use and character stops and another begins, there is no 'gateway' as such, currently one begins and the other ends.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The open undulating field character to the west of the settlement contributes to the setting of the settlement and the area, however one ends and the other begins, there is no strong settlement boundary along the western boundary of the settlement.

Does any part of the site form a strong boundary to the settlement?

No, although immediately outwith the site to the north the established woodland creates a strong boundary to the settlement, to the south as well there are a few mature trees on site and opposite the road there is a small copse of woodland that also creates a strong boundary to the settlement when approaching from the west. Currently the land use and character stops and a new one begins with no strong boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site currently does not have a strong boundary, one land use and character stops and another begins. Development within this site should be restricted to the eastern section along the existing settlement and a new stronger settlement boundary created.

Describe the potential mitigation measures that could be taken on site:

New planting should be implemented on the western section of any new development and development be restricted to the eastern portion of the site, a strong settlement boundary should be developed.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Old Bridge of Weir Road looking north across site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5025

Date: 7/07/11

Size: 1.48Ha / 14,885m²

Location: Houston Road, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Unmaintained derelict grassland with areas of scrubby vegetation, a line of poplar trees in a diagonal line is located in the eastern area of the site. The site is generally flat but slopes upwards in the southern section. The site is irregularly shaped and appears to be a single self enclosed derelict overgrown field.

Describe the boundaries of the site and comment on containment they may provide:

There is no physical boundary along the site's northern boundary and there is low containment along this edge. There is woodland to the south and east that provide containment of the site and the boundary to the south west is a stone wall, overgrown with vegetation and the occasional established tree creating some containment.

Note the adjoining landscape character and Landuses:

There is woodland to the south and north of the site, to the east is a large detached residential property and a small road that turns into a walkway, beyond this small road is a small area of amenity grassland and the settlement.

Assess the overall prominence of the site:

The site has low prominence, the site is flat and is mainly enclosed by trees to the north, south, east and some trees to the west. The site is locally prominent along Houston Road.

Make a note of the key views both out of the site and internally:

The main views are to and from Houston Road and from the residential properties to the east of the site. There are also views to and from the site to the Historic residential properties to the north east and north west of the site and attractive views along Houston Road to these properties that take in the site as well.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is derelict with overgrown grassland and areas of shrubby vegetation, however the site is not subject to vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site appears wild and colonised by grasses with areas of scrubby vegetation and woodland to the south. The composition of this vegetation and the overgrown character of the site is quite distinctive when compared with the surrounding landscape character. The site also has the appearance and feel of once being a farm field associated with the large historic house to the north west of the site. This site forms an attractive setting for this historic residential property.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No, only locally within the settlement.

Does the site contribute to the setting of the area/ settlement?

Yes, the locally distinctive overgrown character of the site contributes and complements the settlement locally. The site also contributes to the estate landscape character created by Houston House to the north of the site. The site contributes to the setting and character of this historic part of the settlement.

Does any part of the site form a strong boundary to the settlement?

No, the site is within the settlement of Houston. The woodland to the rear of the site does create a strong boundary to the site and any development that may occur on site.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site could accommodate some development to the south of the site, the majority of the site adds positively to the estate landscape character created by Houston House to the north, locally the site creates an attractive setting for the historic residential properties to the north east and north west. development along the Houston Road is not appropriate and could have a detrimental effect on the setting and character of the settlement and a negative effect locally.

Describe the potential mitigation measures that could be taken on site:

Suitable development should be consistent with the semi rural character of the settlement and predominantly be along the Houston Road, the mature trees on site should be retained.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Houston Road looking south at the site



View looking east along Houston road along the site boundary, the site creates an attractive setting for the historic residential properties in the eastern and western sections of the site



View from Quarry Brae looking east across site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 1064

Date: 7/07/11

Size: 1.4Ha / 14,077m²

Location: Site at Manse Crescent,
Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

A TPO designation is located along the eastern boundary of the site. This site is not within the Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped, the northern section is overgrown with shrubby vegetation and there is a high point in the south eastern section. Generally the site slopes from the high point to the south and north to a central dip. The site is open and gently undulating in character and is an area of publically accessible amenity grassland: an informal park.

Describe the boundaries of the site and comment on containment they may provide:

The boundary to the north and east of the site is a stone wall, varying in height from approximately 1-2m, this is overgrown in places with scrubby vegetation and established trees, these boundaries provide a degree of containment of the site. The southern section of the site has a timber fence approximately 1.8m high that does not provide containment as the high point is behind this fence. The site is open to the north west and is bordered by the rear garden boundaries of residential properties in the south west. The site boundaries provide little to some containment.

Note the adjoining landscape character and Landuses:

To the west there is residential landuse and character, to the south there is a busy road roundabout that the site overlooks and residential properties beyond. To the east there is a small area of woodland (site no. 2280) and a derelict field overgrown with grasses (potential development site no. 5025).

Assess the overall prominence of the site:

The site is locally prominent, the residential properties face the site in the northwest. The high point within the site is clearly visible from the south at the busy roundabout and approach roads.

Make a note of the key views both out of the site and internally:

The site is visible from the residential properties to the north east, west, from the rear of properties in the south west and from the rear of properties to the south of the site. The site has views from the high point to the south over the settlement. Internally views are reduced by the high point.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site has areas of overgrown grasses and scrubby vegetation in the north of the site, however the majority of the site is maintained amenity grassland.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is publically accessible with a footpath crossing it, there was dog poo present that indicates the site is used by the local population for dog walking. The site also creates a setting for the historic residential house to the north east of the site that overlooks the site. The site has a high value due to it's prominence, recreational use and setting it provides for locally historic residential properties.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No. only locally within the settlement.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is a publically accessible site with large areas of amenity grassland. This informal park contributes locally to the setting of the settlement and the presence of dog poo suggests a recreational value, the site northern section of the site also creates an attractive setting for the historic residential property to the north east of the site.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Areas of the site are prominent and not suitable for development, other areas in the site create an attractive setting for local historic buildings, the setting of which would be adversely affected by development of this site. If this site was developed then the impact would be negative on the character and setting of the settlement and locally historic buildings.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are development sites to the east, no. 5025 and no. 2280, if all these sites were developed then the character and setting of this area of the settlement will be affected.



View from the southern high point of the site looking west



View from the middle section of the site looking south across the site



View from the northern section of the site looking east to a historic residential property and south across the site, the northern section contain an area of scrubby vegetation

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5021

Date: 7/07/11

Size: 15.02Ha / 150,250m²

Location: Rhubarb Farm, Craigends Road, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. There is a TPO designation in the westernmost area of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open arable and grazing fields gently undulating with a high point in the western area of the site, the landform of the site creates a natural screening of the settlement. The high point also has a number of mature trees, the land slopes downwards from the high point towards the settlement. The site is consistent in character with the open undulating character of arable and grazing fields to the east of Houston. There is a newly planted woodland belt along the northern boundary.

Describe the boundaries of the site and comment on containment they may provide:

There are established hedges to the north and east boundaries of the site, these provide limited containment as the land slopes upwards from the hedge. There is no boundary to the west and the site abuts a residential road (Ardgryfe Crescent). To the south the site abuts an established woodland belt that provides containment to the south. There is low containment to the east, north and west.

Note the adjoining landscape character and Landuses:

To the north there is an established area of woodland, also to the north and east there are open arable and grazing fields which in contrast are generally flat to very gently undulating in character. To the south of the site there is an established area of woodland.

Assess the overall prominence of the site:

The site is prominent from the east as you approach the settlement and from farmsteads to the east due to the high point within the site. The site is also prominent from the residential properties that face it from the west. On top of the high point of the site there are a number of established trees that form a landmark increasing the prominence of the site.

Make a note of the key views both out of the site and internally:

There are views from the site, especially from the high point all around overlooking the surrounding landscape, to the east over the relatively flat farmland around to the settlement. The site can be seen from the eastern approach to the settlement, the high point with established mature trees makes this site very visible and prominent, there are also views from the residential properties to the west of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site contains a localised high point that is visible from afar when approaching from the east, this high point screens the settlement. The agricultural landscape to the east is flatter than that to the west, this site is where the two meet and as such the site is of high importance as it is highly prominent and screens the settlement, the high point and ridge line help form a natural boundary to the settlement.

Does the site form a gateway into a settlement?

Yes, the site has a high point with established trees, this is prominent and visible from the surrounding flat landscape to the east of the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the high point of the site with established mature trees on top creates a localised landmark when approaching the settlement from the east, the high point also screens the settlement and provides a natural boundary to the existing settlement development.

Does any part of the site form a strong boundary to the settlement?

The high point screens the settlement and provides a natural boundary to the existing settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The majority of the site is highly visible and prominent when approaching the settlement from the east. The site screens and provides containment to the settlement, even development along the western edge of the site could breach this high point and have a negative impact on the setting and character of the greenbelt.

Describe the potential mitigation measures that could be taken on site:

Development should be kept to a minimum along Ardgyfe Crescent and not visually breach the ridgeline, mitigation woodland planting along the new settlement boundary would screen and create a new stronger settlement edge.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking east from B790 Houston Road looking towards the site



View from Ardgyfe Crescent looking north east towards the high area of the site with established trees that create a landmark



View from within the site looking north east across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2291

Date: 7/07/11

Size: 21.65Ha / 216,579m²

Location: North of Kilmacolm Road /
East of Barochan Road, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. A conservation area boundary is immediately to the south of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Arable field gently sloping down northwards towards the open rolling farmland landscape north of the settlement. There is new woodland belt planting to the north and west boundaries and an established hedge along the southern boundary with the occasional mature tree. The site is an irregular trapezoid.

Describe the boundaries of the site and comment on containment they may provide:

The northern and western boundaries of the site are established hedges with new woodland belt planting within the field, currently this arrangement provides a degree of containment as the woodland is not yet established enough to provide containment. The southern boundary is an established hedge with the occasional mature tree that provides a degree of containment. The eastern boundary is more open in character with a hedge that currently separates arable fields.

Note the adjoining landscape character and Landuses:

To the north of the site and settlement there is the open rolling farmland landscape character that the site is part of. To the south of the site there is the settlement of Houston.

Assess the overall prominence of the site:

The site is prominent within the landscape, the overall landscape is open and rolling farmland, fields are open in character with established hedges and the occasional mature tree.

Make a note of the key views both out of the site and internally:

There are views from the site across the rolling farmland landscape to the distant hills in the north. There are also views to and from the site of surrounding settlements and roads that border the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter present at the time of the site visit.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is at the entrance to the settlement when approaching from the north, the site is part of the attractive open rolling farmland landscape to the north of the settlement that provides an attractive setting for the settlement. Therefore the site has a high value due to the setting it creates for the settlement.

Does the site form a gateway into a settlement?

Yes, the site is one of the last fields before the settlement when approaching from the north, the site is part of a wider landscape of open rolling farmland to the north of the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is part of the open rolling landscape of farmland to the north of the settlement.

Does any part of the site form a strong boundary to the settlement?

Yes, the hedge to the south of the site and the Kilmacolm Road immediately outwith the site forms a natural limit to the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is part of the open rolling landscape that creates a setting to the settlement, it is in a prominent location and beyond the natural limits of the settlement.

Describe the potential mitigation measures that could be taken on site:

Due to the openness of the landscape this site is part of and being beyond the natural limits of the settlement the site should not be developed.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are a number of potential development sites within the vicinity, these are no. 5014, 2279, 2266, 2278 and 2277 to the south west, if all these sites were developed then the settlement would grow eastwards into the undulating open farmland character.



View of site 2291 from Kilmacolm Road looking north



View looking north and east across the site from the south western section of the site



View looking north from within site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2280

Date: 7/07/11

Size: 1.54Ha / 15,410m²

Location: Land between Barochan Road and Craigends Road, Houston

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the majority of the site is covered by a TPO designation.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Enclosed mixed woodland with open glades colonised with bracken established on undulating ground, site is an irregular trapezoid shape.

Describe the boundaries of the site and comment on containment they may provide:

There is no boundary to the north, the site is continuous with the area to the north, the boundary to the west is a low stone wall overgrown and missing in areas, to the south there is a high stone wall. The boundaries contain the site but the woodland of the site is naturally enclosed and creates it's own containment.

Note the adjoining landscape character and Landuses:

To the north there is an open area, this is overgrown grassland with shrubby areas, to the east there is an area of woodland consistent with the site and a large detached residential property surrounded by a large garden. To the south of the site there is the settlement and to the west there is an area of amenity grassland, beyond that there is the settlement. To the north and east the adjoining landscape character is similar to that of the site with a 'wild' character, to the south and west the character is more suburban settlement with detached and semi detached residential properties with front and back gardens.

Assess the overall prominence of the site:

The site is of low prominence with few receptors directly overlooking the site, there is a public right of way immediately to the west of the site that would increase the prominence of the site locally.

Make a note of the key views both out of the site and internally:

Due to the enclosed nature of the woodland site there are currently few views out of the site, along the northern boundary however there would be views out across the unused overgrown field with overgrown grasses and areas of scrubby vegetation and to the Houston Road beyond. There would be views from the rear of properties on the southern boundary and partial views of the site from the residential properties and the area of amenity grass to the west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition, there was no sign of vandalism but the odd piece of litter left by people using the woodland. A few trees had ropes attached to branches creating informal swings.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site appears to be used by the local population, there are paths that crisscross the site and ropes attached to tree branches that indicate this is a recreational area. The woodland also has an attractive quality, an island of wilderness within the settlement and as such has a high value, this is reflected by the majority of the site being covered by a TPO protecting the trees.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No, only within the settlement.

Does the site contribute to the setting of the area/ settlement?

Yes, the woodland creates an island of wilderness within the settlement.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

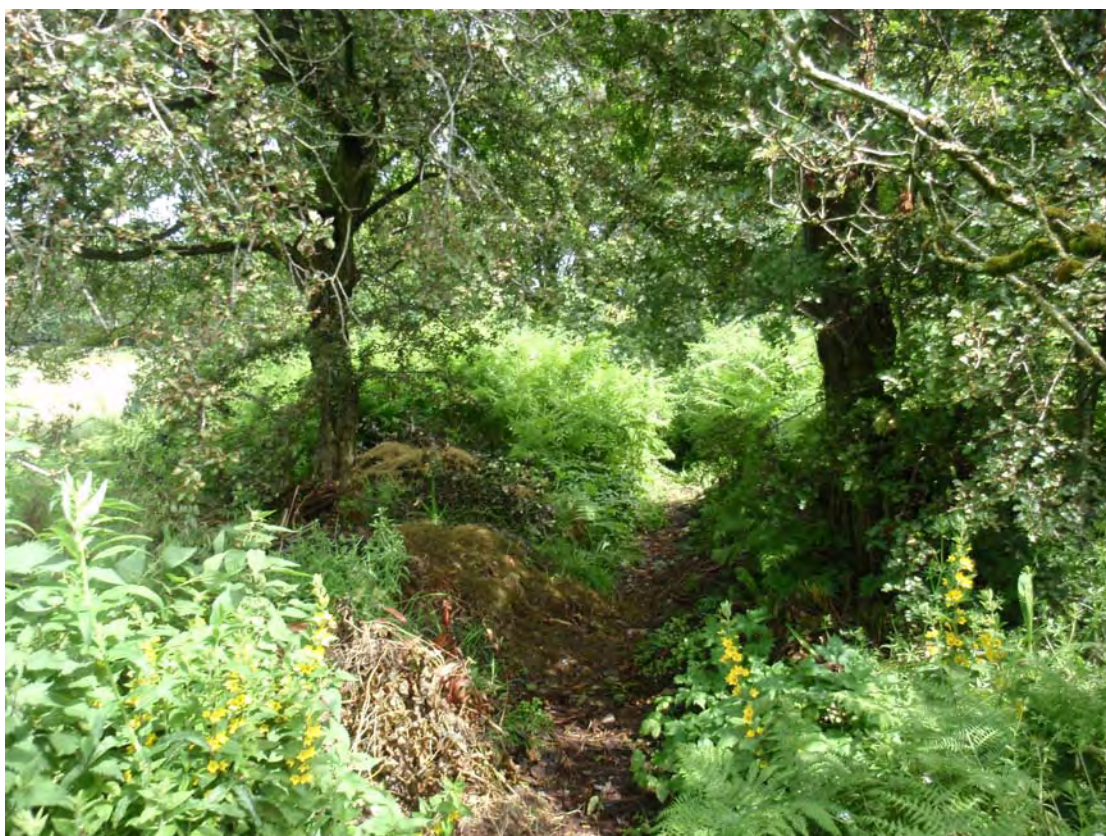
The woodland is covered by a TPO protecting the trees from destruction, the site also has a high landscape value and appears to be used as a recreational space.

Describe the potential mitigation measures that could be taken on site:

Do not develop the site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are sites to the north and east of the site, no. 5025 and 1064, if these sites were fully developed then the effect would be the loss of an area of wilderness and high quality landscape used by the local population.



View from within site 2280 of informal footpaths



Internal view of informal recreational uses of site

APPENDIX 4 – Brookfield Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5006

Date: 12/07/11

Size: 23.76Ha / 237,654m²

Location: Former Merchiston Hospital Site, adjacent to Brookfield

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

In the west of the site there is an area of established woodland and a derelict field that has common spotted orchids growing in the south. The eastern half of the site is characterised by the derelict hospital site with derelict buildings and infrastructure, all of which is overgrown with grasses and scrubby vegetation as well as trees from the original landscaping of the site. The site is gently undulating with a low point in the southern area. The site is irregular in shape. Along the southern boundary there is an entrance into the site, this is a single track road with an established lime avenue.

Describe the boundaries of the site and comment on containment they may provide:

The eastern boundary along the Barrochan Road is a hedge with bands of established trees behind which provide some containment but also views of the hospital site. To the north there is the NCN route 75 which has established trees growing along it, these provide containment of the site when travelling south towards it, the boundary along the southern boundary is a hedge with established trees stepped back, between these is a area of overgrown grasses. The western half of the southern boundary is dense woodland that provides containment and the south western corner has established trees but the site beyond is visible, the western boundary is the rear of residential properties with established trees, in the northern section of the western boundary the woodland abuts the rear gardens of residential properties providing containment of the site.

Note the adjoining landscape character and Landuses:

To the west of the site there is the settlement of Brookfield, this has a suburban village-like character, to the north, east and south there are open arable and grazing fields with few trees and is gently undulating. Immediately to the north east of the site there is a timber merchant with yard area.

Assess the overall prominence of the site:

The site is currently fairly well contained by hedges, established trees and an established woodland area. Due to containment the site is of a fairly low prominence.

Make a note of the key views both out of the site and internally:

There are views within the site but few views outwith, except at the entrances/exits to the hospital. The site boundaries are visible from fields to the north, south and east. The settlement edge of Linwood has a view of the eastern site boundary.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is derelict and overgrown, the existing buildings although boarded up have been broken into and graffitied. The hospital site appears to be used by vandals and subject to anti social behaviour. The woodland to the west has a few paths through it and an unofficial BMX/ Mountain bike skills area that appears to have been built spontaneously by locals and used as a recreational resource.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site exterior is of a high value with established tree belts, tall grasses and woodland areas, the Hospital site is of low value due to the derelict, overgrown and vandalism.

Does the site form a gateway into a settlement?

Yes the site is at the entrance to the settlement. A woodland belt is within the site before you enter the settlement when approaching from the east.

Does the site prevent coalescence of settlements?

If the whole site was developed and all trees on the eastern edge of the site felled then the site and development would be visible from the eastern edge of Linwood, visually this would mean the separation between the two settlements would be much less and almost merged.

Does the site contribute to the setting of the area/ settlement?

The established trees and woodland contribute to the setting of the Brookfield settlement and area. The south western section of the site creates a pleasant setting for the large detached houses in this area of Brookfield, any development on the field in the south western area of the site could potentially have a negative effect on the settlement of Brookfield.

Does any part of the site form a strong boundary to the settlement?

The established woodland within the western section of the site forms the eastern boundary to the settlement, the derelict hospital buildings are beyond this so any future development of this site would be beyond the natural limits of the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

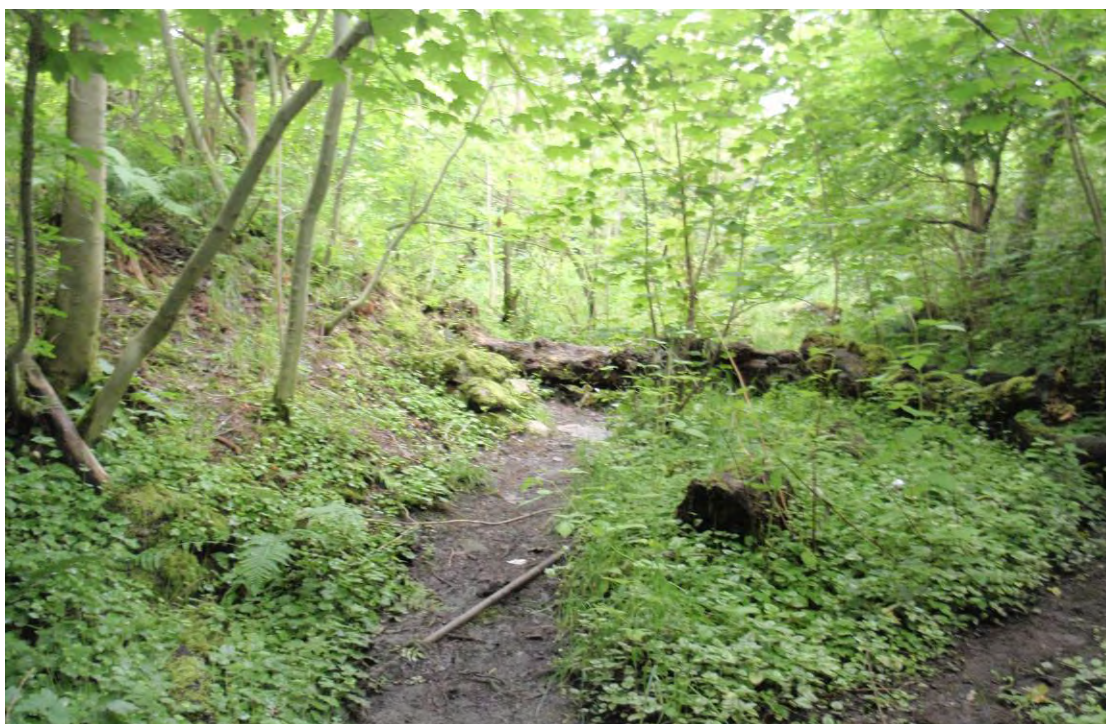
The derelict hospital site is currently enclosed by established trees and woodland, any future development of this site should not exceed the containment offered by the current vegetation. The woodland and tree lined avenue area should be retained. Development of the derelict field in the south west of the site would have to be developed in such a way that the setting of the historical large detached houses in the south east of Brookfield is not negatively affected.

