

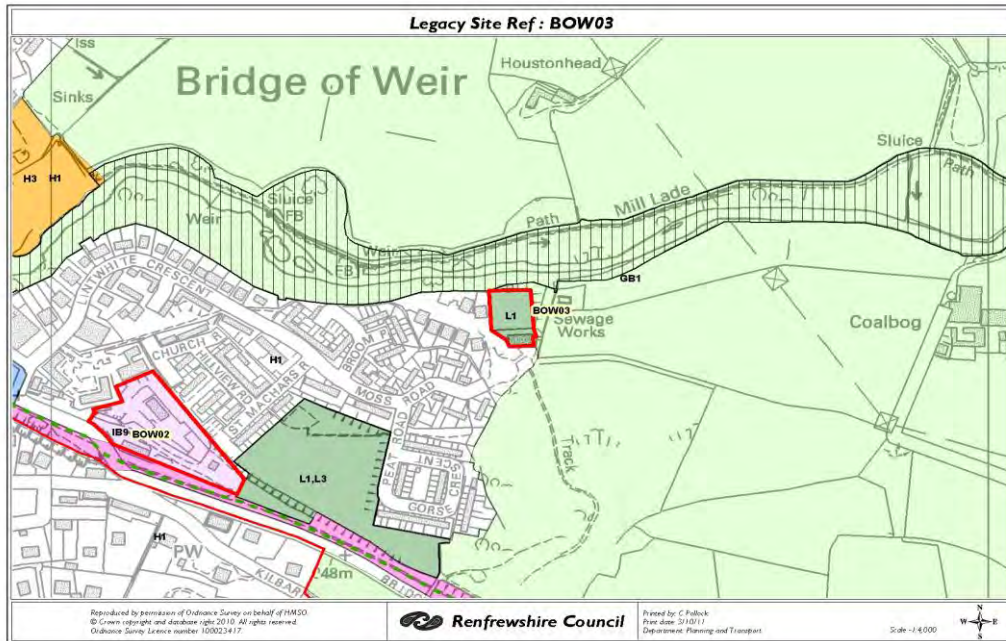
Background Report

Site Assessments – Strategic Environmental Assessment



BOW 03

Site Address: Bridge of Weir
Proposed Use: Residential and Mixed
Site Size (Ha): 0.22 Ha
Existing Local Plan Policies: L1, GB1