Describe the potential mitigation measures that could be taken on site:

Limit development to within the confines of the established vegetation, approximately where the Hospital buildings currently are. The established woodland area should be retained as this is of a high value. Development within the south west section of the site should be set back from the road and mitigation planting along the southern section of the site to mitigate any potentially negative effects this may have on the existing settlement of Brookfield.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is a potential development site to the south of Crosslee to the north of this site, this large site is visible from this site.



Woodland along side the settlement of Brookfield



Derelict hospital buildings, viewed from the northern section of the site.



View from the eastern boundary looking towards Linwood



View looking into the site from Barrochan Road along the eastern site boundary at the established vegetation that provides containment to existing development



View from the A761 Bridge of Weir Road along the southern boundary looking into the site at the old estate entrance and lime avenue leading to the derelict hospital buildings.

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2303

Date: 12/07/11

Size: 0.28Ha / 2,800m²

Location: Land at Sandholes Road,
Brookfield

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Triangular shaped densely wooded area gently sloping to the south east.

Describe the boundaries of the site and comment on containment they may provide:

There are no boundaries to the south or eastern boundaries, one land use end and another begins. The boundary along Sandholes Road is mainly open with the road but there are a few vertical timber railway sleepers that create an edge to the site. The vegetation of the site currently provides containment of the site.

Note the adjoining landscape character and Landuses:

To the north and west there are open undulating grazing fields, immediately outwith the site to the south there is the NCN route 75 and the settlement of Brookfield.

Assess the overall prominence of the site:

The site is in a prominent location alongside the NCN route 75, east of Sandholes Road and to the north of Brookfield.

Make a note of the key views both out of the site and internally:

The site is visible from Sandholes Road to the west and from the NCN route 75 to the south. There are also views to and from the nearest properties to the north of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is at the entrance to the settlement when approaching from the north along Sandholes Road, this small triangle of woodland provides a setting to the settlement and for the NCN route 75 as it passes the settlement. Due to the setting this woodland site and it's prominence, the site has a high value within the landscape.

Does the site form a gateway into a settlement?

Yes, the site forms a gateway into the settlement from the north.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site creates an attractive setting for the settlement and area.

Does any part of the site form a strong boundary to the settlement?

From the north the site helps form a strong boundary to the settlement, this is strengthened by the NCN route 75 that has established trees along it's route.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in a prominent location, provides containment and a strong boundary to the settlement as well as creating an attractive setting to the settlement.

Describe the potential mitigation measures that could be taken on site:

Site is not suitable for development

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking south at the site from the grazing field north of Brookfield



View looking south along Locher Road at the site (left of the road) at the entrance into Brookfield



View looking west along the NCN Route 75 towards the site, site is the established woodland to the right of the NCN Route 75

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5022

Date: 12/07/11

Size: 17.4Ha / 174,091m²

Location: Sandholes Farm, Brookfield

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt,

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregular in shape, is a number of arable and grazing fields undulating with a stream in the southern area of the site flowing in an east to west direction. There are mature established trees within the hedges of the fields.

Describe the boundaries of the site and comment on containment they may provide:

The site boundaries are established hedges of varying height with established trees within them, these provide a degree of containment to the current land use, however due to the undulating nature of the land areas of the site are visible.

Note the adjoining landscape character and Landuses:

To the north, west and south there are open arable and grazing fields, to the west there is a cemetery with mature trees, visible from the site. Generally the landscape to the west of the settlement is open and undulating farmland.

Assess the overall prominence of the site:

The site is in a prominent location on the settlement edge, it is fully visible from the A761 Bridge of Weir road to the south and from the existing residential properties to the east of the site that overlooks the site. The established hedges currently provide a degree of screening to the existing landuse.

Make a note of the key views both out of the site and internally:

There are views to and from the A761 Bridge of Weir road and from the residential road to the east of the site, Sandholes Road. There are also views from the cemetery to the west of the site and from the residential properties that overlook the eastern section of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site forms an attractive setting to the settlement when approaching from the west, the site is open and undulating in character with areas that are more prominent.

Does the site form a gateway into a settlement?

The southern section provides an attractive approach to the settlement when travelling along the A761 Bridge of Weir road.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes the open farmland character to the west of the settlement forms a pleasant setting to the settlement.

Does any part of the site form a strong boundary to the settlement?

The Sandholes Road between the settlement and the open fields to the west forms a strong boundary to the settlement. This is created by established hedges and hedgerow trees as well as the contrast in landuse from urban settlement to open undulating arable and grazing farmland character.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is outwith the strong boundary of the settlement and within the open undulating landscape character of arable and grazing fields to the west of the settlement. The site is also prominent from the A761 Bridge of Weir road and from the residential properties that overlook the site.

Describe the potential mitigation measures that could be taken on site:

Do not develop site due to prominence and due to it being beyond the strong settlement boundary.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No, the closest potential development site is no. 5002 and 2244 which cannot be seen from this site. No 2303 is immediately to the north east of the site but this cannot be seen from the site.



View from the settlement edge looking west over the site, the site is undulating farmland fields



View from the junction of Bamscroft and the A761 Bridge of Weir Road looking north over the site with Brookfield in the distance



View from the settlement edge looking into the northern section of the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5059

Date: 24/08/11

Size: 1.009Ha / 10,096m²

Location: Site at Barrochan Road,
Brookfield

Proposal:

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Triangular shaped site, landuse as a reclamation yard, site also contains a residential house. The site is generally flat and contained by self seeded trees on all three boundaries.

Describe the boundaries of the site and comment on containment they may provide:

The boundary along the southern boundary is a tall metal mesh fence with dense self seeded trees behind separating this site from site 5006. The northern boundary is within self seeded trees and in a metal closed board barrier, which in places is dilapidated and partially vandalised. The boundary along Barrochan Road to the east is an embankment with self seeded trees and a tall concrete post and wire mesh fence. The boundaries of the site do not themselves create containment for the site, however the self seeded trees provide an appropriate degree of containment.

Note the adjoining landscape character and Landuses:

To the south west there is the derelict Brookfield Hospital Site, potential development site no. 5006, this site is enclosed by established vegetation and is open in character. To the north and east there are open undulating arable and grazing fields.

Assess the overall prominence of the site:

The site is in a prominent location along the NCN route 75 and Barrochan Road, however the self seeded trees and scrubby vegetation provide a degree of containment.

Make a note of the key views both out of the site and internally:

There are partial views to and from the site to the NCN route 75 and Barrochan Road.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is a reclamation yard and as such has a characteristic untidy appearance, however the site is not vandalised. The northern boundary along the NCN route 75 is damaged in places and graffitied.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a low visual value in it's current state. It does not add quality to the local landscape of the settlement or the greenbelt. It is however almost self contained by self seeded trees that will further conceal the site as they mature.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

No.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is outwith the extents of the settlement and therefore not suitable for extensive development, however the self contained character of the site could accommodate a degree of appropriate development and the self seeded trees should be retained.

Describe the potential mitigation measures that could be taken on site:

Retain the self seeded trees on site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

This site is directly to the north of the large site 5006. If both sites were extensively developed then the cumulative impact would be that the settlement of Brookfield would extend eastwards towards Linwood.



View from Barrochan Road looking east in to the site



View from the NCN route 75 looking south into the site at the site boundary

APPENDIX 5 – Kilbarchan Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5002

Date: 12/07/11

Size: 10.5Ha / 105,813m²

Location: Land to the east of Shuttle Street, Kilbarchan

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregular rectangular shaped site undulating but also sloping down towards the settlement. The site is a series of grazing fields to the north of the settlement separated by timber post and wire fences with remnants of stone walls underneath. There is a marshy area in the south of the site.

Describe the boundaries of the site and comment on containment they may provide:

Along the eastern boundary there is a stone wall and timber post and wire fence that provides no visual containment of the site. The boundary to the north is a timber post and wire fence with a few established mature trees along the boundary that provide some containment. The southern boundary is the rear garden boundary of residential properties that overlook the site and the boundary of Kilbarchan Primary School and Kilbarchan Nursery.

Note the adjoining landscape character and Landuses:

To the north, east and west there are open undulating arable and grazing fields. The site is part of this landscape character.

Assess the overall prominence of the site:

The site is locally prominent from the Locher Road to the west, from the rear of properties to the south and the Primary School that borders the site. The site is not prominent in the wider landscape due to landform and established vegetation at the north west boundary of the site.

Make a note of the key views both out of the site and internally:

There are views to and from the residential properties and from the Locher Road to the west. There are views out to the north east towards Paisley.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is prominent and visible from the Locher Road when approaching from Bridge of Weir to the north. The site forms an attractive setting to the settlement and a ridgeline within the northern section of the site runs in an east to west direction providing containment to the settlement, the settlement however currently has a weak boundary. The site has a moderately high value due to the containment and setting it provides the settlement.

Does the site form a gateway into a settlement?

Yes, the site forms a gateway to the settlement when travelling from Bridge of Weir to the north.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site creates an attractive setting to the settlement and the ridgeline that runs in an east to west direction provides containment to the settlement.

Does any part of the site form a strong boundary to the settlement?

Currently the extents of the settlement do not have a strong boundary, however the site has a ridgeline that provides containment and potentially a boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in a prominent location and provides a setting to the settlement from the north, however the settlement does not have a strong boundary, one use ends another begins, currently the settlement boundary along the northern limits is weak. Areas of the southern lower area of the site could be developed but not exceed the ridgeline that contains the settlement, mitigation planting would enhance and strengthen the northern boundary to the settlement.

Describe the potential mitigation measures that could be taken on site:

Development should be limited to the lower areas of the site and not breach the ridgeline that provides containment to the settlement, the ridgeline should be strengthened to create a strong boundary to the settlement development.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Site no. 2291 is near by and covers an extensive area, no. 2244 covers the same area as this site but is proposed for residential use.



View from the north eastern section of the site looking south east across the site and the settlement edge



View of the site and settlement boundary on the approach from the north along Locher Road



View from Locher Road looking across the southern section of the site to the high point and ridgeline and settlement edge



View from the northern section of the site looking towards the settlement edge over the high point and ridgeline

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2281

Date: 12/07/11

Size: 94.29Ha / 942,900m²

Location: Glentyan Estate, Church Street, Kilbarchan

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, Glentyan House is a listed building, majority of the site is covered by a TPO, a SINC is located in the south of the site and the site borders the Conservation area in Kilbarchan to the east.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped predominantly grazing fields, sloping to a central wooded valley with a large estate style house. In the northern area there is a farmstead style development, this is within the undulating grazing fields and is consistent with the landscape character to the west of the Kilbarchan settlement. The main features of the site include the wooded valley of the Old Mill Lead the lakes and estate gardens enclosed by the woodland. Another area of this site is located to the east of Locher Road, this is open undulating grazing fields with few features, except a marshy area in the south.

Describe the boundaries of the site and comment on containment they may provide:

To the east of the site the boundaries are predominantly the rear of properties, along Church Street and Kibbleston Road the boundary is a tall stone wall that marks the boundary of the estate. The northern boundary of the estate is much more open and undefined, in areas it is the boundary between fields and along the Burntshields Road. To the north the site boundary follows the Forehouse Road and is contained by a tall stone wall until the entrance to the farmstead development, after here the boundary borders the buildings to the west and then a line of beech trees and follows the boundary between fields. The area to the east of Locher Road is also potential development site no. 2244 and 5002, this borders residential properties to the south and open fields to the east and north, the boundaries here are post and wire fences that provide little containment to this area of the site.

Note the adjoining landscape character and Landuses:

To the north, west and south there are open undulating arable and grazing fields, to the east there is the settlement of Kilbarchan.

Assess the overall prominence of the site:

The central area of the site is enclosed by woodland, this is where the Glentyan House and gardens is situated, the prominence increases on the periphery of this woodland and the character changes to that of open undulating farmland which is more prominent in the landscape.

Make a note of the key views both out of the site and internally:

There are views to and from the surrounding fields of the farmland that surrounds the woodland in the valley, there are also views across the valley between the Forehouse Road and Burntshields Road to the south. There are no views from these roads to the Glentyan House or lakes within the estate.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is clearly an estate landscape and as such is of high value, the land around the woodland of the estate is of high value due to it's open undulating character and is of high prominence, a public footpath crosses the site in the east between the Forehouse Road and Burntshields Road. The area to the east of Locher Road is of less value as described in more detail within no. 2244 and 5002.

Does the site form a gateway into a settlement?

Areas of this site form gateways into the settlement, mainly these are areas along roads entering or leaving the settlement and include Forehouse Road, Burntshields Road, Locher Road and Kibbleston Roads.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the estate boundary contributes to the setting and conservation area of the historic core of Kilbarchan and the open undulating farmland landscape forms a setting to the settlement when approaching from the west. The wooded valley also creates an attractive setting when approaching from the west.

Does any part of the site form a strong boundary to the settlement?

The woodland valley and tall stone walls of the estate form a strong boundary to the settlement. The smaller area to the east of Locher Road contains a ridgeline that runs in an east to west direction, this ridgeline contains the settlement to the south.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Development is not appropriate in large areas of the site due to the open undulating landscape character, however the enclosed woodland valley is self enclosed and could accommodate a small degree of appropriate development as long as this did not affect the setting of Glentyan Estate and House. The areas to the north and south of the woodland are not suitable for development due to the open undulating character of the landscape. The smaller area to the east of Locher Road could accommodate a larger degree of appropriate development as long as this did not breach the ridgeline and a new strong settlement edge created.

Describe the potential mitigation measures that could be taken on site:

Restrict development to the less prominent and sensitive areas of the site, development should not occur on the open undulating farmland to the north, east or south of the wooded river valley. Appropriate development could occur in small areas around the Glentyan House and estate, as long as this does not affect the setting of the estate. Development could occur to the east of Locher Road as long as this does not breach the ridgeline.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Forehouse road looking south and west across the site



View from Burntshields Road looking north and east across the site



View looking north from within the southern section of the site looking at the wooded valley in the middle of the site



View looking north from the southern section of the site towards Forehouse in the distance



View within Glentyan Bog Park



View looking east along Glentyan valley



View looking west at the site boundary from Church Street

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2240

Date: 12/07/11

Size: 4.56Ha / 45,664m²

Location: Land at Barhill Crescent,
Kilbarchan

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregularly shaped grazing field undulating in character, to the north is an area of woodland that screens a lake formed by quarrying activities.

Describe the boundaries of the site and comment on containment they may provide:

The site is accessed from the Barrhill Crescent in the south east of the site. This area appears to be a 'gap site' between houses but allows entry into a large field to the rear, the boundaries along the south and east are the rear gardens of residential properties, to the north there is a wooded area around a lake formed by quarrying activities. Boundaries to the south, east and north provide containment, to the east there is a small section of post and wire fence that does not provide containment.

Note the adjoining landscape character and Landuses:

To the south and east of the site there is the settlement of Kilbarchan, to the north of the site there is a lake formed by quarrying activities, this provides containment and is enclosed in character. To the east there are open undulating fields and woodland that screens the quarry.

Assess the overall prominence of the site:

The site is of low prominence, it is in an area where it cannot be seen unless your property overlooks the site, the quarry and screening vegetation to the north ensures that the site cannot be seen from the north.

Make a note of the key views both out of the site and internally:

There are only views to and from the site from the residential properties that border the site to the south and east. There are no views to or from the north due to the woodland that screens the lake formed by the quarry.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The majority of the site is in a good condition with no vandalism or litter present. There were a number of old baths located along Barrhill Crescent.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is of a high quality due to the open undulating character of the site, it is however of low prominence within the setting of the surrounding landscape and settlement and could be developed with minimal visual impact on the surrounding setting.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No. Only within the settlement.

Does the site contribute to the setting of the area/ settlement?

The field is remote from the open undulating landscape to the east of the site and settlement, it is enclosed to the north, west and south and north east. The woodland area to the north contributes to the setting of the settlement by screening the quarry.

Does any part of the site form a strong boundary to the settlement?

The woodland and quarry to the north of the site form a strong boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site has a pleasing balance within it, an undulating grazing field enclosed to the south and west by residential properties and to the north by woodland that also screens a quarry. The site is of low prominence and is not visible to the surrounding landscape and settlement. If this site was developed then the impact would be minimal and mainly to those surrounding the site.

Describe the potential mitigation measures that could be taken on site:

Established woodland on site should be retained and where possible enhanced with new planting.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Barrhill Crescent looking north east into the site towards the established woodland that screens the existing quarry



View looking eastwards across the undulating site to the existing settlement edge and established woodland screening the quarry

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5024

Date: 12/07/11

Size: 2.19Ha / 21,994m²

Location: Kilbarchan Glebe, Kilbarchan.

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregular shaped site, undulating grazing field, with a thin belt of scrubby vegetation in the middle. A stream flows in a north to south direction alongside a public right of way immediately outwith the site to the west.

Describe the boundaries of the site and comment on containment they may provide:

To the north there is the NCN route 7, an old railway line with wooded/ scrubby vegetation on the embankments. To the east and south east there are the rear garden boundaries of residential properties and to the south and west there are open rolling arable and grazing fields which this site is part off but encroaching into the settlement. The site is contained to the north by the NCN route 7 and vegetated embankments and to the east and south east by settlement, the site is open to the west.

Note the adjoining landscape character and Landuses:

Open rolling arable and grazing fields to the south and west of the site, this landscape is open in character and contrasts with the suburban settlement to the north, north west and east of the site.

Assess the overall prominence of the site:

The site is of low prominence and enclosed by vegetation and settlement to the north, east and south east.

Make a note of the key views both out of the site and internally:

There are views to and from the NCN route 7, especially from the old railway bridge to the northwest of the site. From the site there are views to the open rolling landscape to the west and south of the site. There are also views of the site from the public right of way to the west of the site and from the Tandlehill Road to the south and south west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair and is free from vandalism and litter.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The settlement is alongside a public right of way and overlooks the rolling open countryside to the south and west. The site is however enclosed by landform, settlement and vegetation to the north, east and south.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site contributes to the setting of the settlement locally, the site has an attractive quality consistent with the open rolling landscape to the south and west.

Does any part of the site form a strong boundary to the settlement?

Yes, the boundary along the NCN route 7 forms a boundary to the settlement and the established vegetation within the rear gardens to the east and south east form a boundary to the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is part of the open rolling landscape to the south and west of the settlement and is in a prominent location.

Describe the potential mitigation measures that could be taken on site:

Development should be avoided on this site due to the strong settlement boundary to it's north. East and south eastern boundaries, these boundaries create a strong settlement boundary and any development of this site would exceed the strong settlement boundary that currently exists. Also the site is visually part of the open undulating landscape character to the south and south west of the site and settlement.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from the public footpath to the north east of the site looking south and east across the site, the established vegetation to the rear of the fields forms the settlement boundary



View from the NCN route 7 looking south over the site and the open undulating farmland

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2244

Date: 12/07/11

Size: 8.74Ha / 87,493m²

Location: North of Glentyan Avenue,
Kilbarchan

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Undulating open grazing fields with a ridgeline in the north western section of the site, the site slopes southwards towards the settlement where in places the ground is marshy.

Describe the boundaries of the site and comment on containment they may provide:

Along Locher Road on the western boundary there is a stone wall approximately 1m high with a timber post and wire fence, in the north western corner of the site the boundary skirts along the boundary of an existing residential property, there are mature trees here that provide some containment. The northern and eastern boundary is a timber post and wire fence with some established mature trees along the northern boundary. The southern boundary is along the rear gardens of residential properties and the Primary and Nursery schools, there is little containment along this boundary.

Note the adjoining landscape character and Landuses:

To the west there is an estate landscape enclosed by a tall stone wall, to the northwest, north and east there is open undulating farmland, to the south there is the settlement with a suburban character.

Assess the overall prominence of the site:

The site is prominent from the settlement; the settlement directly overlooks the site. However in the northern section of the site there is a ridgeline that reduces prominence within the wider landscape. This ridgeline and the trees along the northern boundary help contain the site and reduce overall prominence of the site.

Make a note of the key views both out of the site and internally:

There are views to and from the settlement to the south. From the eastern section of the site there are views eastwards towards Paisley.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has an attractive quality, the rideline in the northern section of the site provides a setting and containment to the settlement, the settlement currently does not have a strong boundary to the settlement edge, this ridgeline could become the natural limits of the settlement.

Does the site form a gateway into a settlement?

Yes, the site is along the Locher Road and is visible from this route forming an attractive setting to the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the ridgeline and mature trees in the northern section of the site provides containment to the settlement and as such contributes to the setting of the area and settlement.

Does any part of the site form a strong boundary to the settlement?

The ridgeline and established trees along and within the northern section of the site form a strong boundary to the settlement. Currently the site does not have a strong boundary along it's northern edge.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is locally prominent from the settlement and Locher Road, currently the site does not have a strong boundary to it's northern limits. The ridgeline and established trees in the northern section of the site provide containment and a boundary to the settlement, the southern section of the site could accommodate a degree of development as long as this did not breach the ridgeline, a new strong settlement edge could be created.

Describe the potential mitigation measures that could be taken on site:

Development should not breach the ridgeline in the northern section of the site and a new strong boundary to the settlement could be created by mitigation planting to the north along the ridgeline and or field boundary.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is another potential development site within the site, no 5002 for a mixed use development and to the west the estate landscape is also a potential development site (no. 2281) however this site is only suitable for discrete amounts of development in small areas of the site as not to have an impact on the estate landscape character. Any development within no. 2281 would not be visible from this site.



View from the north eastern section of the site looking south east across the site and the settlement edge



View of the site and settlement boundary on the approach from the north along Locher Road



View from Locher Road looking across the southern section of the site to the high point and ridgeline and settlement edge



View from the northern section of the site looking towards the settlement edge over the high point and ridgeline

APPENDIX 6 – Howwood Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5054 (1) Date: 18/07/11 Size: 1.86Ha / 18,623m ²	Location: Sites to the north of Howwood Proposal: Residential
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Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is an irregular trapezoid shaped open grazing field, sloping down to the north west.

Describe the boundaries of the site and comment on containment they may provide:

The southern boundary is open with the Midton Road, this boundary is a low metal estate style fence with no hedge and the occasional established tree. The western and eastern boundaries are established belts of woodland and provide containment of the site, the northern boundary is along the rear garden boundaries of the residential properties along the B787 Beith Road, these boundaries offer little containment.

Note the adjoining landscape character and Landuses:

To the south and north there is the settlement of Howwood, to the east there is a recreational ground with a football pitch and equipped play area and to the east there are open undulating grazing fields.

Assess the overall prominence of the site:

The site is in a prominent location due to the sloping landform of the site and surrounding landscape.

Make a note of the key views both out of the site and internally:

There are views to and from the residential properties to the north and south of the site and views to and from the opposite side of the valley to the north east, north and north west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a fairly high value due to the prominence and the location of the site, the site is overlooked from the north and south and is visible from the opposite side of the Black Cart Valley to the north east, north and north west.

Does the site form a gateway into a settlement?

Yes, the site is at the entrance into Howwood when approaching from the east along Midton Road.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes the site contributes to the open undulating grazing field landscape to the east of the settlement and as such forms part of the setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

The established tree belts to the west of the site forms a strong boundary to the settlement, however the tree belt to the east of the site could form a future settlement boundary.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in a prominent location, however the settlement is to the north, south and west of the site. The site also has an established tree belt along the eastern boundary, this could become the boundary to the settlement if this site was developed.

Describe the potential mitigation measures that could be taken on site:

Development of this site should respect the sloping topography and development should be restricted to the lower and more contained areas of the site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are potential development sites to the east, also no.5054 (2 & 3)



View from Midton Road looking north west across the site towards the settlement in the mid ground and undulating hills in the background



View from Midton Road looking north east across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5054 (2)
Date: 18/07/11
Size: 4.46Ha / 44,630m²

Location: Sites to the south of Howwood
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregular trapezoid in shape the site is an open undulating grazing field sloping to the north to the Beith Road.

Describe the boundaries of the site and comment on containment they may provide:

The site boundaries to the north, east and south are established hedges with the occasional established tree, these boundaries offer limited containment due to the undulating topography and relatively low boundaries. The boundary to the west is a belt of woodland planting that currently is semi mature and will establish to provide containment to the settlement and site.

Note the adjoining landscape character and Landuses:

To the north, east and south there is open undulating grazing fields that generally slope northwards to the Black Cart Water, the site is part of this open undulating landscape of grazing fields.

Assess the overall prominence of the site:

The site is in a prominent location and is visible from the Midton Road to the south and the B787 Beith Road to the north. The site will also be visible and prominent from the opposite side of the valley.

Make a note of the key views both out of the site and internally:

There are immediate views to and from the roads to the north and south of the site and from the properties to the north west of the site. There are views to and from the site to the fields and farmsteads on the opposite side of the Black Cart Water Valley.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition with little vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is part of the open undulating grazing farmland to the east of the settlement and the site is part of the attractive river valley along the Black Cart Water with open views to the opposite bank. The site has a high value due to it's prominence and being part of the open undulating landscape that creates a setting to the settlement.

Does the site form a gateway into a settlement?

Yes, the site forms an attractive gateway into the settlement when approaching the settlement from the east.

Does the site prevent coalescence of settlements?

No, not in the current extents of the development within Howwood and Johnstone.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is part of the open undulating landscape character to the east of the settlement, this is comprised of open undulating grazing fields that provide a setting to the settlement.

Does any part of the site form a strong boundary to the settlement?

The boundary to the west of the site, the established belt of trees provides a strong boundary to the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is part of the open undulating landscape character of grazing fields to the east of the settlement, the site is outside the strong settlement boundary that borders the site to the west.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

This site would extend the settlement eastwards towards the settlement of Johnstone, the settlement of Johnstone has a few potential development sites (no. 1062 & 1063) that could extend Johnstone to the west, if all these sites were developed then there would only be two fields with a farmstead development separating these two settlements visually these settlements could be seen as merged when travelling along the B787 Beith Road. There is also a potential development site to the north of this site that would have an impact on the settlement.



View from Midton Road looking north east across the site



View from B787 looking east and south across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5054 (3)
Date: 18/07/11
Size: 2.36Ha / 23,622m²

Location: Sites to the south of Howwood
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Very gently undulating grazing field, irregular trapezoid in shape.

Describe the boundaries of the site and comment on containment they may provide:

The boundaries to the north, east and south are established hedges with established mature trees, these provide a degree of containment to the site. To the west there is an established belt of trees that currently forms the boundary and containment to the settlement.

Note the adjoining landscape character and Landuses:

To the east and south of the site there are open undulating grazing fields, the settlement lies to the west of the site and to the north there is a railway line with established trees behind. To the north beyond the Railway line is the Black Cart Water and open undulating grazing fields rising up from the river.

Assess the overall prominence of the site:

The site is fairly prominent locally when viewed from the Midton Road and eastern edge of the settlement. The site is also in a prominent location from the B787 Beith Road to the south of the site.

Make a note of the key views both out of the site and internally:

There are views to and from the Midton Road and the B787 Beith Road to the south of the site. The site will also have views to and from the north eastern edge of the settlement.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition and at the time of the site visit there was no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Due to the prominence of the site, being part of the open undulating landscape to the east of the settlement and due to the site being at the entrance to the settlement the site is of high value.

Does the site form a gateway into a settlement?

Yes, the site is at the entrance to the settlement when travelling along the B787 Beith Road and also when travelling along the railway line.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is part of the open undulating landscape of grazing fields to the east of the settlement.

Does any part of the site form a strong boundary to the settlement?

The western boundary to the site forms a strong boundary to the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in a prominent location and outside the belt of trees that currently create a boundary to the settlement.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are two more sites within no. 5054 (no. 1 & 2) that if developed there would be an extension to the settlement, extending the settlement to the east towards Johnstone. Johnstone has two sites on it's western boundary that would extend the settlement to the west towards Howwood, if all these sites were developed then the two settlements would be closer to merging, also in the middle of the two settlements there is a farmstead, visually this could merge the settlements.



View looking north and west from B787 towards the site



View from B787 looking north across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5054 (4)
Date: 18/07/11
Size: 2.23Ha / 22,322m²

Location: Sites to the south of Howwood
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregular in shape, an undulating grazing field open in character, consistent with the surrounding landscape to the north and west of the settlement.

Describe the boundaries of the site and comment on containment they may provide:

The site's boundary to the south east is an established hedge with the occasional mature tree, to the east the boundary is that of the settlement, an established hedge with established trees that provides a strong boundary and containment to both the settlement and the field. To the south and west the boundary to the site is an established hedge and groups of established trees, the trees along these routes provide additional containment but overall the site is not visually contained by it's boundaries.

Note the adjoining landscape character and Landuses:

To the north there is the busy A737 and open undulating grazing fields beyond, to the east there is the settlement, to the north there is undulating grazing fields that are also sloping north westwards to the Black Cart Water.

Assess the overall prominence of the site:

The site is in a prominent location due to the undulating topography and lack of containment offered by the boundaries.

Make a note of the key views both out of the site and internally:

There are views to and from the settlement edge, the B787 Beith Road and distant views from the site to the hills to the north on the opposite side of the river valley.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high value as an entrance to the settlement, creating part of a setting to the settlement and due to it's prominence.

Does the site form a gateway into a settlement?

The site is at an entrance to the settlement when approaching from the west.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site forms part of the pattern of open undulating grazing fields to the west and north of the settlement.

Does any part of the site form a strong boundary to the settlement?

The eastern boundary to the site along the settlement edge forms a strong boundary to the settlement's current development.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is not suitable due to it's prominence, attractive setting it creates for the settlement and location outside the current settlement boundary.

Describe the potential mitigation measures that could be taken on site:

Do not develop.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is another potential development site to the south of this site, on higher ground that is also outside the settlement boundary.



View looking north from B787 across the site, the A737 is visible in the distance



View from B787 looking north east across the site towards the existing settlement edge

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5054 (5)
Date: 18/07/11
Size: 9.73Ha / 97,376m²

Location: Sites to the south of Howwood
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. The southern area of the site beyond the field boundary is classified as a SINCL.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregular in shape, undulating grazing fields that are open in character and sloping down to the north west into the Black Cart Water Valley. The northern section along the B787 Beith Road contains a steeply sloping area down to the north west and there is a wooded area in the southern most area of the site

Describe the boundaries of the site and comment on containment they may provide:

The boundaries to the north and west of the site are established hedges with established mature trees, these provide a degree of containment however the site is undulating in character and not contained significantly by the established hedge. The northern boundary also borders a collection of farm buildings along the B787 Beith Road. The eastern and southern boundaries border the established woodland, this provides containment to this area of the site.

Note the adjoining landscape character and Landuses:

To the north there is another open undulating grazing field, to the east there is an established woodland area with the settlement beyond, to the south and west of the site there is established woodland and open grazing fields.

Assess the overall prominence of the site:

The site is in a fairly prominent location, it is has undulating topography that rises up to the south and is therefore of higher prominence, especially from the north west from the Kenmure Hill and from Station Road to the north west of the settlement.

Make a note of the key views both out of the site and internally:

There are views from the site to the hills to the north on the opposite side of the Black Cart Water valley. There are also views from the Elliston Farm and settlement edge to the north. There will also be views to and from the site from the B787 Beith Road to the north of the site and from Elliston House to the west of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high value due to the openness of the landscape and it's prominence as well as the setting it creates for the settlement.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site forms part of an attractive setting on the edge of the settlement.

Does any part of the site form a strong boundary to the settlement?

No, the woodland area to the east of the site forms a strong boundary to the settlement edge.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in a prominent location and contributes to the setting of the settlement, it is outwith the strong settlement boundary. As such the site is not suitable for development.

Describe the potential mitigation measures that could be taken on site:

Avoid development of this site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are potential development sites to the north west and north east of this site. If all these sites were developed then the cumulative impact would extend the settlement to the south west.



View from B787 looking south onto the southern section of the site



View from B787 looking south east to the southern section of the site



View from the unclassified road to the west of the site looking north east across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5054 (6)
Date: 18/07/11
Size: 0.261Ha / 2,618m²

Location: Sites to the south of Howwood
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Derelict green space that appears to be a triangular opening in the woodland area. A stream flows in a north easterly direction along the western boundary.

Describe the boundaries of the site and comment on containment they may provide:

The site is open with no boundaries demarking the site, to the west the site is bound by a stream that flows to the north east, the north, south and eastern boundaries are within areas of established woodland belts, a residential road is to the east and south of the site, the busy Main Street is to the north of the site.

Note the adjoining landscape character and Landuses:

To the west, there is an area of scrubby vegetation and a farmstead development beyond, to the south and east there are residential properties with established mature trees providing an enclosed character.

Assess the overall prominence of the site:

The site is of low prominence, it is enclosed by vegetation and of a lower level than the surrounding roads to the north, east and south.

Make a note of the key views both out of the site and internally:

There are partial views through the established tree belts to and from the roads to the north, east and south.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition, currently on site there is a chicken pen, a shed, a greenhouse and a raised bed area for growing vegetables.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Visually the site has a low visual value, it has a functional appearance and is enclosed by established woodland areas.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the established woodland contributes to the setting of the settlement and helps establish a settlement boundary.

Does any part of the site form a strong boundary to the settlement?

The established woodland on site forms a strong boundary to the settlement edge.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

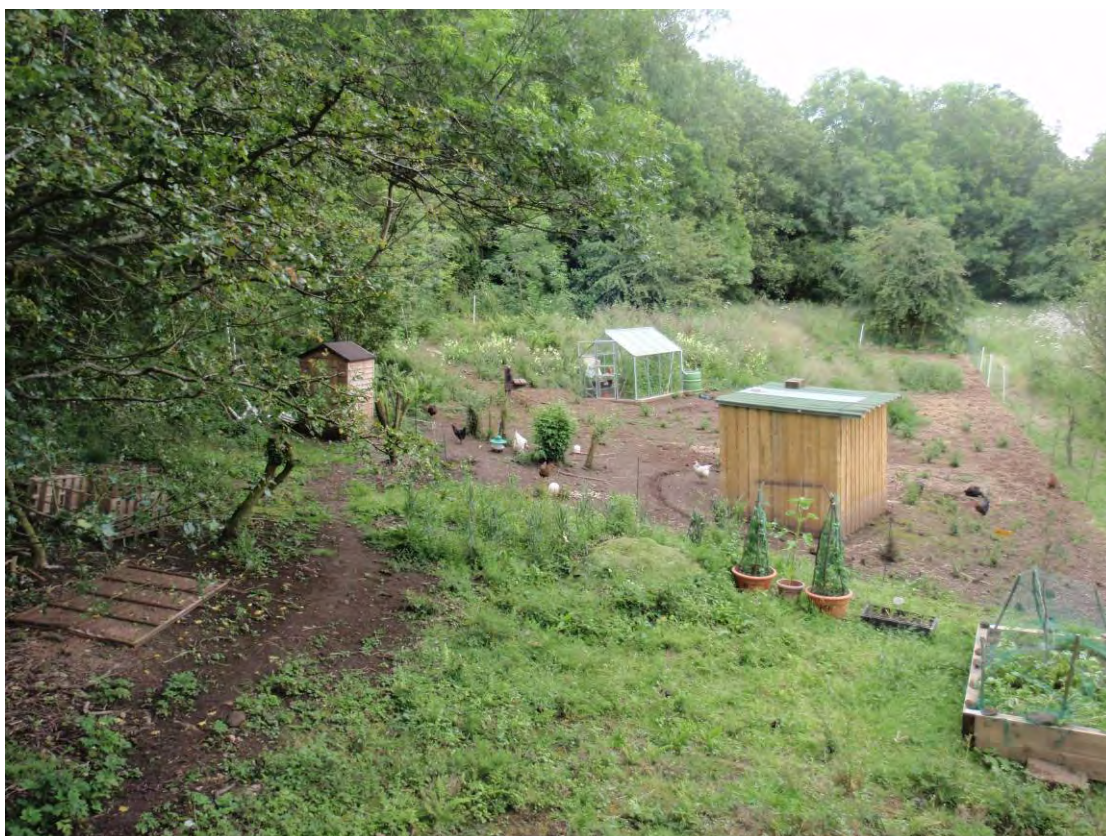
The flat area in the central space of the site could accommodate a degree of appropriate development, however the setting and settlement edge created by the established mature trees should be retained and enhanced where possible. The site is at a lower level than the surrounding landuses and is less prominent.

Describe the potential mitigation measures that could be taken on site:

Retain the established woodland that surrounds the site, this helps establish a settlement edge.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are two potential development sites to the west of this site, no. 5054/4 and 5054/5, if these were all developed then the settlement would extend beyond the limits of the settlement and extend towards the south west.



View looking south west into the site towards the vegetable growing area and chicken coup



View looking south west across the site towards the Elliston Farmstead development in the distance

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2242

Date: 18/07/11

Size: 2.89Ha / 28,991m²

Location: Former Factory site and Midton House, Howwood

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Gently sloping site dominated by a derelict industrial building along an unclassified single track road to the south east of Howwood. The site also contains a large residential property with large garden alongside the derelict industrial site.

Describe the boundaries of the site and comment on containment they may provide:

The derelict industrial building is alongside an unclassified road with no boundary or containment. The boundary to the south is contained by established trees along the industrial site boundary with the neighbouring properties, the western and northern boundaries offer containment to the site and are bands of established trees along the residential property boundary.

Note the adjoining landscape character and Landuses:

To the north and east there are open grazing fields that provide a setting for the settlement of Howwood, immediately opposite the industrial derelict building site there is a collection of residential properties with grazing fields beyond.

Assess the overall prominence of the site:

From the unclassified road the site is locally prominent, however the site is not prominent within the wider landscape due to the established mature trees along the boundaries of the site and to the south of the site.

Make a note of the key views both out of the site and internally:

The main views are to and from the unclassified road to the derelict industrial building. When approaching Howwood along the Midton Road to the north of the site the trees contain the site and only the tops of the buildings are visible.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Half the site is derelict and as such has an untidy overgrown appearance, the buildings have experienced vandalism and most of the windows are smashed, the buildings are not secure and currently you can walk into them. There is a little graffiti and this part of the site is overgrown and untidy. The north western section of the site is a well kept large garden and house.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Currently the derelict factory site is of a low value, it has an unkempt appearance and does not positively add to the landscape, the north western area of the site in comparison is consistent with the landscape character along the unclassified road where large houses are set back within grounds, most of which are not visible and located behind high gates and established hedges with established trees and hedges containing each plot.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The large house and grounds behind a large gate and established trees is consistent with the landscape character to the north of the site along the unclassified road, the derelict factory site however is not consistent with this character and does not contribute positively to the setting of the area.

Does any part of the site form a strong boundary to the settlement?

There is not a settlement here, there is a small collection of houses along the unclassified road, however there is a belt of established trees to the north along the boundary between the large house and gardens and the grazing field beyond.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The large factory site is not consistent with the landscape character, it is within a rural setting alongside a single track unclassified road amongst large detached properties the majority of which are set back from the road and enclosed by established hedges and trees. The derelict factory site could be developed in such a way that it is consistent with the residential landscape character surrounding it, the residential property in the north western section is consistent with the landscape character and should be retained.

Describe the potential mitigation measures that could be taken on site:

Development of this site should be restricted to the derelict industrial site and not conflict with the landscape character of large detached residential properties with large grounds.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from the unclassified road to the east of the site looking west at the derelict buildings of the site



View from the unclassified road looking south west along the unclassified road and derelict industrial building of the site



View looking north east within the site at the boundary wall between the industrial site and residential garden



View looking south west from the boundary between the industrial site and the private residential garden looking at the residential garden

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2271 & 2272
Date: 18/07/11
Size: 2.9Ha / 29,000m²

Location: Former Factory site and
 Midton House, Howwood
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Gently sloping site dominated by a derelict industrial building along an unclassified single track road to the south east of Howwood. The site also contains a large residential property with large garden alongside the derelict industrial site.

Describe the boundaries of the site and comment on containment they may provide:

The derelict industrial building is alongside the unclassified road with no boundary or containment. The boundary to the south is contained by established trees along the industrial site boundary with the neighbouring properties, the western and northern boundaries offer containment to the site and are bands of established trees along the residential property boundary.

Note the adjoining landscape character and Landuses:

To the north and east there are open grazing fields that provide a setting for the settlement of Howwood, immediately opposite the industrial derelict building site there is a collection of residential properties with grazing fields beyond.

Assess the overall prominence of the site:

From the unclassified road the site is locally prominent, however the site is not prominent within the wider landscape due to the established mature trees along the boundaries of the site and to the south of the site.

Make a note of the key views both out of the site and internally:

The main views are to and from the unclassified road to the derelict industrial buildings. When approaching Howwood along the Midton Road to the north of the site the trees contain the site and only the tops of the buildings are visible.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Half the site is derelict and as such has an untidy overgrown appearance, the buildings have experienced vandalism and most of the windows are smashed, the buildings are not secure and currently you can walk into them. There is a little graffiti and this part of the site is overgrown and untidy. The north western section of the site is a well kept large garden and house.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Currently the derelict factory site is of a low value, it has an unkempt appearance and does not positively add to the landscape, the north western area of the site in comparison is consistent with the landscape character along the unclassified road where large houses are set back within grounds, most of which are not visible and behind high gates and established hedges with established trees and hedges containing each plot.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The large house and grounds behind a large gate and established trees is consistent with the landscape character to the north of the site along the unclassified road, the derelict factory site however is not consistent with this character and does not contribute positively to the setting of the area.

Does any part of the site form a strong boundary to the settlement?

There is not a settlement here, there is a small collection of houses along the unclassified road, however there is a belt of established trees to the north along the boundary between the large house and gardens and the grazing field beyond.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The large factory site is not consistent with the landscape character, it is within a rural setting alongside a single track unclassified road amongst large detached properties the majority of which are set back from the road and enclosed by established hedges and trees. The derelict factory site could be developed in such a way that it is consistent with the residential landscape character surrounding it, the residential property in the north western section is consistent with the landscape character and should be retained.

Describe the potential mitigation measures that could be taken on site:

Development of this site should be restricted to the derelict industrial site and not conflict with the landscape character of large detached residential properties with large grounds.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from the unclassified road to the east of the site looking west at the derelict buildings of the site



View from the unclassified road looking south west along the unclassified road and derelict industrial building of the site



View looking north east within the site at the boundary wall between the industrial site and residential garden



View looking south west from the boundary between the industrial site and the private residential garden looking at the residential garden



View looking north east towards the derelict industrial buildings on site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2243

Date: 18/07/11

Size: 2.9Ha / 29,000m²

Location: Former Factory site and Midton House, Howwood

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Gently sloping site dominated by a derelict industrial building along an unclassified single track road to the south east of Howwood. The site also contains a large residential property with large garden alongside the derelict industrial site.