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	0	0	0	+

Detailed SEA Appraisal

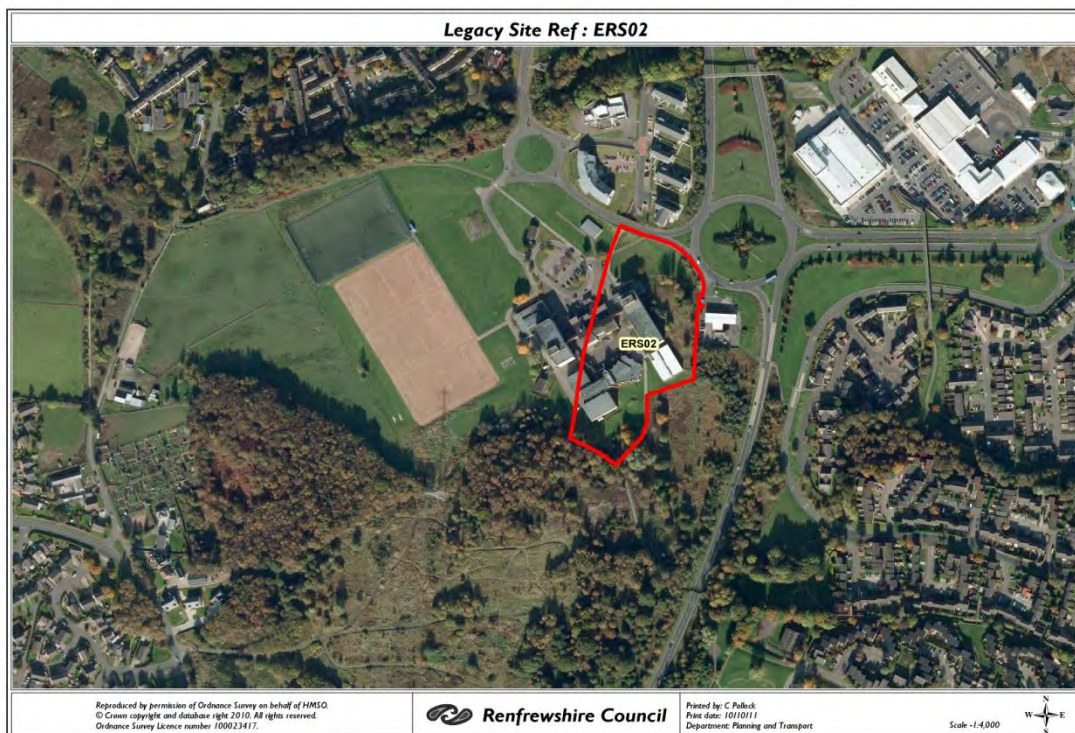
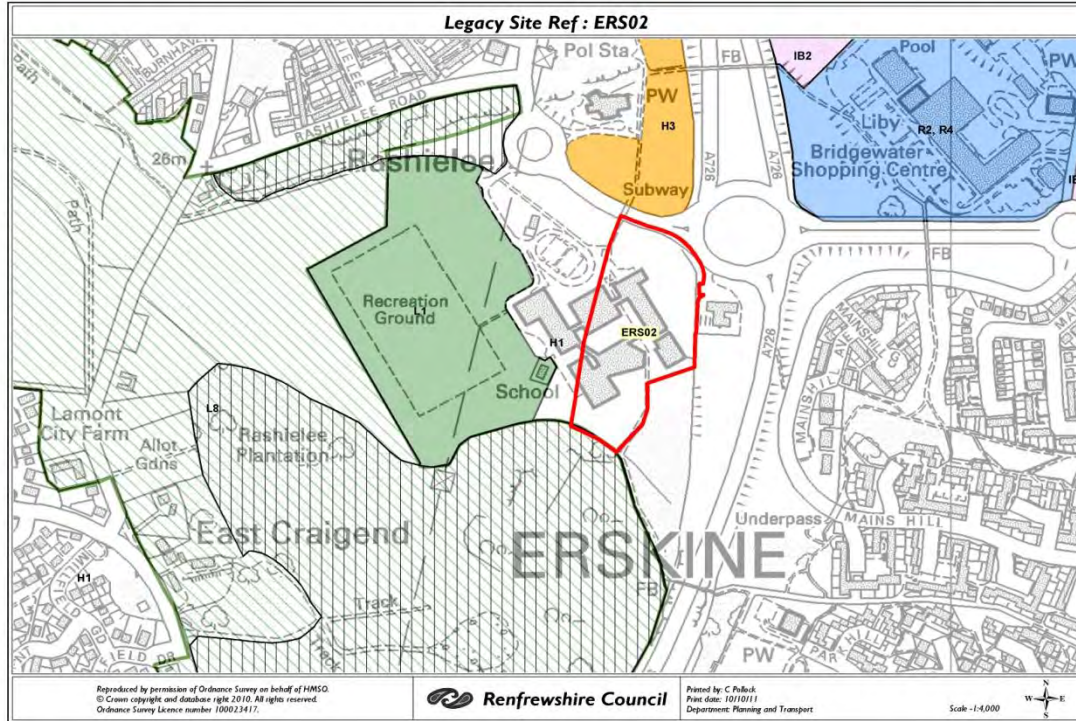
Biodiversity, Flora and Fauna	Former bowling green. Now vacant and site has been cleared. Little biodiversity interest. River Gryfe to north of site, limited role in wildlife dispersal.
Historic Environment	No known cultural heritage issues identified.
Material Assets	The redevelopment of this site will decrease the amount vacant land. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No flood risk constraints. Implementation of drainage through redevelopment of this site is likely to lead to betterment through attenuation and treatment of surface water run-off.
Climatic Factors	Location of the site may encourage carbon emissions through car usage. Site is located on the edge of the village. Public transport is accessible however, car use is likely to increase. Any development would be small scale, therefore no significant impact.
Landscape	A small discrete site on the edge of the village with trees to the north and east and residential development to the south and west.
Population and Human Health	Services, facilities and public transport are within walking distance of the site, no impact.
Soil	Reduce the need to use currently undeveloped land. Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Limited SEA issues related to the possible increase the amount of car journeys to the site resulting in a small impact on air quality. The scale of development would be small therefore limited impact. Brownfield development would divert development pressure from greenfield sites.