Describe the boundaries of the site and comment on containment they may provide:

The derelict industrial building is alongside the unclassified road with no boundary or containment. The boundary to the south is contained by established trees along the industrial site boundary with the neighbouring properties, the western and northern boundaries offer containment to the site and are bands of established trees along the residential property boundary.

Note the adjoining landscape character and Landuses:

To the north and east there are open grazing fields that provide a setting for the settlement of Howwood, immediately opposite the industrial derelict building site there is a collection of residential properties with grazing fields beyond.

Assess the overall prominence of the site:

From the unclassified road the site is locally prominent, however the site is not prominent within the wider landscape due to the established mature trees along the boundaries of the site and to the south of the site.

Make a note of the key views both out of the site and internally:

The main views are to and from the unclassified road to the derelict industrial building. When approaching Howwood along the Midton Road to the north of the site the trees contain the site and only the tops of the buildings are visible.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Half the site is derelict and as such has an untidy overgrown appearance, the buildings have experienced vandalism and most of the windows are smashed, the buildings are not secure and currently you can walk into them. There is a little graffiti and this part of the site is overgrown and untidy. The north western section of the site is a well kept large garden and house.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

Currently the derelict factory site is of a low value, it has an unkempt appearance and does not positively add to the landscape, the north western area of the site in comparison is consistent with the landscape character along the unclassified road where large houses are set back within grounds, most of which are not visible and located behind high gates and established hedges with established trees and hedges containing each plot.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The large house and grounds behind a large gate and established trees is consistent with the landscape character to the north of the site along the unclassified road, the derelict factory site however is not consistent with this character and does not contribute positively to the setting of the area.

Does any part of the site form a strong boundary to the settlement?

There is not a settlement here, there is a small collection of houses along the unclassified road, however there is a belt of established trees to the north along the boundary between the large house and gardens and the grazing field beyond.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The large factory site is not consistent with the landscape character, it is within a rural setting alongside a single track unclassified road amongst large detached properties the majority of which are set back from the road and enclosed by established hedges and trees. The derelict factory site could be developed in such a way that it is consistent with the residential landscape character surrounding it, the residential property in the north western section is consistent with the landscape character and should be retained.

Describe the potential mitigation measures that could be taken on site:

Development of this site should be restricted to the derelict industrial site and not conflict with the landscape character of large detached residential properties with large grounds.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from the unclassified road to the east of the site looking west at the derelict buildings of the site



View from the unclassified road looking south west along the unclassified road and derelict industrial building of the site



View looking north east within the site at the boundary wall between the industrial site and residential garden



View looking south west from the boundary between the industrial site and the private residential garden looking at the residential garden



View looking north east towards the derelict industrial buildings on site

APPENDIX 7 – Lochwinnoch Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2249 & 5010
Date: 21/07/11
Size: 7.15Ha / 71,595m²

Location: Calder Street, Lochwinnich
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the Cloak Burn wooded valley to the north is designated as a SINK.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Undulating grazing fields, an established line of trees is present in the south western section of the site. The north eastern area is less maintained, there are areas of tall overgrown grasses, rushes and scrubby vegetation, in the north eastern area there are also isolated escarpments and small rocky outcrops.

Describe the boundaries of the site and comment on containment they may provide:

To the south west the boundaries of the site is an established tall hedge, further along the south border to the west the boundary of the site is formed by the rear garden boundaries of residential properties, the tall hedge provides a degree of containment but the undulating land counteracts this. To the north the boundary follows a woodland edge that provides containment locally in the northern section of the site.

Note the adjoining landscape character and Landuses:

To the north there is a band of established woodland that is within the Cloak Burn valley, beyond this there are open undulating grazing and arable fields. To the south east and west of the site there is the settlement, beyond the settlement to the west is a Golf Course.

Assess the overall prominence of the site:

The site is prominently located on undulating topography that is visible from the Golf Course and landuses to the north.

Make a note of the key views both out of the site and internally:

There are immediate views in the southern section of the site to and from the settlement edge, including the Primary School that overlooks the site. There are also views to and from Calder Street and the residential properties to the west. The site is also visible to and from the isolated residential properties to the north and to and from the Golf Course within Clyde Muirshiel Regional Park. However the southern sections of the site are less visible as is the north western corner of the site. There are clear views of the site from the Calder Street on the opposite bank of the Cloak Burn.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with maintained areas and no vandalism, the north eastern area appears less maintained and contains taller grasses, more wildflowers, rushes and scrubby vegetation areas.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The majority of the site is of a high value, it is part of the open undulating landscape of grazing and arable fields to the north of the settlement. The established trees add to this quality as does the wooded valley of the Cloak Burn. The south eastern area along the settlement edge has a lower value as this is where one use ends and another begins, it has a weak settlement edge and contains taller grasses and areas of scrubby vegetation.

Does the site form a gateway into a settlement?

Yes, the site forms an attractive gateway into the settlement when approaching from the north, especially the south western section of the field, this is visible from the road and the land rises up to the east.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site has a high point to the north of the existing settlement boundary, this contains the settlement. The site also establishes an attractive setting for the settlement. The site currently acts as a strong boundary to the settlement.

Does any part of the site form a strong boundary to the settlement?

The high point in the southern area of the site creates a strong settlement boundary and edge to current development. The vegetation along the south western boundary and within the south western area of the site provide a settlement edge and containment.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The majority of the site is in a prominent location and of a high quality, however there are small areas where discrete amounts of development could occur without a negative impact, these are the north western section just north of the small collection of residential properties, this area could accommodate a low number of properties and this would be an extension to this small collection of residential properties, this area is also contained by established vegetation. The area to the south east along the northern limits of the settlement could also accommodate development up to but not on the high point, a strong defensible boundary could be created here without negative impacts on the landscape character to the north of the settlement. However there are issues with access here.

Describe the potential mitigation measures that could be taken on site:

Avoid development in the majority of the site, development could be restricted to the north western section and the south eastern section of the site up to but not exceeding the high point and mitigation measures could be taken to create a new settlement boundary in this area.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Woodlands View Road looking south towards the site, beyond the high point is the settlement edge



View from the eastern section of the site looking west to the open undulating landscape





View from the south western section of the site looking east into the site, established vegetation in the right of the photograph provides an edge and containment to the settlement

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5023

Date: 21/07/11

Size: 3.32Ha / 33,207m²

Location: Lochwinnoch Glebe

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, Mansewood House is a listed building, this is outwith but surrounded on three sides by the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Gently sloping undulating in areas, irregular shaped grazing fields, the driveway up to the Mansewood House travels through the south western section of the site. The north boundary follows the Beech Burn.

Describe the boundaries of the site and comment on containment they may provide:

The southern boundary is a tall stone wall, this has fallen down in places but provides a degree of containment. Along the south western and north western boundaries there is an established hedge, these provide a limited amount of containment, to the north there is the Beech Burn that has no physical boundary and is open offering no containment along this boundary.

Note the adjoining landscape character and Landuses:

To the west there is the settlement, to the east of the site there is open undulating grazing and arable farmland.

Assess the overall prominence of the site:

The western area of the site is locally prominent but not prominent within the wider landscape, it is contained by the settlement and established vegetation around Mansewood House. The section of the site to the east of Mansewood House is more prominent within the wider landscape.

Make a note of the key views both out of the site and internally:

The eastern area of the site has views to and from the surrounding residential properties, the surrounding landscape and the Johnshill road, the eastern section of the site is also visible from the Johnshill viewpoint. The western area has views to and from the properties that border the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is grazing farmland and creates an attractive view and setting for the properties that overlook the site, the eastern area of the site is outside the settlement boundary and forms part of the wider landscape and setting for the settlement, this area of the site is also visible from the Johnshill Viewpoint to the north and forms part of an attractive view that overlooks the undulating open farmland, settlement with Castle Semple Loch in the distance.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No, only locally within the settlement.

Does the site contribute to the setting of the area/ settlement?

The eastern area of the site forms part of the open undulating landscape setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

No, however the established vegetation around the Mansewood House does create a strong settlement edge when viewed from the Johnshill viewpoint.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site could be divided into two areas, the western area could be developed with minimal impact on the setting and character of the settlement, this would be contained by the strong settlement edge created by the established vegetation around the Mansewood House. The eastern area of the site is more prominent and forms part of the setting for the settlement, this area is not suitable for development.

Describe the potential mitigation measures that could be taken on site:

Development should be restricted to the western areas of the site within the field to the southwest of Mansewood House. Planting along the section of established hedge field boundary would create a strong settlement boundary limiting future negative development and extensions to the settlement.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking south east to east from Beechburn Crescent across the site, this area is contained by established vegetation within large residential garden to the left of the photo



View from the access driveway to Mansewood House within the site looking north east across the site



View from the Johnshill Viewpoint looking down onto a prominent section of the site, Castle Semple Loch is in the background

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2202

Date: 21/07/11

Size: 4.23Ha / 42,396m²

Location: site to the south of A760 between Burnfoot Road and Main Street, Lochwinnoch

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a Conservation area is located to the north of the site. This site is within the Clyde Muirshiel Regional Park.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape, contains a number of football pitches, derelict areas and in the middle of the northern section there is a building that contains a hall and offices for the sports area.

Describe the boundaries of the site and comment on containment they may provide:

The site is open with the A760 Newton of Barr road, there is a timber post and wire mesh fence along this boundary. The south west and south eastern boundaries are established mature belts of trees that provide containment to the site.

Note the adjoining landscape character and Landuses:

To the north of the site there is the settlement, to the south east is a disused railway line now the NCN route 7 contained within a belt of established mature trees, beyond this is open arable and grazing fields, to the west of the site there is enclosed woodland and estate style developments with large single houses surrounded and enclosed by established vegetation.

Assess the overall prominence of the site:

Locally the site is prominent and visible from the A760 Newton of Barr road. Within the wider landscape the site is of low prominence due to it's flat topography and enclosure created by the established trees.

Make a note of the key views both out of the site and internally:

There are views to and from the site to the busy A760 and properties on the settlement edge.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site, although a working sports area with football pitches and a hall for hire appears derelict, there are areas of rubble and overgrown vegetation that one would find on a derelict site. The site has an untidy unkempt appearance but has not been subject to vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a recreational value with football pitches for hire, however the derelict appearance and untidy site creates a low quality entrance to the settlement.

Does the site form a gateway into a settlement?

Yes the site is to the south of the main entrance point into the settlement, currently this gateway is poor and does not create a positive setting to the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, however the condition of the site in it's current state does not create a positive setting to the settlement.

Does any part of the site form a strong boundary to the settlement?

The established tree belts to the south east and south west form a strong boundary to the settlement, the A760 however forms a boundary to the current extents of the settlement development and the site is beyond this.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is outwith the settlement boundary along the A760, the site feels like part of the settlement however the site is not suitable for extensive development as this would change the character from an edge of settlement landuse to that of the settlement. The site currently is used for recreational purposes, this suits the edge of settlement location and character of the area. However the derelict appearance of the site is having a negative impact on the setting of the settlement.

Describe the potential mitigation measures that could be taken on site:

Restrict development on site to that which is suitable, the site is along the settlement edge and landuses on site should reflect this, the current landuse is consistent with this location but it's appearance has a negative impact on the setting of the settlement.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking south east to west at the southern section of the site along Newton of Barr Road A760



View within the site looking south east across a formal football pitch and established woodland in the background that provide containment to the site



View looking towards the southern section of the site at the old walled garden area and established vegetation that provide containment and an edge to the site

APPENDIX 8 – Johnstone Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5011

Date: 18/07/11

Size: 5.29Ha / 52,999m²

Location: Meadowside Farm, Johnstone

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a SINCL follows the Black Cart Water and the area to the western area of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped gently undulating in the central area, there are derelict buildings in the eastern section of the site and the Spateston Burn flows northwards towards the Black Cart Water. There is an established woodland area in the north eastern section of the site.

Describe the boundaries of the site and comment on containment they may provide:

To the north the site's boundary is formed by the Black Cart Water flowing to the north east, this boundary is open and offers no containment of the site. To the north the boundary is along the residential Milliken Road, there is low containment along this road and there is scrubby vegetation. The boundary to the south east and south west offers more containment to the site to the south east there is the railway line and embankment that has a few areas of established trees, the south west area of the site borders an area of established woodland that offers containment to the site.

Note the adjoining landscape character and Landuses:

To the north and north west there are open undulating grazing and arable fields and the busy A737, to the south and south west there is the Black Cart Water flowing alongside a field that appears derelict and colonised by scrubby vegetation. To the south east there is the railway line and the settlement of Johnstone beyond, Johnstone overlooks the site from the south east and in contrast is urban in character.

Assess the overall prominence of the site:

The site is screened from the settlement to the south east by the railway line and established areas of trees along this route. Due to the open character of the landscape immediately to the north and west the site is prominent and forms part of this landscape. The eastern section of the site is less prominent.

Make a note of the key views both out of the site and internally:

There are views of the site from the A737 and from the properties and railway line to the south and south east. There are views of the site from the B787 Kilbarchan Road to the east. There are high quality views from the site looking out onto the open countryside to the north and west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair and has limited vandalism or graffiti at the derelict buildings in the eastern area of the site.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is in a prominent location, the Black Cart river Valley is of a high value, this is reflected by it's designation as a SINK. The derelict field area is also of a high value and has an attractive quality with colonised wildflowers, scrubby areas and trees. The eastern area of the site is of less value, this area contains properties (outwith the site) and a derelict building that is part of the site.

Does the site form a gateway into a settlement?

Yes, the site forms an attractive gateway into the settlement. The majority of the site area contrasts with that of the settlement and creates an attractive setting to this area of the settlement. The area to the east includes an electricity sub station, properties and derelict buildings that are much more consistent with the settlement, this area is more of an urban gateway into the settlement that currently does not create a good impression and appears more of a functional landscape and not an attractive gateway.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site has the appearance of a derelict field that has been colonised by tall grasses, wildflowers and scrubby vegetation. The meandering Black Cart Water adds to this landscape to create an attractive setting to the settlement. The eastern area of the settlement that contains a number of properties, an electrical sub station and derelict buildings contributes less to the setting of the settlement.

Does any part of the site form a strong boundary to the settlement?

The railway line to the south east of the site forms a strong boundary to the settlement as does the established woodland area in the eastern section of the site surrounding the derelict buildings. The overgrown grassland area to the southwest of this woodland area has the appearance of being outside the natural limits of the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The majority of the site is outwith the natural limits of the settlement, are of a high visual quality and part of the high quality open undulating landscape of arable and grazing fields to the north and west of the site. The area in the eastern area of the site is more suitable for development and could be developed into an attractive gateway into the settlement.

Describe the potential mitigation measures that could be taken on site:

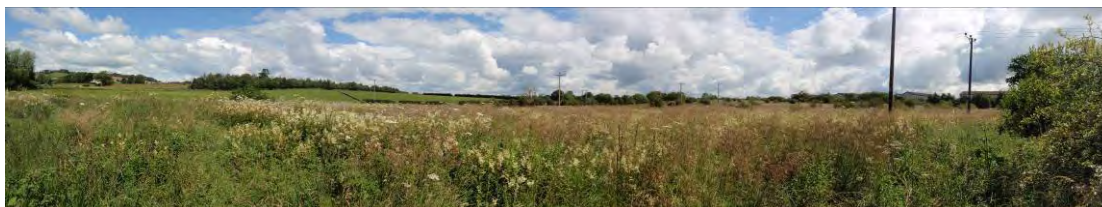
Limit development to the eastern area of the site where there are properties, an electricity sub station and derelict buildings, mitigation planting should be deployed to the west of this to mitigate development of this area and no development should encroach onto the setting of the open undulating derelict grassland to the west or have a visual or physical affect on the setting of Black Cart Water.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from within the site looking east towards the settlement



View from within the site looking west out of the site towards the undulating farmland fields in the distance



View from within the site looking west along the Black Cart Water towards the rolling farmland fields in the distance



View within site looking at derelict buildings on site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2293

Date: 18/07/11

Size: 3.2Ha / 32,080m²

Location: Land between Dunvegan Avenue and Glenpartic Road, Elderslie

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Undulating open grazing fields with established hedges that have a few mature trees and a stream flowing in an easterly direction.

Describe the boundaries of the site and comment on containment they may provide:

The northern boundary is an established field hedge that due to the undulating landform does not provide much containment. The boundary to the east is along the rear garden boundary to properties and a stone wall along Glenpatrick Road, these offer limited containment due to height of the stone wall and the undulating landform. The boundary to the south is along a track with established woodland behind and the south western boundary is mid field with no boundary. To the west the boundary is that of the rear garden boundaries of the settlement. Due to the undulating landform containment of the site is limited.

Note the adjoining landscape character and Landuses:

To site is part of the open undulating grazing farmland that is also to the north and south of the site. To the east and west of the site is the settlement, the site borders the rear garden boundaries of residential properties to the east and west.

Assess the overall prominence of the site:

The site is of high prominence due to the undulating landform and being overlooked from the surrounding properties and landuses.

Make a note of the key views both out of the site and internally:

There are views to and from the site to the settlement to the east, west and north. There are also distant views from Glenpatric Road when approaching the settlement from the south.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair with no litter or vandalism present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site forms part of a green wedge of grazing fields entering the settlement from the south, this wedge is of a high quality due to the undulating landscape, the established hedges and setting it provides this area of the settlement.

Does the site form a gateway into a settlement?

Yes the site forms part of a gateway into the settlement when approaching from the south.

Does the site prevent coalescence of settlements?

No. Only locally within the settlement.

Does the site contribute to the setting of the area/ settlement?

Yes, the site forms part of the green wedge that enters the settlement from the south, the site prevents localised coalescence and brings the rural landuse and character into the settlement.

Does any part of the site form a strong boundary to the settlement?

No, however Glenpatrick Road forms a boundary to the current development. There are additional grazing fields to the north before the settlement begins.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is not suitable for development due to undulating landform, prominence and because it prevents localised coalescence.

Describe the potential mitigation measures that could be taken on site:

Do not develop.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Another potential development site lies to the north of this, if these sites were developed then there would be no green wedge entering the settlement and the localised setting of the settlement would be affected.



View looking north towards the site and Johnstone settlement edge from Glenpatrick Road approaching the settlement



View from the western site boundary looking east across the site towards Johnstone settlement



View from Glenpatrick Road looking west across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5037 & 2205
Date: 18/07/11
Size: 6.51Ha / 65,160m²

Location: Land at Abbey Road, Elderslie
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open undulating grazing fields with established hedges and established trees within them. Irregularly shaped.

Describe the boundaries of the site and comment on containment they may provide:

The boundary to the north is along Abbey Road, in the eastern section this is a concrete post and wire fence, this offers no containment to the site and has a tired appearance. The western section has a more substantial hedge boundary that with the overhanging trees of the Cemetery offer more containment to the site. The boundary to the east follows the Old Patrick Water that has established trees along its course, these trees offer containment of the site. To the south the site's boundary is an established hedge that has a few established hedgerow trees/ tall shrubs. This boundary offers limited containment to the site. To the west the boundary is along the rear garden boundaries of residential properties. In front of this is an area of established woodland that provides containment to the site.

Note the adjoining landscape character and Landuses:

To the north, east and west there are residential properties and in the north western section a cemetery. The site is consistent in character with the open undulating grazing fields to the south of the site.

Assess the overall prominence of the site:

The site is of high prominence, it is surrounded by residential roads and development and is visible from the southern approach into the settlement on Glenpartick Road.

Make a note of the key views both out of the site and internally:

There are views to and from the immediate surrounding residential properties and from the approach into the settlement from the south on Glenpartick Road.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is generally in a good state of repair with little vandalism and litter present, the boundary along the northern section of the site appears dilapidated.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is of high value due to it's prominence within the landscape. The established vegetation of the Cemetery and that in the western area of the site create strong landscape element. The site is part of a green wedge that enters in to the settlement from the south and creates an attractive setting for the immediate residential properties facing onto the site.

Does the site form a gateway into a settlement?

Yes, the site forms part of an attractive gateway into the settlement.

Does the site prevent coalescence of settlements?

No. only locally within the settlement.

Does the site contribute to the setting of the area/ settlement?

Yes the site forms part of a green wedge entering the settlement from the south. This green wedge creates an attractive setting for the adjoining residential properties overlooking the site.

Does any part of the site form a strong boundary to the settlement?

The established triangle of trees in the western area of the site forms a strong boundary to the properties here, this is strengthened further by the established trees within the cemetery creating a localised settlement boundary and strong landscape feature.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

This site contains a strong landscape feature that should be retained and enhanced by future development. The site is prominently located and is partially visible from the south when approaching the settlement, the more prominent areas and strong landscape features are more sensitive to development.

Describe the potential mitigation measures that could be taken on site:

Avoid development on the most prominent areas of the site, retain strong landscape features.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is another potential development site to the south of this site, no 2293. This site is also part of the prominent green wedge that enters the settlement from the south creating an attractive setting for the settlement.



View from Abbey Road on Johnstone settlement edge looking south across the site



View from Glenpatrick Road looking west over the site, site 2293 is in the left of this picture

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2189

Date: 18/07/11

Size: 2.03 Ha / 20,301m²

Location: Auchenlodment Road,
Elderslie

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a TPO designation is on the woodland area immediately to the south west of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape, appears to be a derelict field overgrown with grasses and a few self seeded/ planted trees in the south western area of the site, the site gently slopes down to the north east.