ERS02

Site Address: Park Mains High School, Erskine
Proposed Use: Residential, Commercial
Site Size (Ha): 2 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	-	+	-	+	+	+

Detailed SEA Appraisal

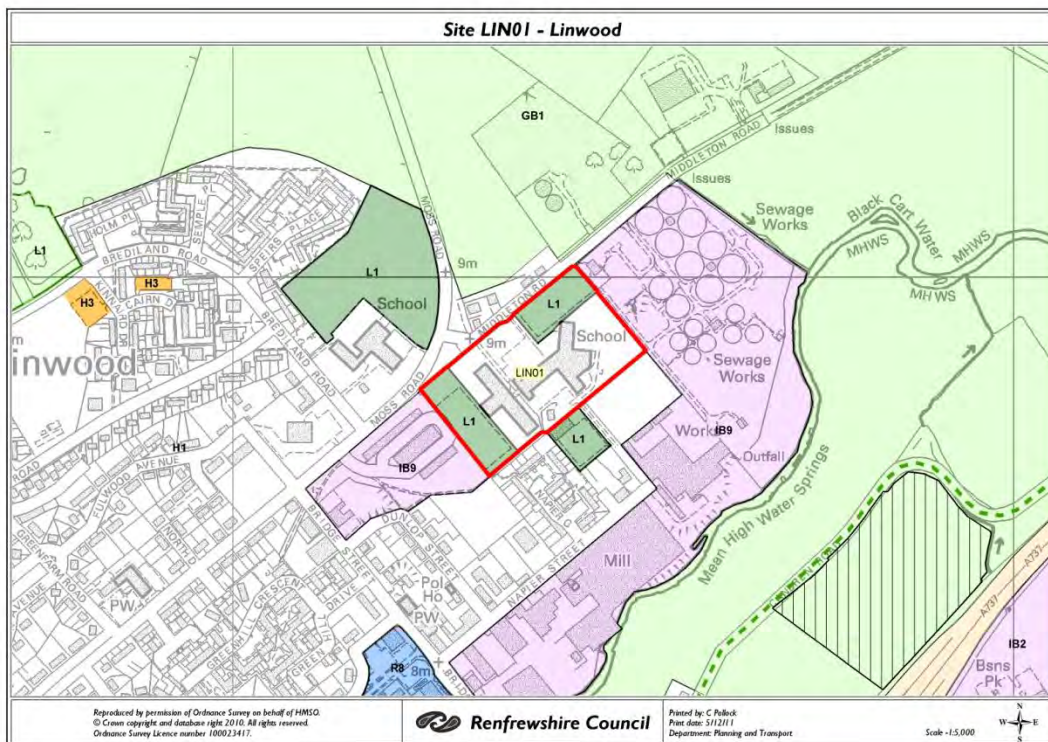
Biodiversity, Flora and Fauna	The site is currently occupied by Park Mains High School. There are small areas of landscaping dotted around the site with a mix of maintained grass, scrubby vegetation and a few small and mature trees.
Historic Environment	No known cultural heritage issues identified.
Material Assets	The redevelopment of this site will decrease the amount vacant land. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There are no watercourses on this site therefore no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase.
Landscape	The site is currently occupied by Park Mains High School which is due to be demolished once the new school which is located on the adjoining site to the west is completed (new school is under construction). The site will be bound by the High School's sports pitches to the west, a petrol station to the west and woodland and scrub vegetation to the west and south. Vehicle access would be provided from the road which bounds the site to the north. The site slopes downhill from south to north. Development has potential to enhance townscape.
Population and Human Health	Within 300m of Erskine Town Centre. Within 150 of public transport (bus). Development has potential to assist viability of local shops and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Limited SEA issues relate to the impact that development of this site may have on air quality as a result of increase vehicular movements to and from the site due to development.