Describe the boundaries of the site and comment on containment they may provide:

The site is bounded by established woodland to the south west, this is covered by a TPO designation. The boundary along the south eastern boundary is an overgrown hedge with established trees, at places there are gaps in this hedge but generally this provides containment of the site. To the north east there is a small area of established woodland that provides containment. To the north west the rear garden boundaries of residential properties border the site, these boundaries provide limited containment of the site.

Note the adjoining landscape character and Landuses:

To the west there is an area of established woodland, to the southeast there is open undulating arable and grazing fields and to the north there is the settlement.

Assess the overall prominence of the site:

Overall the site has low prominence and is contained by existing vegetation to the east, south and west. The site is locally prominent to the residential properties that border the site to the north.

Make a note of the key views both out of the site and internally:

There are occasional views from Auchenlodment Road that borders the site to the east and south east. The main views would be to and from the properties to the north that the site borders.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears derelict but is in a good condition with no vandalism or litter present.

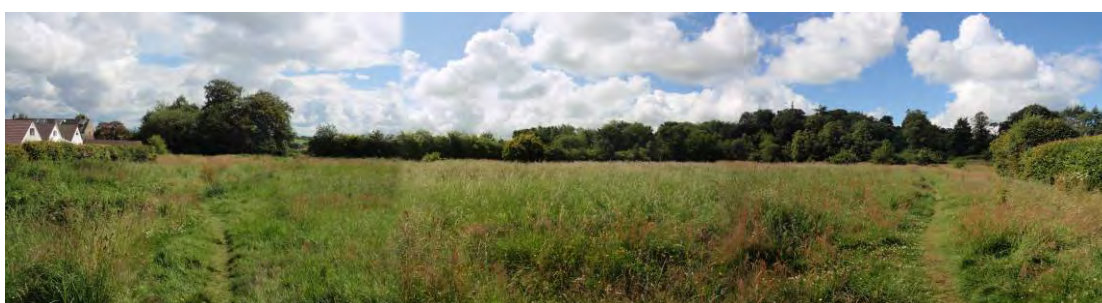
Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is on the settlement edge and is a field of overgrown grasses with shrubby areas that is contained by existing vegetation. The site locally has a high value and appears to be used by the local population. The properties to the north have created unofficial access points from their rear gardens into the site.

<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> No.	
<u>Does the site contribute to the setting of the area/ settlement?</u> Yes, the site's boundaries help establish an attractive setting to the area and settlement.	
<u>Does any part of the site form a strong boundary to the settlement?</u> The vegetation along the southern boundary of the site forms a boundary to the settlement in it's current state.	
<u>Sensitivity of site to development (Tick):</u> <input type="checkbox"/> 1, Sensitive, not suitable for development <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input checked="" type="checkbox"/> 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, suitable for development, few features to retain.	<u>Summary/ Other comments</u> Overall the site is of low prominence, it is enclosed on three sides and is on the settlement edge. This site could be developed with minimal impact on the wider landscape if the established vegetation on the settlement boundaries are retained.
<u>Describe the potential mitigation measures that could be taken on site:</u> Retention of the established vegetation, especially on the south eastern boundary. Mitigation planting should be added to this boundary to strengthen the new settlement edge.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u> No.	



View looking west into the site along Auchenlodment Road, the established overgrown hedge offers a degree of containment that will reduce during the winter months



View from within the site looking north east towards the established vegetation providing containment to the site



View from within the site looking south west towards the existing settlement edge and the established vegetation in the west that provides containment to the site



View from within the site looking towards the settlement edge at a gated entrance into the site from a residential back garden boundary

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5030

Date: 18/07/11

Size: 2.03 Ha / 20,301m²

Location: Auchenlodment Road,
Elderslie

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the woodland area to the west is designated as a TPO.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape and slopes gently down to the north east, the land use of the site appears to be a derelict field that is overgrown with grasses, scrubby vegetation and trees.

Describe the boundaries of the site and comment on containment they may provide:

To the south west and north east the site borders areas of established woodland that provide containment to the site, the south western boundary of the site along Auchenlodment Road is an overgrown hedge that provides containment. To the north west the site borders the rear garden boundaries of residential properties.

Note the adjoining landscape character and Landuses:

To the north east and south west of the site there is established areas of woodland, beyond the woodland area to the north east is a hotel. To the south east of the site there is open gently undulating arable and grazing fields. The rear garden boundaries of residential properties borders the site to the north.

Assess the overall prominence of the site:

The site is contained by vegetation to the east, south east and west, this and the gently sloping landform reduces prominence of the site. The site is locally prominent to the residential properties that border the site to the north west.

Make a note of the key views both out of the site and internally:

There are views to and from the properties that boarder the site to the north west, there are some views to and from Auchenlodment Road to the south east of the site. The hedge along the south east boundary of the site will provide less visual containment during the winter months when the vegetation drops it's leaves.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site itself has a local value, a few of the residential properties that boarder the site have created gated access's between the site and their rear garden's. There are also informal paths that have been created in the site. Within the wider landscape this site's value is lowered due to the enclosed contained nature of the site.

Does the site form a gateway into a settlement?

The site is to the west of Auchenlodment Road that enters the settlement from the south west, this is a single track road. The site could become a gateway into the settlement from the south west.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The wooded areas outwith the site to the east and west and the overgrown hedge along the site's south eastern boundary create an attractive setting to the settlement.

Does any part of the site form a strong boundary to the settlement?

The wooded areas to the south west and north east create a strong boundary to the settlement, the established hedge to the south east forms a boundary to the settlement that could be strengthened to form a strong boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Overall the site is of low prominence, it is enclosed on three sides and is on the settlement edge. This site could be developed with minimal impact on the wider landscape if the established vegetation on the settlement boundaries is retained.

Describe the potential mitigation measures that could be taken on site:

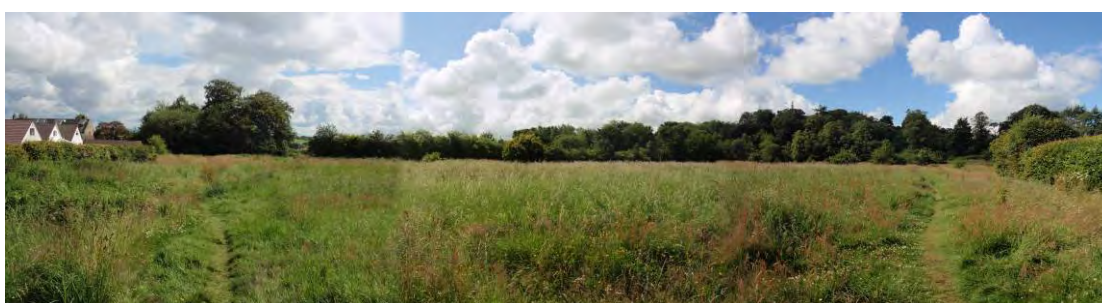
The groups of mature trees to the south west and north east should be retained, the hedge along the south eastern boundary should be retained and if possible enhanced with mitigation planting to strengthen the settlement boundary.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking west into the site along Auchenlodment Road, the established overgrown hedge offers a degree of containment that will reduce during the winter months



View from within the site looking north east towards the established vegetation providing containment to the site



View from within the site looking south west towards the existing settlement edge and the established vegetation in the west that provides containment to the site



View from within the site looking towards the settlement edge at a gated entrance into the site from a residential back garden boundary

Renfrewshire LDP Landscape Assessment 7687

Site no.: 1063

Date: 18/07/11

Size: 3.8Ha / 38,083m²

Location: Former st. Cuthberts High School, Hallhil Road

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

The site is not within the Greenbelt as illustrated on the current Renfrewshire Local Plan, the playing field and land to the north west and the land along the Beith Road is designated as Open Space (Active Recreational)

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped, generally flat and the site of the demolished Johnstone High School on the edge of the settlement. There are mature trees along the north western boundary with Beith Road. Although a derelict site and the School buildings have been demolished the site has the feeling of being continuous with the greenbelt, this is because there are no buildings on site, overgrown grasses and no boundary between the site and the greenbelt are to the south west.

Describe the boundaries of the site and comment on containment they may provide:

The site is currently open with no containment to the south, east and west. along the eastern boundary with Hallhill road there is a tall metal palisade fence approximately 1.8m high, this offers no visual containment of the site. The site has mature established trees along the Beith Road to the north west of the site.

Note the adjoining landscape character and Landuses:

To the north, east and south there is the settlement of Johnstone, this has an urban enclosed character. To the south there is also a Primary School, to the west of the site there is open overgrown grassland, this is open in character and open with the site. To the north west of the site there is the Beith Road, a busy road entering and leaving the settlement, beyond this is a small wooded area and overgrown grassland.

Assess the overall prominence of the site:

The site is in a locally prominent location, it is flat and alongside two busy roads on the settlement edge.

Make a note of the key views both out of the site and internally:

There are views to and from the roads to the north west and east, the site will also be visible from the properties to the north, east and south. The eastern boundary is open with the landscape to the east and this would be visible when travelling to and from Johnstone along Beith Road. There are partial views from Midton Road and the properties along this road to the south west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site has remnants of the demolished school, there are areas of flattened rubble on the surface. However there is no vandalism or graffiti present on site.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is of low value due to it's derelict nature and a former demolition site with areas of flattened rubble.

Does the site form a gateway into a settlement?

The site is at the entrance to the settlement when travelling along Beith Road from the south west. Currently the site is derelict and does not form an attractive gateway into the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

No.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☒ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is currently derelict with large areas of flat rubble, the former Johnstone high School is now demolished and the site is vacant. The site is on the edge of the settlement and currently is not of value to the settlement or surrounding landscape.

Describe the potential mitigation measures that could be taken on site:

Mitigation planting could be implemented on the south western border of the site to create a strong boundary to the settlement.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is another potential development site to the south west of this site, if these were both fully developed then the settlement would extent to the south west towards Howwood and coalescence of these settlements would be a step closer with only a few fields separating them.



View looking north west across the site at the old entrance to the school, the school has now been demolished



View from the entrance into the Primary School looking north west across the site



View from Hallhill Road looking west across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 1062

Date: 18/07/11

Size: 5.69Ha / 56,905m²

Location: Former St Cuthberts Playing Field, Beith Road

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the site is also designated as Open Space (Active Recreation)

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregularly shaped site with a flat space that was a playing field for the school, now a derelict space to the south east, south and south west of this the topography slopes upwards to the Midton Road. There is the Swinetrees Burn within the north east section of the site, this flows in a north west direction towards the Black Cart Water.

Describe the boundaries of the site and comment on containment they may provide:

The east the site is continuous with the land to the east, there is no physical boundary along this eastern boundary. The boundaries to the east, south east, west and north west are defined by scrubby vegetation, hedges and established trees that currently provide containment to the site.

Note the adjoining landscape character and Landuses:

To the east of the site there is an apparent derelict area where the Swinetrees Burn flows through, this is under High Voltage Overhead Powerlines, beyond this is potential development site no.1063 and the settlement of Johnstone. To the south and east there are grazing and arable fields open in character, to the south west of the site there is St Vincent's Hospice and to the North West there is Corseford School and grounds. Beith Road travels along the north western boundary of the site.

Assess the overall prominence of the site:

The site is locally prominent, especially from local roads and properties. Within the wider landscape the site is less prominent due to the surrounding undulating topography and vegetation.

Make a note of the key views both out of the site and internally:

Locally there are views to and from the Beith Road to the north west and the Midton Road to the south east. There are also views to and from the residential properties to the south east and St Vincent's Hospice and Corseford School to the north west. Areas of the site are also visible to and from the Settlement edge to the east of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is a derelict area, despite this the site is in a good condition with no vandalism and little litter present at the time of the site visit. There are gaps in the perimeter fence along Midton Road and Beith Road allowing access into the field.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

In it's current use the site forms part of the wider landscape of landuses that are open in character and provide a setting to the settlement. The site does not have a use and is derelict, which lowers the value of the site.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site is part of the wider landscape of open undulating landuses that provides a setting for the settlement.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is derelict and a new use should be found for the site, the site is not part of the settlement edge and is remote from the settlement, it would not be a natural extension to the settlement. High Voltage Overhead Power Cables cross the site and these would limit development of the site, development would also be outwith the settlement boundary and create a ribbon like development along Beith Road encouraging the Visual and physical coalescence of Johnstone and Howwood. Therefore this site is not suitable for development.

Describe the potential mitigation measures that could be taken on site:

Do not develop site, development of this site would create a ribbon like development along Beith Road and be outwith the settlement development.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Potential development site no. 1063 to the north is close by, this is within the settlement and suitable for development. There are also potential development sites at Howwood to the south west of this site, if all these sites were developed then visually the settlements of Johnstone and Howwood would almost be merged with only a few fields and a farmstead development separating the settlements.



View from within the north eastern section of the site looking south west across the site



View from within the site looking north west across the site



View within the north eastern section of the site looking at a stream flowing through the site

APPENDIX 9 – wood Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2302

Date: 12/07/11

Size: 1.26Ha / 12,693m²

Location: Land at Stirling Drive, Linwood

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

The site is not within the Greenbelt and has no other designations.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Generally flat triangle shaped wedge of land on the edge of Linwood alongside the NCN route 75. The site is an area of dense woodland.

Describe the boundaries of the site and comment on containment they may provide:

The site is open on all of it's boundaries, there is dense woodland edge with no post and wire fence or similar on all three sides.

Note the adjoining landscape character and Landuses:

To the north east there is the settlement of Linwood and a scrubby area under electricity pylons, to the east there is the Muirhead Drive and residential properties. To the south west there is the NCN route 75 and St Benedict's High School.

Assess the overall prominence of the site:

The site is prominent and can be viewed from the settlement to the north and east, from the NCN route 75, St Benedict's High School and the A761 Bridge of Weir Road.

Make a note of the key views both out of the site and internally:

The site is overgrown with dense woodland, currently there are limited to no views out of the site but the site is visible from residential properties to the north and east, the NCN route 75 and St Benedict's High School to the south west and from the A761 Bridge of Weir road to the south east.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is dense woodland but appears to be vandal and litter free and in a good condition.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is a triangular area of dense woodland that forms a localised boundary to the settlement, the site is also an area of woodland in an urban area. As such the site has a high value and also provides separation between the NCN route 75 and the urban area.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No, only internally. St Benedict's High School is to the south west of the site, this site separates the settlement from the High School.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is an area of dense woodland within the urban area.

Does any part of the site form a strong boundary to the settlement?

Yes, the whole site forms a strong localised boundary to the edge of the settlement of Linwood.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The woodland area forms a settlement boundary, a pleasant setting for this area of the settlement and NCN route 75 and provides separation between the High School and the Settlement.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Site no. 5018 is to the south west of this site, if both sites were developed then the settlement would extend to the south west and border the A737 that separates the settlements of Linwood and Johnstone.



View looking south east along Stirling Drive at the site, the site is established woodland that creates a strong settlement edge



View looking south east along the NCN route 75 that borders the site, the site is to the left of the photograph

Renfrewshire LDP Landscape Assessment 7687

Site no.: 1072

Date: 12/07/11

Size: 1.01Ha / 10,145m²

Location: Site at Brediland Road

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

This site is not within the Greenbelt and has no other designations.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The irregularly shaped site can be described as two areas, one along the Brediland Road is an area of open amenity grassland along the road corridor of varying widths with established mature trees and a small circular building. In the northern area of the site there is Renfrewshire Council Roads Depot, this appears derelict and is behind a tall masonry wall, the depot area is within the north western section of this area and in the north eastern area there is self seeded scrubby vegetation and overgrown grasses.

Describe the boundaries of the site and comment on containment they may provide:

The site is open along the Brediland Road to the South, there are no boundaries and no containment along this site boundary, the northern boundary starts with the rear boundaries of residential properties before following the rear boundary of the depot area, this is a tall masonry and stone wall, along the north eastern boundary there is a tall wire mesh fence that ends at the depot entry point.

Note the adjoining landscape character and Landuses:

The site is within an urban area with residential properties surrounding the site to the south, east, west and north west. To the north there is an area of woodland and playing fields associated with Linwood Leisure Centre.

Assess the overall prominence of the site:

The site is of high prominence due it's location within an urban area and is overlooked by properties, people driving along the local roads and walking along footpaths that pass through the site.

Make a note of the key views both out of the site and internally:

There are views from the Brediland Road and footpaths to the south of the site. There are also views of the site from the properties facing the site on Brediland Road to the south and from the properties on Prince Albert Mews to the west of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The open amenity grassland area of the site is in a good state of repair with no vandalism or litter present, a small amount of graffiti is present on the small building in the western area of the site. The depot, although appearing derelict does not appear to have suffered vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The open amenity grassed area to the south of the site provides an attractive setting along the Brediland Road, the depot area is of less value.

<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> No, only within the settlement.	
<u>Does the site contribute to the setting of the area/ settlement?</u> The open amenity grassed area contributes to the setting of the area along Brediland Road.	
<u>Does any part of the site form a strong boundary to the settlement?</u> No.	
<u>Sensitivity of site to development (Tick):</u> <input type="checkbox"/> 1, Sensitive, not suitable for development <input type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input checked="" type="checkbox"/> 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, suitable for development, few features to retain.	<u>Summary/ Other comments</u> The site is within an urban area, development of this site would not impact on the greenbelt. The open amenity grassland along Brediland Road creates an attractive setting and character, this character should be retained.
<u>Describe the potential mitigation measures that could be taken on site:</u> Development should retain the established mature trees of the site and maintain the setting along Brediland Road.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u> No.	



View looking north west from Brediland Road to the site



View from within the depot area looking north into the site



View within the site looking north into the depot

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5018

Date: 12/07/11

Size: 11.93Ha / 119,341m²

Location: Meadowside Farm, Johnstone

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Very gently undulating almost flat open grazing fields, irregular trapezoid in shape with a single track unclassified road running in a north to south direction through the middle of the site.

Describe the boundaries of the site and comment on containment they may provide:

To the north, east, south and west there are established hedges that form the boundaries of the settlement. These do not provide containment of the site and in places they are broken leaving only a timber post and wire mesh fence as a boundary.

Note the adjoining landscape character and Landuses:

Open grazing fields that are also very gently undulating to the west and northwest, to the north the site is overlooked by the High School. To the west there is the Johnstone Hospital site that has established trees along it's boundary with this site. To the south there is the A737 and the settlement of Johnstone beyond.

Assess the overall prominence of the site:

The site is within an open, very gently undulating landscape that is almost flat in character. The boundaries of the site do not provide containment and therefore the site is in a prominent location the site is also overlooked from the High School, Hospital and is visible from the A737.

Make a note of the key views both out of the site and internally:

There are views to and from the High School to the north and to and from the A737 to the south. There are also views from the site to nearby properties to the west of the site and to the north west to the derelict hospital site on the edge of Brookfield, potential development site no. 5006. The Johnstone Hospital to the east of the site will also be able to view the site and there are views to and from the adjoining fields.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is immediately to the west of the Linwood settlement. The flat landscape creates a setting to the settlement but more importantly the site creates a separation area between the settlements of Linwood and Johnstone preventing coalescence. This site is also in a prominent location and as such is of a high value.

Does the site form a gateway into a settlement?

Yes the site is currently the last few fields before the settlement begins, the site creates an attractive setting for the settlement.

Does the site prevent coalescence of settlements?

Yes, if this site was developed then visually and physically the only thing that would separate the settlements of Linwood and Johnstone would be the A737 road corridor.

Does the site contribute to the setting of the area/ settlement?

Yes the site provides separation space between settlements allowing each to maintain their own identity. The site also creates an attractive setting for the settlement of Linwood.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is not suitable for development due to the prominence of the site, the lack of containment and to stop the coalescence of settlements.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There is a potential development site to the east of Brookfield at the derelict hospital site no. 5006, this site is visible from this site, if these sites were both fully developed then not only would Linwood merge with Johnstone but visually it would be very close to Brookfield and a step nearer to these settlements merging.



View looking north west across the site from the southern section and unclassified road travelling through the site



View looking north and east from the unclassified road travelling through the site, the A737 is visible in the right hand side of the photograph

APPENDIX 10 – Paisley Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2298

Date: 21/07/11

Size: 8.7Ha / 87,084m²

Location: University of West of Scotland,
Thornly Park Campus, Paisley

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. The site is within an Open Space (Active Recreation) designation in the current Local Plan.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregularly shaped site, the south east area which contains a number of playing fields is relatively flat and open, the area to the north west of this is student accommodation 2-3 storey's high. This area also contains a number of established trees that create an enclosed feeling to the north western area of the site.

Describe the boundaries of the site and comment on containment they may provide:

The boundaries to the north, east, south and west are bands of established mature trees that offer containment to the site. At the entrance into the site on the south western boundary along the B774 Caplet Road there is a break in the band of established trees that allows views into the site, here along this section of the site boundary there is an established maintained hedge.

Note the adjoining landscape character and Landuses:

To the north, east, south and west beyond the established tree belts there are open gently undulating grazing and arable fields with established hedges and the occasional mature tree and tree belts that conceal disused railway lines.

Assess the overall prominence of the site:

The site has a low prominence in the wider landscape, this is created by the established tree belts screening the site and the relatively gently undulating topography.

Make a note of the key views both out of the site and internally:

The main views are to and from the site to the B774 Caplethill Road to the south west, internally there are views between the playing fields and accommodation buildings. There are also partial views from the northern boundary area to the residential properties in the north.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair and is clearly maintained, the site has no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is self enclosed by established bands of trees, the site is remote from the current extents of the settlement. The playing field landuse and student accommodation has an edge of settlement character. The site has a medium value due to it's recreational use and landuse as a university that could be regarded by some as being an attractive quality for the area and settlement.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The established woodland belts around the site boundaries creates an attractive setting locally and is consistent with the landscape character between Paisley and Barrhead.

Does any part of the site form a strong boundary to the settlement?

No, the site is out with the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

This site is already developed and has a distinct landuse, it is on the settlement edge and remote from the settlement. The site is gently undulating and enclosed by established woodland along it's boundaries. Due to the self contained nature of the site, low prominence and fact that it is already developed this site could accommodate appropriate development as long as this did not have a negative impact on the setting of the greenbelt.

Describe the potential mitigation measures that could be taken on site:

The established mature trees along the boundaries of the site should be retained, the established trees within the site amongst the student accommodation should also be retained as these create a setting and containment for the site, any future development will be outside the settlement limits and as such not be part of the settlement and have limited access to the facilities found here. Development should be limited to the northern section of the site and not encroach onto the playing fields.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking north east across the playing fields in the southern section of the site



View looking north to south east across the site at the entrance into the site from Caplethill Road



View from with the north eastern section of the site looking south along the established tree belt providing containment

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2299

Date: 21/07/11

Size: 0.49Ha / 4,910m²

Location: Former Lawn Tennis and Squash Club

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. The site is also within a Open Space (Active Recreation) designation.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Flat, rectangular site, a former Tennis and Squash Club now a derelict site enclosed by established mature trees, a few derelict buildings are on site.

Describe the boundaries of the site and comment on containment they may provide:

The boundaries are established mature trees that provide containment to the site. The northern boundary borders the rear garden boundaries of residential properties along South Avenue.

Note the adjoining landscape character and Landuses:

To the south and west there is established woodland, to the south east there is a open grazing field and to the east there are open fields that are overgrown with grasses and scrubby vegetation and at the time of the site visit had a derelict appearance. To the north there is the settlement of Paisley, this area has large detached houses with large garden areas.

Assess the overall prominence of the site:

The site is of low prominence, it is of a lower level than that to the north and is enclosed by woodland.

Make a note of the key views both out of the site and internally:

There are some views from the site to the arable and derelict looking fields to the south east and east, there are limited views into the woodland to the south and partial views to and from the large detached houses to the north.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is derelict and vegetation has begun to grow and colonise the tennis courts, the buildings have a little graffiti on them but appear not to have been subject to vandalism or antisocial behaviour.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a low value in its current state, the site is derelict and not contributing positively to the settlement or the greenbelt.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

No.

Does any part of the site form a strong boundary to the settlement?

The woodland area to the south and west of the site forms a settlement boundary, this site is within the settlement boundary.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The settlement to the north is predominantly large houses with large gardens set back from the road with established vegetation. The site is behind these residential properties but within the settlement boundary created by the woodland to the south and west. The established trees on the site provide containment and should be retained in any future development and development of this site should be consistent with the large houses with large gardens.

Describe the potential mitigation measures that could be taken on site:

The site could accommodate development as long as it is consistent with that of the surrounding residential properties and the established mature vegetation retained.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View inside the site of the derelict buildings on site and derelict tennis courts



Approach into the site looking south

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5026

Date: 21/07/11

Size: 18.63Ha / 186,303m²

Location: Harelaw Farm, Bounded by Caplethill Road and Grahamston Road, Paisley.

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape, it is a collection of undulating grazing fields with established hedges that have a few established trees. In the northern area there is the Harelaw Burn that flows out of the site northwards and a farmstead development with access track. In the south west of the site there is a field that appears derelict and has scrubby vegetation and small trees. At the southern point of the site there is a square area of overgrown unmaintained grassland.

Describe the boundaries of the site and comment on containment they may provide:

The northern boundary of the site travels through open fields with no physical boundary, this provides no containment to the north. To the south east and south west the boundaries of the site are a combination of established hedges with established trees.

Note the adjoining landscape character and Landuses:

To the south, south west and south east there is the settlement of Barrhead, to the east there is an industrial estate that is screened by an earth mound. To the north of the site there is open undulating grazing fields.

Assess the overall prominence of the site:

The site is of high prominence due to the minimal containment created by the site boundaries and by the undulating topography of the site. The overgrown derelict appearing field in the south west of the site is of a lower prominence due to the almost flat topography in this area, there are a number of established trees here that also create localised containment. Overall the site is prominent with an area in the south and south west that is less prominent.

Make a note of the key views both out of the site and internally:

There are views to and from the site to the busy Caplethill road that connects Paisley to Barrhead, there are also views to and from the settlement and the site and to and from the farmstead within the site. There are also views to and from the B771 to the south east of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition, the majority of the site is well maintained with the exception of the derelict looking field in the south west of the site, this appears derelict with overgrown areas of scrubby vegetation. Generally the site is well maintained with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site overall has a high value, it forms a rural setting and outlook for the settlement, the undulating landform with a farmstead development nestled within a dip is visually well balanced and forms an attractive local view when approaching the settlement. The site forms and defines the settlement edge along Caplethill Road to the south west and Grahamstone Road to the south east.

Does the site form a gateway into a settlement?

Yes, currently the site is at the entrance into Barrhead from Paisley to the north west and from the B771 when travelling from the north east. The site creates an attractive setting and gateway to the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes. The site has an attractive appearance and creates an attractive setting for this area of the settlement. The farmstead development nestled within the undulating topography creates a pleasing and well balanced setting at the entrance into the settlement.

Does any part of the site form a strong boundary to the settlement?

The overgrown areas in the south and south west of the site currently provide a boundary to the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site forms an attractive setting for the settlement, it forms and defines the existing settlement boundary along Caplethill Road to the south west and Grahamston Road to the south east. Any development on this site would alter the settlement and be highly prominent.

Describe the potential mitigation measures that could be taken on site:

Development should be avoided on this site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking north west along Caplethill Road and east into the site



View looking east to south east from Caplethill Road



Views looking east to south east from Grahamston Road



View looking east at the eastern site boundary



View from Barrhead looking north towards the southern section of the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5013

Date: 21/07/11

Size: 13.61Ha / 136,100m²

Location: Land at Honeybog Hill, Paisley

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site appears to be a derelict field, overgrown with grasses, the site is irregularly shaped and is located on the settlement edge, from the settlement the site rises up to the north to a localised ridgeline and high point.

Describe the boundaries of the site and comment on containment they may provide:

The southern boundary is along the rear garden boundaries of properties on Kinpurnie Road. To the north west, west and south west the boundaries are established hedges that provide a degree of containment. The north eastern boundary is within the field and has no physical boundary and offers no containment, the eastern boundary along Penilee Road is an established hedge that provides some containment.

Note the adjoining landscape character and Landuses:

To the south and east there is settlement with an enclosed character, the area to the north is open undulating grazing and arable fields and to the west there is Barshaw Golf Course, this has a semi open character with fairways and groups of woodland planting.

Assess the overall prominence of the site:

The lower area of the site is of low prominence, this is contained by the ridgeline that runs in a south east to north west direction in the northern area of the site, the northern higher area is prominent.

Make a note of the key views both out of the site and internally:

There are views to and from the settlement edge and the site and from a path to the east of the settlement that overlooks the site. There will also be views to and from the Golf Course to the west.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be derelict with overgrown grasses, despite this it appears to be in a good condition with no vandalism or litter present at the time of the site visit.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is on the settlement edge, the high point and ridge line currently contain the extents of the settlement. The site has a high value due to the containment it offers the settlement development. The site is also part of a series of open spaces that prevent the further coalescence of Glasgow and Paisley.

Does the site form a gateway into a settlement?

Yes the site is at the entrance into the settlement when travelling south along Penilee Road towards the site.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the ridgeline and high point currently contain the settlement and create a natural boundary to development.

Does any part of the site form a strong boundary to the settlement?

The ridgeline and high point form an edge and boundary to the settlement and current development limits.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The high point and ridgeline currently provide containment and a boundary to development, however there is a low lying area in front of this to the south of the site along the current settlement edge. Development of the site should be restricted to this flat area and not breach this high point or jeopardise the containment it provides the settlement. Development here should be restricted to be inline with the settlement as not to encroach onto the area that currently prevents the further coalescence of Glasgow and Paisley.

Describe the potential mitigation measures that could be taken on site:

Limit development of the site to the lower areas and avoid development on the slope, ridgeline or high point. Mitigation planting should with the existing ridgeline create a strong settlement edge to development. Development extents should also be restricted to be inline with the existing limits of the settlement to respect the site's setting being part of the series of open spaces that prevent the further coalescence of Glasgow and Paisley.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking north from Tylney Road towards the site



View from the settlement edge looking at the site



View looking west along the settlement edge and site



View looking north west from the existing settlement edge out over the western section of the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 1067

Date: 02/08/11

Size: 1.72Ha / 17,264m²

Location: Site at Hurlet Road, Paisley

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregularly shaped site, generally flat topography, derelict with self seeded trees and other scrubby vegetation colonised on site. A number of derelict buildings on site are all vandalised, graffitied and some have evidence of fire damage. Manhole covers have been removed on site exposing deep holes in the ground. The site has roads within it, however these are now unused as the site is derelict, these are now beginning to be colonised by scrubby vegetation.

Describe the boundaries of the site and comment on containment they may provide:

The boundary along the Hurlet Road to the north east is an embankment and established scrubby vegetation and trees that provide containment, the western boundary is along an established hedge, the southern and eastern boundaries appear not to have physical boundaries and are visually continuous with the open fields to the south and east.

Note the adjoining landscape character and Landuses:

The site is within an area of open undulating arable and grazing fields between Paisley and the Nitshill area of Glasgow along a dual carriageway.

Assess the overall prominence of the site:

The site is only partially visible from Hurlet Road to the north, surrounding the site is open undulating arable fields with no residential properties overlooking the site. The site is of low prominence due to containment provided by embankment and vegetation along the Hurlet Road.

Make a note of the key views both out of the site and internally:

From the north western and north eastern areas of the site there are views to and from the busy dual carriageway, Hurlet Road. There are also views to and from the surrounding open undulating arable and grazing fields. The site has a view of High Voltage Electricity Pylons to the south.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is derelict and the majority of the site cannot be clearly seen from the busy dual carriageway to the north of the site, as a result of this the derelict buildings and site have been subject to vandalism and graffiti, a few of the buildings have evidence of fire damage and manhole covers have been removed exposing deep holes. The site is unmaintained and scrubby vegetation has begun to colonise the site. There is litter present on the site as well.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is of a low value in it's current state, the site is not noticeable from the dual carriageway to the north and is derelict and vandalised. The site also appears to be subject to antisocial behaviour.

<u>Does the site form a gateway into a settlement?</u> No.	
<u>Does the site prevent coalescence of settlements?</u> No.	
<u>Does the site contribute to the setting of the area/ settlement?</u> No.	
<u>Does any part of the site form a strong boundary to the settlement?</u> No.	
<u>Sensitivity of site to development (Tick):</u> <input type="checkbox"/> 1, Sensitive, not suitable for development <input checked="" type="checkbox"/> 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site. <input type="checkbox"/> 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt. <input type="checkbox"/> 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary. <input type="checkbox"/> 5, Not sensitive to change, suitable for development, few features to retain.	<u>Summary/ Other comments</u> The site is currently derelict and has a poor quality appearance due to it's neglected vandalised appearance, the site also appears to be subject to antisocial behaviour. The site is between settlements within an area of open undulating arable and grazing farmland and as such is not suitable for high density residential use. The site could however be use for one or two larger residential plots, set back from the dual carriageway with mitigation planting in place to maintain limited views of the site from the dual carriageway.
<u>Describe the potential mitigation measures that could be taken on site:</u> Development of this site would have a positive impact on the character of this site, the existing vegetation along the dual carriageway should be maintained and enhanced with new mitigation planting to maintain the limited views of the site from the dual carriageway. Immediate recommendations would be to demolish the existing buildings on site and possibly breaking up the hardstanding areas to limit scope for antisocial behaviour and further vandalism of the site.	
<u>Are there any cumulative issues regarding development of sites nearby / within some settlements?</u> No.	



Internal view looking east across the derelict site



Internal view looking west across the derelict site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 1066

Date: 21/07/11

Size: 2.44Ha / 24,446m²

Location: Site at Arkleston Road,
Paisley

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped with established woodland along the western section and overgrown derelict grassland in the eastern section. The ground slopes gently to the north and within the north western section the ground slopes steeply to the north. An unused road enters the site from the southern point on Arkleston Road.

Describe the boundaries of the site and comment on containment they may provide:

The woodland area in the western area of the site is self contained, the derelict overgrown grassland area to the east has a few established trees along the eastern boundary that is alongside the Arkleston Road, this provides a degree of containment to this area of the site.

Note the adjoining landscape character and Landuses:

To the east of the site there is open arable gently rolling fields, to the north of the site there is a small area of woodland that encloses a railway line, to the west there is the settlement edge and to the north there is a maintained grassland area. To the north east there is another farmland field with a derelict appearance.

Assess the overall prominence of the site:

The site is in a prominent location, located on higher ground and alongside the settlement edge, it is also prominently positioned along the Arkleston Road.

Make a note of the key views both out of the site and internally:

There are views from the woodland edge area onto the unmaintained grassland and established line of trees along Arkleston Road. There are also views to and from the settlement edge to the woodland on the site, the main views would be to and from Arkleston Road.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The woodland area of the site contains rubbish and areas of rubble where a building once stood. This area of the site appears to be used by the local population, possibly for antisocial behaviour.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The woodland appearance of the site on the settlement edge is visually a strong boundary to this part of the settlement, it has a high visual value, the overgrown grassland area of the site is also of a high value due to the wild character this area has, the established trees along Arkleston Road also add to the visual value of the site.

Does the site form a gateway into a settlement?

Yes, the site is at the entrance into the settlement along Arkleston Road, the site creates a setting and strong boundary to the settlement.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is at an entrance into the settlement and the woodland and established trees contribute to the setting of the area.

Does any part of the site form a strong boundary to the settlement?

Yes, the established woodland belt in the west of the site forms a strong boundary to the settlement development; currently the settlement extends up to this woodland belt.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The woodland on site forms a strong boundary to the settlement, the eastern area of the site is open and although a derelict unused field, it is consistent in character with the open undulating farmland fields to the east and north east of the site.

Describe the potential mitigation measures that could be taken on site:

Avoid development on this site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

This site is part of a number of potential development sites (no. 5041, 5040, 2203 and 5039) that currently prevent visual and physical coalescence of Paisley and the Hillington Industrial Estate on the north western edge of Penilee.



View looking south across the site



View looking north through the established woodland

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5039

Date: 21/07/11

Size: 12.77Ha / 127,735m²

Location: Arkleston Farm, Paisley

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Undulating open arable fields with the busy Arkleston Road running through the site in a east to west route. The road is flanked on either side by established maintained hedges. Field boundaries are also established maintained hedges with the occasional established tree.

Describe the boundaries of the site and comment on containment they may provide:

To the south the boundary is along the railway, this boundary is an established hedge, the boundary along the eastern boundary to the site is a post and wire fence that has a few sections of established hedge and the occasional established tree, the northern boundary is open with the field and there is no physical or visual boundary to this site. The western boundary is an established hedge. The established hedges although providing a visual field boundary provides a limited level of containment and the site is visually open.

Note the adjoining landscape character and Landuses:

The adjoining landscape character to the north, west and south (over the railway line) are open undulating arable and grazing fields with established hedgerows as boundaries and few established trees.

Assess the overall prominence of the site:

The site is on undulating topography that has poor visual containment and is on a settlement edge, this makes the site prominent.

Make a note of the key views both out of the site and internally:

There are views of the site to and from the busy Arkleston Road that runs in an east to west direction through the site and also from the Penilee Road that travels in a north to south direction to the east of the site.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good condition and well maintained with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is prominent, both locally and within the landscape, the site is on a settlement edge and is part of a collection of open undulating arable and grazing fields that prevent visual and physical coalescence of Paisley and the Hillington Industrial Estate at Penilee.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

No. however if this site was developed then the settlements of Paisley and Penilee would visually and physically be much closer.

Does the site contribute to the setting of the area/ settlement?

Yes, the site forms part of a number of fields that form an attractive setting and prevent the coalescence of Paisley and Penilee.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is prominently located and part of an area that prevents the further coalescence of settlements.

Describe the potential mitigation measures that could be taken on site:

Do not develop site or part of the site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

There are a number of sites in the vicinity that currently prevent the coalescence of Paisley and Penilee, these are potential development sites no. 5040, 2203, 1066 and 5041.



View looking west from Penilee Road



View looking west from Penilee Road

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5041

Date: 21/07/11

Size: 13.45Ha / 134,585m²

Location: Land at Arkleston Farm,
Paisley

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Irregularly shaped open undulating arable fields on the settlement edge between the M8 motorway to the north and a railway line to the south.

Describe the boundaries of the site and comment on containment they may provide:

The southern boundary of the site is along the top of the railway embankment with a post and wire fence and overgrown vegetation, beyond this is a belt of established woodland that provides containment to the southern part of the site. The western boundary starts in the south as an established hedge, the boundary then follows an area of established woodland and alongside a road in the northern part of the western boundary, the western boundary is fairly open with limited containment. The northern boundary is along the top embankment of the M8 motorway, this is a hedge with fence that provides limited containment. The eastern boundary is predominantly through arable fields with no boundary marking the western boundary, this is open.

Note the adjoining landscape character and Landuses:

To the north there is the M8 with settlement beyond, to the east of the site there are open undulating arable fields and a cemetery and farmstead developments. To the south there is a railway line with scrubby embankments and beyond that to the south there is Barshaw Park Golf Club. To the west there is an established belt of woodland and an open amenity grassland area beyond the Arkleston Road, beyond these is the settlement edge of Paisley.

Assess the overall prominence of the site:

The site is in a prominent location alongside the M8 motorway, local busy roads and the settlement edge. The low boundaries provide limited containment and the undulating ground increases prominence.

Make a note of the key views both out of the site and internally:

There are views to and from the northern part of the site to the north, east and west to the M8 and settlement, the site is also visible to and from the surrounding arable fields and farmstead developments.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is on the settlement edge, is prominently located from the M8 motorway, settlement and farmstead developments. The undulating character of the site also creates a pleasing setting for the settlement and is part of a series of fields that prevent the coalescence of settlements, therefore the site has a high value.

Does the site form a gateway into a settlement?

Yes the site forms a gateway into the settlement when travelling west towards Paisley along the M8 and local roads.

Does the site prevent coalescence of settlements?

Yes the site and the fields to the east prevent the coalescence of settlements.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is on the settlement edge of Paisley and the undulating open farmland character contrasts positively with the more urban character of the settlement.

Does any part of the site form a strong boundary to the settlement?

No, the woodland and open amenity space to the west form a settlement edge, this is outside the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is in a prominent location and is part of a series of fields that prevent the coalescence of settlements, if this site was developed then visually the settlements could be seen as merging. To the west and southwest of the site there is also an established belt of woodland that creates a settlement edge, the site is outside this settlement edge.

Describe the potential mitigation measures that could be taken on site:

Do not develop site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The site is part of a series of sites that currently are open undulating arable and grazing fields that prevent coalescence of settlements.



View from the northern section of the site looking east



View from Arkleston Road looking south into the north section of the site



View from Arkleston Road looking south



View of the southern section looking south towards the M8

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5040

Date: 21/07/11

Size: 7.99Ha / 79,901m²

Location: Land at Arkleston Farm,
Paisley

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The irregularly shaped site is an open generally flat linear space within arable fields alongside the M8 motorway.

Describe the boundaries of the site and comment on containment they may provide:

Along the northern boundary with the M8 motorway there is an established hedge that provides limited containment. The eastern boundary comes to a point at the base of an embankment of a pedestrian footbridge over the M8. the southern boundary in the eastern section of the site is within an open field with no boundary, along the western section of the southern boundary the boundary is along the rear of a farmstead development, the boundary here is a low visually permeable timber post and wire mesh fence boundary offering limited containment. The western boundary is open with the arable field and there is no boundary.

Note the adjoining landscape character and Landuses:

To the south there is a cemetery, open undulating arable fields and a farmstead development, except for the cemetery that has a number of established trees within it creating an enclosed character these are generally open in character.

Assess the overall prominence of the site:

The site overall is in a prominent location alongside the M8 motorway. The site is also in a prominent location in relation to the open undulating arable fields to the south.

Make a note of the key views both out of the site and internally:

The main views would be to and from the M8 motorway to the north of the site, there will also be views to and from the local roads, Cemetery and farmstead.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is part of the open undulating arable fields between Paisley and the Hillington Industrial Estate and as such is of a high quality.

Does the site form a gateway into a settlement?

No.

Does the site prevent coalescence of settlements?

Yes, the site is part of the open undulating arable fields that currently separate Paisley and Hillington, if this site was developed along the M8, settlements would visually appear to have been merged.

Does the site contribute to the setting of the area/ settlement?

The site is alongside the M8 motorway and prevents the physical and visual coalescence of settlements, the site is also part of the open undulating arable fields to the south of the M8 between Paisley and Hillington that provides a setting for both settlements and prevents the coalescence of settlements.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is alongside the M8 and is part of the wider character of open undulating arable field network that prevents the coalescence of settlements. This open undulating arable field pattern also creates an attractive setting for the settlements.

Describe the potential mitigation measures that could be taken on site:

Avoid development of the site to prevent the physical and visual coalescence of settlements.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The collection of fields to the south of the M8 between Paisley and Hillington are collectively potential development sites no. 5039, 2203, 5041 and 1066 that if developed would merge the settlements of Paisley and Hillington.



View looking south from Arkleston Road outside Arkleston Cemetery across the site to the M8



View looking west along Arkleston Road across the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2203

Date: 21/07/11

Size: 66.49Ha / 664,957m²

Location: Land at Arkleston Farm,
Paisley

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is an irregular trapezoid shape, the landuse is arable farmland that is open and undulating in character, the boundaries between fields are established hedges. Two attractive farmstead developments and a number of roads are present within the site.

Describe the boundaries of the site and comment on containment they may provide:

The southern boundary is alongside the top of a railway line embankment that is a timber post and wire fence that in places has scrubby vegetation and established trees along it, this provides limited containment to the site, the eastern boundary is alongside Penilee Road, this is a timber post and wire mesh fence that provides limited containment to the site. The northern boundary is along the M8 motorway and is located within an arable field, there is no boundary to the site here, along the M8 there is an established hedge that provides limited containment to the site. The western boundary is within open undulating arable fields, there is no boundary here and no containment.

Note the adjoining landscape character and Landuses:

To the east there is the settlement of Paisley, that has an urban character, to the east there is the Hillington Industrial Estate that has an enclosed industrial character with large sheds and warehouses. To the north there is the M8 motorway and beyond this the settlement of Renfrew. To the south beyond the railway line there is the Barshaw Park Golf Club and open undulating arable fields.

Assess the overall prominence of the site:

The site is in a prominent location alongside the settlement edges and the M8, the undulating character of the site increases prominence.

Make a note of the key views both out of the site and internally:

There are views to and from the site to the M8 to the North and to and from the settlement edges to the north, east and west. There are also views within the site to and from the local roads to local prominent farmstead developments and the cemetery.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair and maintained as arable and grazing farmland and as a cemetery, there is no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is of a high value due to it's location along the M8 road corridor and open undulating character, the site is also of a high value for it's attractive farmstead settings, the setting it creates for the surrounding settlements and because it prevents the coalescence of settlements.

Does the site form a gateway into a settlement?

Yes, the site provides a gateway setting into Paisley when travelling from the east along the M8 and local roads. The site also acts as a gateway site to the Hillington Industrial Estate when travelling from the west towards the Industrial Estate.

Does the site prevent coalescence of settlements?

Yes the site prevents the further coalescence of Paisley, Hillington and Renfrew.

Does the site contribute to the setting of the area/ settlement?

Yes by preventing the further coalescence of settlements the site contributes to the setting of the settlements as well as in it's current state creating a pleasant and attractive setting to the settlements.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site currently prevents the further coalescence of settlements and provides a setting for the settlements surrounding it. If this was developed then the settlements of Renfrew to the North, Hillington to the east and Paisley to the west would merge and coalescence of settlements would occur. The site however could accommodate a reasonable amount of appropriate development, consistent with that of the site i.e. around the farmstead developments and an extension to the cemetery if local demand proved a shortage of burial plots.

Describe the potential mitigation measures that could be taken on site:

The site is very sensitive to development, the site currently prevents the coalescence of settlements and creates an attractive setting to the settlements that surround it to the north, east and west. The whole site is not suitable for development, however if some development within small areas of the site that were sympathetic to the greenbelt i.e. no buildings proposed then this could be accommodated without the visual or physical coalescence of settlements.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The site has a number of other potential development sites within this site and some that are partially within this site, no. 1066, 5041 are to the west of the site and if developed would extend Paisley eastwards towards Hillington. The potential development sites within this site are 5039 and 5040.



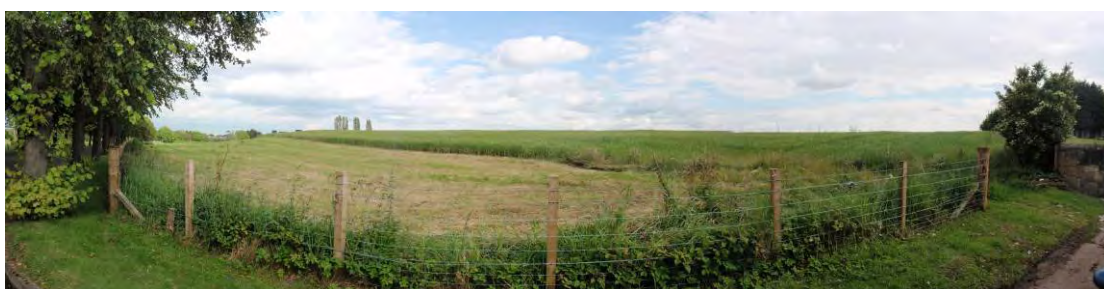
View from the north west corner of the site looking south west to south



View looking west across the site from Penilee Road



View looking north across the north west section of the site towards the M8



View from Arkleston Road looking south outside the entrance to Arkleston Cemetery

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5056

Date: 24/08/11

Size: 9.21Ha / 92,150m²

Location: Site at Gleniffer Road, Paisley

Proposal: Unknown

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The irregularly shaped site is currently used as Scottish Water Works, the site is on a steep escarpment that forms an edge to the development of Paisley. The site is inaccessible and surrounded by security fencing and protected by CCTV, assessment has been carried out by looking into the site from the perimeters.

Describe the boundaries of the site and comment on containment they may provide:

The site boundaries to the east, south and west is a tall metal palisade fence approximately 1.8m high, in areas along Gleniffer Road to the south and east of the site there is an extension to the fence above the palisade fence. The boundary along the north is palisade fence along the rear garden boundaries of residential properties.

Note the adjoining landscape character and Landuses:

To the south and south east there is scrubby vegetation with established trees creating an enclosed landscape character on the steep escarpment, to the west of the site there is overgrown grassland that appears derelict but has established footpaths within it. To the north of the site there are the extents of the settlement.

Assess the overall prominence of the site:

The site is in a prominent location and can be seen from the settlement to the north of the site, the site can also be seen from the Gleniffer Road and overgrown grassland to the west of the site. The site is on the escarpment that currently limits development of Paisley, this is now the Gleniffer Braes Country Park.

Make a note of the key views both out of the site and internally:

There are views of the site from Castelvew Drive and Castlevew Avenue and from Gleniffer Road, there are also views of the site from the open grassland area to the west of the site, this is Gleniffer Braes Country Park.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair, it is enclosed by a tall metal palisade fence that has restricted people entering the site. The site is free from litter or vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site is an open space, albeit not accessible to the public and is part of the series of open spaces that make up the escarpment to the south of Paisley limiting it's growth. The site is of a high value due to it's prominence and close proximity to Gleniffer Braes Country Park.

Does the site form a gateway into a settlement?

Yes, the site is at the entrance into Paisley from the south along Gleniffer Road.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site contributes to the setting of Paisley. Paisley has developed up to the bottom of an escarpment, this site is just beyond this development and is part of the escarpment.

Does any part of the site form a strong boundary to the settlement?

The escarpment forms a strong boundary to development of Paisley.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Site is in a prominent location and part of the escarpment that forms a boundary to the development of Paisley. Development of this site would begin the extension of Paisley up onto the escarpment that currently limits it's growth.

Describe the potential mitigation measures that could be taken on site:

Avoid development of this prominent site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking south west along Castlevue Drive towards the site that rises up from the residential area



View from Castlehill Drive looking south between houses at the site



View from Gleniffer Road looking south west at the site



View of the site from Gleniffer Braes Country park looking east onto the site with Paisley in the distance

**Renfrewshire LDP Landscape Assessment
7687**

Site no.: 5055

Date: 24/08/11

Size: 1.109Ha / 11,094m²

Location: Site at Gleniffer Road, Paisley

Proposal: Unknown

Note any designations on the site e.g. SSSI, TPO's etc:

Site is not within the greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is irregular in shape alongside and relatively flat, the site is visually part of the raised reservoir.

Describe the boundaries of the site and comment on containment they may provide:

The sites boundaries to the north and west are the established rear garden boundaries of the existing residential properties, there is no boundary along the southern boundary and this is open with the reservoir. The eastern boundary is along the Gleniffer Road, there is no boundary here. The established vegetation and masonry wall on site provide containment to the site.

Note the adjoining landscape character and Landuses:

To the north, east and west is the settlement of Paisley with a suburban character. To the south and south west there is the Stanley Reservoir, an open area of water.

Assess the overall prominence of the site:

The site is locally prominent from Gleniffer Road that travels in a north to south direction to the east of the site. From this road the site appears to be part of the reservoir and a green space

Make a note of the key views both out of the site and internally:

The main views are from the main Gleniffer Road to the east of the site, views into the site are limited by the tall stone rubble wall set back but roughly parallel with Gleniffer Road.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high value due to the site's prominent location along Gleniffer Road, the site creates an attractive setting along Gleniffer Road.

Does the site form a gateway into a settlement?

The site is within the settlement, however visually this site is part of a larger open space, not all of which is publically accessible, along the Gleniffer Road. This larger open space creates an attractive setting for the settlement when approaching from the south into Paisley.

Does the site prevent coalescence of settlements?

No, only locally.

Does the site contribute to the setting of the area/ settlement?

Yes, the site is part of a larger open space within the settlement that creates an attractive setting to Paisley from the south.

Does any part of the site form a strong boundary to the settlement?

No.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site could accommodate a small amount of appropriate development as long as the open character of the site is maintained, impacts of development on this site would be reduced with development set back behind the tall stone rubble wall and existing vegetation retained.

Describe the potential mitigation measures that could be taken on site:

Avoid development along the Gleniffer Road and set back development behind the tall stone rubble wall to maintain the open character of the site and wider area and maintain the character this site creates for Paisley when approaching from the south.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking south and west from B775 Gleniffer Road at the site.



View looking south west towards the site, the tall stone rubble wall and existing vegetation provide containment within the site.

APPENDIX 11 – Renfrew and Erskine Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5004

Date: 23.08.11

Size: 156.57Ha/ 1,565,700m²

Location: Southbar/ Linburn, bounded by Old Greenock Road, Southbar Road, Greenock Road and M8, Erskine

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a TPO designation covers the woodland around southbar house, walled garden and approach road. There is a SINC immediately outwith the site to the north east.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open grazing and arable farmland landscape Character, irregular in shape. An established belt of woodland trees marks the north of the site along Old Greenock Road. A high point is located approximately in the middle of the site and this has substantial woodland cover. There are a few farmstead developments on site, one of which has been converted into residential properties.

Describe the boundaries of the site and comment on containment they may provide:

The site boundary to the south, south east and west is established hedges with post and wire fences in sections, there are established trees in places and the boundaries do not provide containment to the site. Along the north the boundary is a combination of established woodland edge with a timber post and wire fence with sections of tall stone wall with established woodland. The established woodland along the northern boundary provides containment of the site and with the scrubby vegetation and trees to the north of Old Greenock Road provide a strong settlement boundary to existing development.

Note the adjoining landscape character and Landuses:

To the north there is the Old Greenock Road, densely wooded embankment and the settlement of Erskine behind, the settlement of Erskine is also to the north east of the site. To the south east, south and east there is open flattish arable and grazing farmland that the site is consistent with. The M8 is immediately to the west and travels in a north to south direction.

Assess the overall prominence of the site:

The site is prominent from the south, the high point of the site forms a local landmark and can be clearly seen, the site is less prominent from the M8 and Old Greenock Road to the west and north as these roads travel within a cut in the landscape along the site. From the north the site is locally prominent and from the south and west the site is highly prominent.

Make a note of the key views both out of the site and internally:

There are views to and from the high point and the flat landscape to the south and west. There are limited views to and from the roads and settlement to the north and east due to local landform rising from the road screening the site and established woodland belts.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site appears to be in a good state of repair with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high value, the high point creates a local landmark and the woodland has been protected with a TPO designation, this high point can be clearly seen from the flatter landscape to the south and west. The site slopes upwards from the Old Greenock Road, this with the established woodland belt along this road provides containment to the settlement.

Does the site form a gateway into a settlement?

No

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

Yes, the local high point creates a landmark within the otherwise flat landscape to the south and west.

Does any part of the site form a strong boundary to the settlement?

The settlement has a strong boundary outwith the site, the strip of land to the north of Old Greenock Road that separates the site from Erskine slopes upwards from the road and contains dense scrubby vegetation and trees that creates a strong settlement edge. The site is beyond the settlement boundary.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

This site is outside the settlement boundary and is part of the open farmland landscape character to the south and west of Erskine. The settlement to the north and east of the site has a strong settlement boundary and this site is beyond that.

Describe the potential mitigation measures that could be taken on site:

Avoid development of this site.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No



View looking east along Old Greenock Road, the site is to the left of the road



View from the northern boundary looking east, south and west across the site



View looking south from the farmstead development within the site across the south eastern section of the site



View looking east towards the site from A8 Greenock Road, the M8 is in the midground



View from A8 Greenock Road looking north into the site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5003

Date:

Size: 11.36Ha/ 113,642m²

Location: Northbar, bounded by Florish Road, Sandielands Avenue, Banchory Avenue and Teucheen Wood, Erskine
Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, A large TPO designation is to the south of the site, this TPO enters the site in the western section and southern area in the eastern section of the site. A SINC is located immediately to the south east outwith the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Open undulating grazing fields with a wooded edge to the north, a line of established trees runs in a north to south direction demarking a disused field boundary. The site is irregular in shape and slopes form the settlement edge along the northern boundary upwards where it levels out forming a plateau on top.

Describe the boundaries of the site and comment on containment they may provide:

The northern boundary in the western section is along the rear boundary of residential gardens, these are generally 1.8m high timber closed board fences that provides little containment. There is no boundary in the north east areas where the site envelopes the terminus of the existing road (a roundabout). The eastern boundary is a field boundary and is comprised by established trees and remnants of a hedge, there is also a timber post and wire fence this boundary has a limited degree of containment. To the south the boundaries of the site travel along the edge of an area of established woodland that provides containment to the site.

Note the adjoining landscape character and Landuses:

To the north and west there is the settlement of Inchinnan, to the south the landuse is established woodland and the settlement beyond, to the east there are open undulating grazing fields. The site is part of the open undulating grazing field landscape character wedge that enters the settlement.

Assess the overall prominence of the site:

The site is in a prominent location and can be seen from the existing settlement development to the north. The southern section of the site is less prominent due to the topography of the site providing a degree of screening of this area and the established woodland beyond.

Make a note of the key views both out of the site and internally:

There are views to and from the existing settlement to the north of the site and beyond across Erskine to the River Clyde and Clydebank to the north.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good condition with no vandalism or litter present.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a high value and is part of a green wedge that enters the settlement from the east, this is also a high point and prevents localised coalescence.

Does the site form a gateway into a settlement?

No

Does the site prevent coalescence of settlements?

No, only locally.

Does the site contribute to the setting of the area/ settlement?

Yes, the green wedge entering the site creates an attractive setting to the settlement locally and the undeveloped higher ground of the site can be seen from a far.

Does any part of the site form a strong boundary to the settlement?

The steep slope forms a strong boundary to the existing settlement edge.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site slopes steeply upwards from the existing settlement development, this is a natural boundary to any development. The majority of the site is of a higher elevation and can be seen from afar, the site also creates a green wedge entering the settlement and the established woodland of the site and to the south of the site creates a strong character and setting for the settlement.

Describe the potential mitigation measures that could be taken on site:

Avoid development of the site

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking east along Florish Road, this road section and roundabout are within the site



View looking south into the site from Florish Road



View within site looking south at the line of established trees within the site



View within site looking over grazing field towards the established woodland



View looking west from the site towards the settlement edge

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5033

Date:

Size: 6.44Ha/ 64,498m²

Location: Normandy Hotel, Inchinnan road, Renfrew

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the southern section along the Inchinnan Road is also designated as a TPO, this designation includes the Hotel building and car parking area. Immediately to the west of the site there is the tidal confluence of the Black Cart Water and the White Cart Water, this is covered by a SINC designation.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is an irregular trapezoid shape, the southern section contains a number of large mature trees and a large building housing the Normandy Hotel, to the north of the hotel there is a large flat grasses space currently used as airport parking. To the west of the site there is the tidal confluence of the Black and White Cart Waters, there is a public right of way along the White Cart Water within the site and this riverbank is lined with many established trees. Located in the south west section of the site is the Argyll Stone within the area of established woodland along the White Cart Water, this stone is surrounded by elaborate cast iron railings.

Describe the boundaries of the site and comment on containment they may provide:

The southern boundary along Inchinnan Road contains a number of established mature deciduous trees that extend into the site around the car park and hotel building, this provides containment and frames the hotel building. The western boundary contains established trees along the White Cart Water, this band of trees along the riverbank is not as substantial as the group of trees along Inchinnan Road but provides containment to the site. The eastern boundary contains an avenue of trees that creates containment to the site and the northern boundary contains established trees which also provides containment.

Note the adjoining landscape character and Landuses:

To the east is the Renfrewshire Retail Park, this contains a number of derelict retail units and has a semi derelict appearance, the golf club house and car park is also to the east of the site, north of the retail park. To the north is Renfrew Golf Club, this contains open fairways divided by established belts of trees. To the east there is the tidal confluence of the Black Cart Water and the White cart Water, this river confluence has an open character, the area to the north of the site is the settlement of Renfrew.

Assess the overall prominence of the site:

The site is not very prominent from Renfrew, this is due to the flat nature of the landscape and established mature trees along it's boundaries.

Make a note of the key views both out of the site and internally:

There are views to and from Inchinnan Road of the Hotel within established trees, there are also views along the White Cart Water. The site also has views of Planes taking off and Landing at the nearby Glasgow International Airport.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair and has little vandalism, the high number of cars parked to the north of the hotel creates an untidy appearance.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The established woodland of the site has a high value, this is reflected by the TPO designation, the Argyll Stone is a historical monument, however the plaque explaining the history and importance of the stone has been removed.

Does the site form a gateway into a settlement?

Yes, the site is the beginning of the settlement when approaching Renfrew from the west.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

Yes, the established mature trees on site create a strong setting and character locally for the Hotel and entrance into Renfrew.

Does any part of the site form a strong boundary to the settlement?

The established trees along the White Cart Water forms a natural boundary to the settlement.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is already partially developed as a successful hotel, the large area to the north of the hotel contains airport car parking that creates an untidy but obviously profitable land use that maintains the open character of the greenbelt and is contained by trees. The established trees and open character of the site should be maintained, in addition to the large hotel building the site could accommodate a small degree of development in appropriate locations without negatively impacting on the setting of the Greenbelt or the Settlement character.

Describe the potential mitigation measures that could be taken on site:

Retain and add to the established trees along the White Cart Water and the southern section of the site along Inchinnan Road.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking north from the southern section of the site towards the hotel building through the established trees



View from the public footpath along White Cart Water looking south at the rear of the hotel building



View looking north along the White Cart Water from the public footpath

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5016

Date: 23.08.11

Size: 34.5Ha/ 345,115m²

Location: Renfrew

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Site is designated as Locally important Business / Industrial Areas, the south western area is established woodland and is covered by a TPO designation and is also designated as a SINC. Site is not within the greenbelt.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is an industrial area with working metal reclamation areas, industrial warehouses, derelict areas and areas of established woodland. The site is irregular in shape and a mixture of industrial and established woodland in character, the site is open along the River Clyde and an inlet dock enters the site in the north west. A local cycle route named Renfrew Ferry travels through the site and connects into Renfrew.

Describe the boundaries of the site and comment on containment they may provide:

The boundary to the north is open along the River Clyde, there is no public access along this river bank. The western boundary is along the edge of the woodland, there is a post and wire mesh fence along this boundary, the southern boundary in the western section is a tall metal palisade fence and the rear of residential properties in the east, the eastern boundary through the industrial site is open and has no or limited boundaries, this site boundary is open with the rest of the industrial area to the east. The boundaries provide limited containment, however the established woodland area in the south west area of the site creates containment from the south for the industrial area, the site is visually open along the northern boundary where it abuts the River Clyde.

Note the adjoining landscape character and Landuses:

To the east there is the Renfrew Golf course, this is open and contrasts with the industrial character of the site. To the south and north east there are industrial areas with warehouses and derelict spaces, to the south east of the site there is the settlement of Renfrew. To the north there is the tidal River Clyde an open expanse of water contrasting with the enclosed industrial character of the site.

Assess the overall prominence of the site:

The site is of high prominence from the River Clyde to the north and its northern bank, the site is enclosed and contained by established woodland to the south, west and south east and is of low prominence from these areas. The site is also fairly prominent when viewed from the east as it is open and consistent with the industrial area to the east.

Make a note of the key views both out of the site and internally:

There are open expansive views to and from the site across the River Clyde.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is industrial in character and as such has an industrial untidy appearance, areas are derelict and the site appears to be subject to fly tipping and dumping, there is rubbish and litter present on site and evidence of vandalism in the woodland area.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has an industrial value in its current form providing jobs for the local population. The industrial areas have a low visual quality as do the derelict industrial areas.

Does the site form a gateway into a settlement?

Yes, the site forms a gateway when approaching Glasgow and Renfrew along the River Clyde.

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The established woodland area creates a positive setting and character for the area and settlement, the industrial area also adds to the setting and character of the settlement but is not visually attractive.

Does any part of the site form a strong boundary to the settlement?

The established woodland and river Clyde provide a strong settlement boundary.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site is not within the greenbelt, this is an established industrial area. Development of this site is not a Greenbelt issue.

The site contains areas of established woodland that should be retained.

Describe the potential mitigation measures that could be taken on site:

The established woodland should be retained.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View looking east within the site at one of the derelict spaces with rubbish



View looking west within the site towards an industrial area



View looking west along the public right of way and cycle track at the industrial area and established woodland



View with the established woodland area within the eastern area of the site, this area is covered by a TPO

APPENDIX 12 – Bishopton Sites

**Renfrewshire LDP Landscape Assessment
7687**

Site no.: 5038

Date: 27.07.11

Size: 0.11Ha / 1,167m²

Location: 144 Greenock Road,
Bishopton

Proposal:

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is a rectangular shaped existing petrol station to the southern fringe of Bishopton. The site consists wholly of the petrol station and associated hard standing on a level site.

Describe the boundaries of the site and comment on containment they may provide:

The site boundary to the north east is to Greenock Road. Boundary consists of a low brick wall. To the south east and south west the boundary consists of low, incomplete brick walling, small sections of fence, adjacent to agricultural land. To the north west the boundary consists of a wall and fence adjacent to a residential property. These boundaries offer no effective visual containment of the site.

Note the adjoining landscape character and Landuses:

To the south and west the adjacent character is of relatively open and level grazing fields. Directly to the north is a residential property which can be viewed as the commencement of the Bishopton settlement from the south east.

Assess the overall prominence of the site:

The site, adjacent to Greenock Road, within an open landscape is prominent at the entrance to the settlement.

Make a note of the key views both out of the site and internally:

Key views are towards the south and east in particular towards Barangary Farm, on the skyline.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The service station is in a relatively dilapidated state of repair.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site represents the entrance to Bishopton from Greenock Road. It appears as a finger of development beyond the main settlement line. It is of poor visual quality.

Does the site form a gateway into a settlement?

The site forms the gateway into Bishopston from Greenock Road.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The prominence of the site at the entrance to the settlement contributes to the setting of the settlement. It could be argued, however that this contribution is presently negative from a visual perspective.

Does any part of the site form a strong boundary to the settlement?

The site represents the commencement of the settlement, but appears to immediately beyond the settlement boundary to the north west.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Although an existing developed site, the location appears to be immediately beyond the natural boundary line of the settlement and therefore any potential development should be sensitive to this location.

Describe the potential mitigation measures that could be taken on site:

Boundary planting to the site particularly to the east and south may help to strengthen the boundary of the settlement.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The site is adjacent to proposed Station Road site, no.2201.



View looking north west from A8 Greennock Road towards the site



View from A8 Greennock Road looking to the rear of the site.

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2201

Date:

Size: 2.37Ha / 23,702m²

Location: Site to south of Station Road, west of Greenock Road and east of the railway, Bishopton

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is broadly square in shape and includes remnants of former uses, including elements of former sewage works and plant nursery. The south east of the site includes some dilapidated buildings and yard space associated with the rear of a commercial garage and car sales room. Like much of the adjacent landscape the site would be considered as being predominantly level. The eastern portion of the site, adjacent to the station park and ride car park consists of a field utilised for grazing. The site includes some trees, either as field boundaries to the south, associated with boundary of nursery or else self seeded woodland scrub, particularly to the fringes of the site.

Describe the boundaries of the site and comment on containment they may provide:

To the north and west of the site, the site is screened by existing housing and commercial / industrial property to Greenock Road / Station Road. This contains the site from these directions, with views into the site predominantly impacting upon the rear of these properties. There is no distinct boundary to the western edge of the site – as the boundary line appears to have been drawn several metres east of the park and ride boundary. This consists of a weldmesh fence with a partial line of trees which offers partial containment. The southern boundary consists of a line of trees and hawthorn hedge. The tree line is relatively weak and incomplete.

Note the adjoining landscape character and Landuses:

To the north and west of the site the land uses are a mix of residential and commercial / light industrial. To the south there are fields which appear to be mainly used for grazing. To the south there is also an existing petrol station to Greenock Road. To the east is Bishopton Railway Station and adjacent Park and Ride facility.

Assess the overall prominence of the site:

The site has relatively low prominence, level with much of the adjacent landscape and screened by existing buildings from the north and west. From Greenock Road however the site would potentially be highly visible, and is dependent on screening upon a relatively weak treed boundary.

Make a note of the key views both out of the site and internally:

The site affords some views out, particularly from the north east of the site looking towards small hills to the north of Erskine.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in relatively poor condition, with remnants of former uses, litter, scrub vegetation and areas of fly tipping. Japanese knotweed was noted as being present at the fringes of the site adjacent to the park and ride facility.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The trees within the site provide some definition to the edge of the settlement. The site also provides a degree of setting to the station and park and ride facility,

Does the site form a gateway into a settlement?

Yes – the site relates to existing woodland to the east and west to form a defined entrance into the settlement.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The trees and boundary to the south contribute to the edge of the settlement.

Does any part of the site form a strong boundary to the settlement?

Tree line to south east of site, reinforced by secondary line of trees to field boundary create a sense of boundary to the settlement. This line of trees is reflected and reinforced by more substantial bands of woodland to the west and east.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☒ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site includes brownfield elements and includes existing buildings and structures, some of which are in poor condition. The edge of the site forms a logical edge to the settlement and relates to the wider landscape context. However in comparison to the adjacent landscape it is relatively weak and it would be anticipated that any potential development should seek to retain existing trees and substantially strengthen this belt.

Describe the potential mitigation measures that could be taken on site:

A broad woodland strip towards the south of the site could help screen any potential development and form a link with other woodland at the edge of Bishopton.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No



Internal view of site



Former sewerage works

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2289

Date:

Size: 3.55 Ha / 35,518m²

Location: Former Sewage works,
Station Road, Bishopton

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site is broadly square in shape with a triangular portion to the south east excluded from the site. It includes remnants of former uses, including elements of former sewage works and plant nursery. Like much of the adjacent landscape the site would be considered as being predominantly level. The eastern portion of the site, adjacent to the station park and ride car park consists of fields utilised for grazing. The site includes some trees, either as field boundaries to the south, associated with boundary of nursery or else self seeded woodland scrub, particularly to the fringes of the site. The site also includes an existing stone built dwelling – "Glen Orchy".

Describe the boundaries of the site and comment on containment they may provide:

To the north and west of the site, the site is predominantly screened by existing housing and commercial / industrial property to Greenock Road / Station Road.. This contains the site from these directions, with views into the site predominantly impacting upon the rear of these properties. To the south east, the property Glen Orchy forms a boundary is contained by stone walling and mature trees To the western edge of the site the boundary line consists of a weldmesh fence with associated partial line of trees and scrub, which offers partial containment Japanese knotweed was noted along this boundary. The southern boundary consists of a line of trees and hawthorn hedge. The tree line is relatively weak and incomplete.

Note the adjoining landscape character and Landuses:

To the north and west of the site the land uses are a mix of residential and commercial / light industrial. To the south there are fields which appear to be mainly used for grazing. To the south there is also an existing petrol station / used car sales to Greenock Road. To the east is Bishopton Railway Station and adjacent Park and Ride facility.

Assess the overall prominence of the site:

The site has relatively low prominence, level with much of the adjacent landscape and screened by existing buildings from the north and west. From Greenock Road however the site would potentially be highly visible, and is dependent on screening upon a relatively weak treed boundary.

Make a note of the key views both out of the site and internally:

The site affords some views out, particularly from the north east of the site looking towards small hills to the north of Erskine.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in relatively poor condition, with remnants of former uses, litter, scrub vegetation and areas of fly tipping. Japanese knotweed was noted as being present on the site adjacent to the park and ride facility.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The trees within the site provide some definition to the edge of the settlement. The site also provides a degree of setting to the station and park and ride facility, The existing house within the site, Glen Orchy with mature trees and stone walls provides a sense of entrance to the settlement – albeit that this is partially compromised by the presence of the petrol station to the south.

Does the site form a gateway into a settlement?

Yes – the site relates to existing woodland to the east and west to form a defined entrance into the settlement to the south.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The trees and boundary to the south contribute to the edge of the settlement.

Does any part of the site form a strong boundary to the settlement?

Tree line to south east of site, reinforced by secondary line of trees to field boundary create a sense of boundary to the settlement. This line of trees is reflected and reinforced by more substantial bands of woodland to the west and east.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☒ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

The site includes brownfield elements and includes existing buildings and structures, some of which are in poor condition. The edge of the site forms a logical edge to the settlement and relates to the wider landscape context. However in comparison to the adjacent landscape it is relatively weak and it would be anticipated that any potential development should seek to retain existing trees and substantially strengthen this belt. The mature trees and walling associated with, Glen Orchy contributes to the setting of the settlement along Greenock Road and should be retained.

Describe the potential mitigation measures that could be taken on site:

A broad woodland strip towards the south of the site could help screen any potential development and form a link with other woodland at the edge of Bishopton.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

The site is adjacent to No 5038, the existing petrol station.



Internal view within site of sewerage works



Internal view from site looking west towards the car park associated with the rail park and ride facility

APPENDIX 13 – Kilmalcolm and Langbank Sites

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2196

Date:

Size: 15.28Ha / 152,800m²

Location: Drum Farm, Langbank

Proposal: Mixed

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, a TPO designation is directly to the south west of the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

Prominent, elevated location, rolling landscape, significantly sloping to the north and east providing dramatic views over the Clyde. The site consists of open grazing partially sub-divided by remnants of former field boundaries, including mature trees. The site is broadly an irregular trapezoid with a boundary formed by Old Greenock Road to the south, Main Street to the east, housing to the north and field boundary to the west.

Describe the boundaries of the site and comment on containment they may provide:

The southern boundary is defined generally by a hawthorn hedgerow, post and wire fence and the occasional field boundary tree. Because of the elevated position of the road and the slightly fragmental character of the hedgerow this offers little effective visual containment.

Note the adjoining landscape character and Landuses:

To the south and east the adjoining landscape character is of rolling agricultural landscape, broken by shelter belts and substantial areas of predominantly deciduous woodland, together with large imposing properties such as Gleddoch House (Hotel). To the north of the site is the transport corridor containing railway and dual carriageway adjacent to the Clyde. Farmland continues to the west, above Langbank, and to the north west is the mature trees and grounds of the residential property East Bank.

Assess the overall prominence of the site:

The site is open in character and is highly visible from the surrounding landscape particularly associated with surrounding roads to the south and west. Due to screening afforded by trees and embankments the site is relatively well screened from the dual carriageway A8. Due to the prominent nature of the sites it is also visible in the distance from Dumbarton and surrounding areas on the northern bank of the Clyde.

Make a note of the key views both out of the site and internally:

Much of the site affords panoramic views northwards over the Clyde to Dumbarton Rock and the Kilpatrick Hills beyond. Ben Lomond and surrounding hills and mountains are also clearly visible to the north. These views, from Old Greenock Road are framed to the west and east of the site by substantial areas of mature, predominantly deciduous woodland.

Note the condition of the site, include state of repair, any vandalism and litter etc:

The site is in a good state of repair with no vandalism evident.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site has a particularly high landscape value, offering panoramic views over the Clyde. It provides a strong setting to the settlement as well as for adjacent large properties such as Gleddoch Hotel and Golf Course.

Does the site form a gateway into a settlement?

No

Does the site prevent coalescence of settlements?

No.

Does the site contribute to the setting of the area/ settlement?

The site contributes substantially to the setting of the area and the settlement, when approached from the south. The landscape character of the site is continuous with the landscape character to the slopes to the south of the Clyde of high quality grazing and parkland interspersed with areas of mature deciduous woodland.

Does any part of the site form a strong boundary to the settlement?

The north eastern boundary provides a strong wooded backdrop, containing the small grouping of housing to the east of Langbank.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

A highly prominent site of strong landscape quality that contributes significantly to the setting of Langbank.

Describe the potential mitigation measures that could be taken on site:

Whilst due to the prominence of the site, that development is likely to impact upon the wider landscape, mitigation of any potential development could occur through limiting area of development to lower sections of the site and to include substantial woodland screening.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Site no 5053, East Bank, Houston Road, Langbank if developed would extend Langbank significantly to the east.



View looking east along Old Greenock Road



View from Old Greenock Road looking south over the site, the River Clyde is in the background

Renfrewshire LDP Landscape Assessment 7687

Site no.: 5053

Date:

Size: 4.77 / 47,779m²

Location: East Bank, Houston Road, Langbank

Proposal: Residential

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt

Briefly describe the Landscape Character, landform features, shape and land use of the site:

A broadly triangular shaped site, split by the Glasgow Gourock / Wemyss Bay railway line. The site rises steeply southwards, away from the river Clyde and contains Eastbank House and associated buildings (Predominantly residential). The site includes both formal landscape including walled garden adjacent to the house together with mature parkland and woodland that appears to be of high quality. The linear section of the site to the north of the railway consists predominantly of a wooded embankment rising to the railway line. The grade of the embankment lessens at both the east and western edges of the site where it abuts existing properties on Main Road.

Describe the boundaries of the site and comment on containment they may provide:

The northern boundary of the site, to Main Road is bounded by a drystone wall with dense woodland and scrub behind, This largely screens the railway, with the exception of some limited views of overhead cables and poles. The western boundary is adjacent to residential cul-de-sacs, A wide belt of mature woodland trees offer containment of the site to the west. The southern boundary, adjacent to fields consists of mature woodland together with fencing. Presently the site is therefore well contained.

Note the adjoining landscape character and Landuses:

To the south of the site the landscape character consists of large grazing fields continuing to rise southwards. Consistent with the site these fields also contain belts and individual mature trees, a landscape pattern that is repeated along this section of the southern bank of the Clyde. To the west of the site are residential properties which mark the edge of the main settlement of Langbank. The northern section of land adjacent to the site consists of a small number of residential properties adjacent to Main Street. Beyond these there is tree planting and the A8 dual carriageway including the Langbank roundabout.

Assess the overall prominence of the site:

The site is largely hidden at present, due to the presence of mature trees and woodland. However its location, close to the Langbank roundabout at the entrance to the village, on a steep river facing slope would potentially be very prominent if wooded cover was compromised to accommodate development.

Make a note of the key views both out of the site and internally:

Key views from the site are looking north over the Clyde towards Dumbarton, Kilpatrick Hills and beyond.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Site is maintained in good condition with no signs of vandalism or litter.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site contains mature trees within a parkland setting, overlooking the Clyde. It forms a high quality edge to the Langbank Settlement, close to the main approach to the settlement – the Langbank Roundabout (A8). This is part of a wider landscape character of estates and larger individual dwellings with associated landscape grounds overlooking the Clyde.

Does the site form a gateway into a settlement?

The edge of the site could be viewed as a gateway into Langbank.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The mature trees within the site contribute significantly to the setting of the settlement at its eastern boundary.

Does any part of the site form a strong boundary to the settlement?

The western woodland belt forms a strong boundary to the relatively recent expansion of Langbank at the eastern edge of the settlement.

Sensitivity of site to development (Tick):

- ☒ 1, Sensitive, not suitable for development
- ☐ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

There may be very limited opportunity for development within the site which would be screened by the existing landscape structure. However accessing such potential development would afford the risk of compromising both the setting of the existing buildings and the overall landscape structure.

Describe the potential mitigation measures that could be taken on site:

Avoid felling of existing trees.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

Site no. 2196, Drum Farm, Lankbank is adjacent, and cumulatively, if developed would significantly expand the Langbank settlement eastwards.



Internal view from site looking north west to north east



Bridge over railway dividing site in the north eastern section of the site



Internal view of access track within site

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2294

Date:

Size: 115.72 Ha / 1,157,287m²

Location: Kilmacolm Golf Course and Surrounding Land

Proposal: Mixed Use

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt. Adjacent conservation area to the west. The site contains a SINC in the eastern section and a SSSI is immediately to the north west outwith the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site contains an eighteen hole golf course, clubhouse, parking and associated land which forms an irregular trapezoid shape. It is dissected by Kilallan Road. The landscape is rolling and rises up from the edge of the Kilmacolm settlement. The landscape is more upland in character with some rocky outcrops evident together with wind pruned trees. The golf course is sub-divided by belts of tree planting and there are also substantial wooded areas including Whinneyhill Wood to the northwest, adjacent to the clubhouse and Elphinstone Woods to the northeast. As the landscape rises it tends to become more open and expansive in character. To the east of the site there is a reservoir – Lawfield Trout Fishery. The site drops away into a small valley to the south east towards Knapp Loch. A signed public footpath runs through the site.

Describe the boundaries of the site and comment on containment they may provide:

Kilallan Road which sub-divides the site, provides a boundary between public and private land. The boundary to Kilallan Road on both sides is a low drystone wall. In some sections this boundary is reinforced by scrub vegetation or the occasional individual tree or small stand. Overall, however this boundary does not visually contain the site from the road. The northern boundary of the site is generally within woodland or plantation and is therefore fully contained. The boundary line illustrated within the site plans often do not appear to follow boundaries within the landscape such as field boundary fences. The north eastern portion of the site appears to approximately follow the line of the track to the fishery. There is a post and wire fence at this location which does not offer visual containment. To the south the boundary appears to be within open grazing fields to the south of the golf course. The western edge of the site has a boundary against substantial detached residential properties to the edge of the settlement. The boundaries are defined by tall stone walls and woodland planting, both within the golf course and to the rear gardens of these properties. This section is therefore presently well contained.

Note the adjoining landscape character and Landuses:

To the south, east of the site the landscape consists of rolling grazing land with some field boundary trees and small stands of woodland. The land generally falls to the south. To the north east of the site there is a predominantly coniferous plantation. To the north is a large area of wooded scrub adjacent to a reservoir. To the west of the site is the start of the settlement with a distinctive character of exceptionally large individual properties in large grounds with mature trees and high stone boundary walling.

Assess the overall prominence of the site:

The site is generally prominent when viewed from Kilallan Road, with much of the landscape clearly visible from this. Because of the size of the site there is a degree of variation, with some areas less prominent than others. From Bridge of Weir Road the most southern portion of the site is particularly open and prominent.

Make a note of the key views both out of the site and internally:

The site is in an elevated location and as such affords views over the wider rolling Renfrewshire landscape. In the southern portion of the golf course views are particularly extensive looking south.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Site is in good condition with no obvious signs of litter and vandalism.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The site forms part of the backdrop to Kilmacolm, including the section of the village which falls within the conservation area. The woodlands to the north of the changing room area are an important element in this landscape setting of these properties. The southern portion of the site is prominent when viewed from the A 761.

Does the site form a gateway into a settlement?

The site forms a secondary gateway into the settlement at the western section of Kilallan Road.

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

As a golf course the site provides the transition between a rural landscape and the settlement. Considerable areas of woodland within the site are a key element in the setting of Kilmacolm when considered from both Kilallan Road and the A 761.

Does any part of the site form a strong boundary to the settlement?

Woodland belt at the western portion of the site forms a strong boundary to Kilmacolm from Kilallan Road.

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Much of the site is sensitive and outwith the existing settlement. There is the potential that small pockets of sensitive development could occur close to the changing room area, assuming that existing woodland is retained.

Describe the potential mitigation measures that could be taken on site:

Depending on the location of any development, the site would appear to offer the potential for further woodland planting to reduce any potential visual impact.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

No.



View from Kilallan Road



Internal view from Kilallan Road



Internal view from Kilallan Road

Renfrewshire LDP Landscape Assessment 7687

Site no.: 2295

Date:

Size: 24.3Ha / 243,029m²

Location: Haddockston Estate, West Glen Road, Houston

Proposal: Mixed Use

Note any designations on the site e.g. SSSI, TPO's etc:

Greenbelt, the approach to Haddockston House and the area around the House has a TPO designation. A SINCE is located to the north east immediately outwith the site.

Briefly describe the Landscape Character, landform features, shape and land use of the site:

The site consists of estate grounds associated with Haddockston House. The eastern portion of the site, which includes the house is more open in character and in contrast to the western portion which is a relatively linear strip of woodland, predominantly coniferous. At over 100m in altitude the site is within an elevated location. A pond is located centrally within the site and marks the change in character. Golf facilities exist. There are open fields adjacent to West Glen Road. In recent years there has been structure planting of woodland trees to this boundary. Haddockston House itself occupies a prominent position on the skyline when viewed from West Glen Road.

Describe the boundaries of the site and comment on containment they may provide:

The boundary to the south, adjacent to West Glen Road is relatively open, with low drystone walling. This has been augmented in recent years by structure planting which appears to have been designed to increase containment of the site in the future. To the west the site boundary is a minor road, with the wider site fully screened by predominantly coniferous woodland. The north western portion of the site boundary is the edge of the woodland which bounds onto open grazing. To the north east the site includes woodland at the boundary and is adjacent to Park Glen Woods. The eastern boundary of the site consists of a wide coniferous woodland belt, with open grazing beyond. As such all boundaries with the exception of West Glen Road are presently well contained by woodland.

Note the adjoining landscape character and Landuses:

The adjacent landscape character is one of open rolling marginal grazing with a mosaic of woodland and small coniferous plantations. The hill to the north west of the site, Barscube Hill is a significant local landscape feature which can be viewed from the site at West Glen Road.

Assess the overall prominence of the site:

The site is prominent when viewed from West Glen Road. From other viewpoints the site is largely contained. Much of this containment is derived from the substantial portion of woodland within the site.

Make a note of the key views both out of the site and internally:

The key views associated with the site are the views when approached from the south east where Haddockstone House is set within trees on the skyline and Barscube Hill can be viewed to the North West. From the site there are views over a rolling landscape looking west towards the Glasgow conurbation and hills beyond.

Note the condition of the site, include state of repair, any vandalism and litter etc:

Site is maintained in good condition with no signs of vandalism or litter.

Comment on the value of the site with reasons (cultural features, distinctiveness, perceived values, composition/ balance):

The composition of Haddockston House in a prominent position, within a wooded setting with Barscube Hill in the background, when viewed from West Glen Road, provides a local landmark.

Does the site form a gateway into a settlement?

No

Does the site prevent coalescence of settlements?

No

Does the site contribute to the setting of the area/ settlement?

The site, as a small estate, not associated with a wider settlement, contributes to the setting and character of the area. It should be noted that much of the woodland associated with the estate is relatively young with a significant proportion coniferous.

Does any part of the site form a strong boundary to the settlement?

No

Sensitivity of site to development (Tick):

- ☐ 1, Sensitive, not suitable for development
- ☒ 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.
- ☐ 3, Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.
- ☐ 4, Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.
- ☐ 5, Not sensitive to change, suitable for development, few features to retain.

Summary/ Other comments

Development to the south of Haddockston House could impact upon its setting. This is particularly the case to the south east portion of the site. There may be the potential for some development adjacent to existing plantations which may be contained by the surrounding landscape.

Describe the potential mitigation measures that could be taken on site:

Tree planting has already been undertaken within the site to provide a wooded edge to the estate. As this develops this will afford more containment.

Are there any cumulative issues regarding development of sites nearby / within some settlements?

None identified



View looking west at the entrance to Haddockston House



View looking at the southern site boundary along an unclassified road



View looking north over the lake within the estate towards Haddockston House