LIN01

Site Address: Former School Site, Middleton Road, Linwood
Proposed Use: Residential
Site Size (Ha): 4.8 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	0	-	+	-	+	+	+

Detailed SEA Appraisal

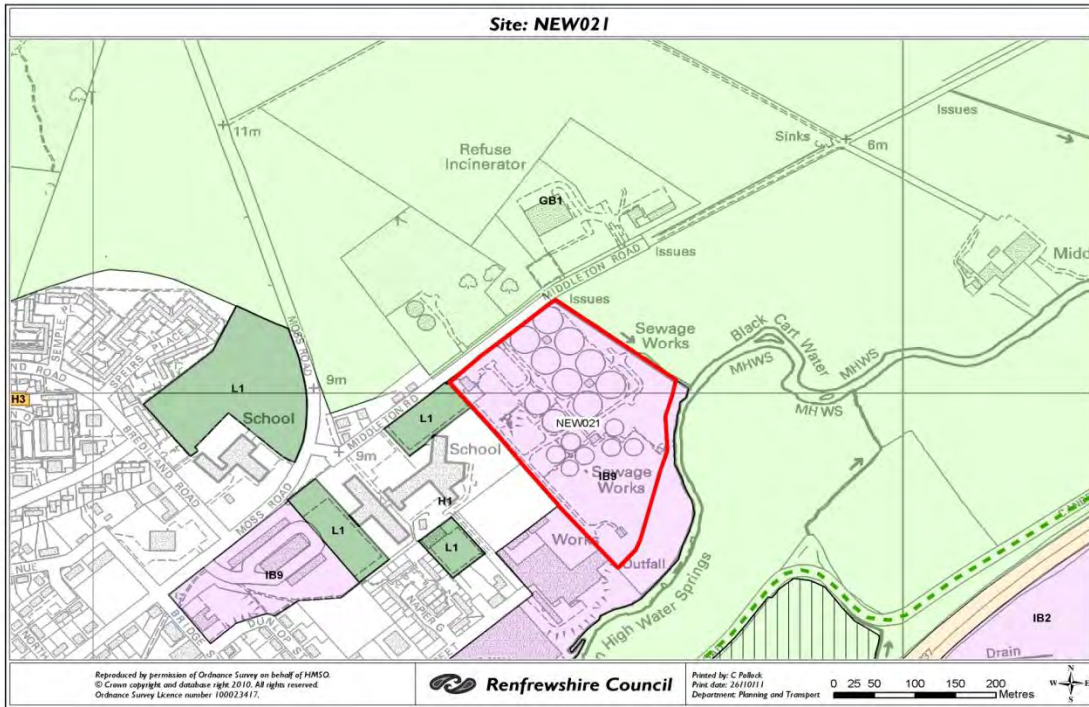
Biodiversity, Flora and Fauna	Cleared school site which has been partly re-colonised with scrubby vegetation. A few mature trees line the southern boundary. Development has potential to enhance biodiversity and green network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality. Within Airport Noise Consultation Zone.
Water	No significant flood risk constraints. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. However, new buildings on the site have the potential to be more energy efficient.
Landscape	The site was previously occupied by a school and its playing fields and is now a cleared flat site covered with grass and scrubby vegetation. The site is bound by a bowling club, residential properties and industrial uses to the south east and west. A large derelict site (former sewage works) is located to the north east and Middleton Road forms the north west boundary.
Population and Human Health	Access to the site is from a main road to the east of the site. Public transport is available from the site (bus stops) within 400m. The site lies within 500m of several small shops but 600m distant from Linwood Town Centre. Development of the site has the potential to improve the local economy.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related the potential increase in emissions as a result of increased vehicular traffic to and from the site. However development has potential to enhance biodiversity, landscape and green network.

NEW 021

Site Address: Middleton Road, Linwood
Proposed Use: Residential
Site Size (Ha): 5.3 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	0	-	-	-	+	+	+

Detailed SEA Appraisal

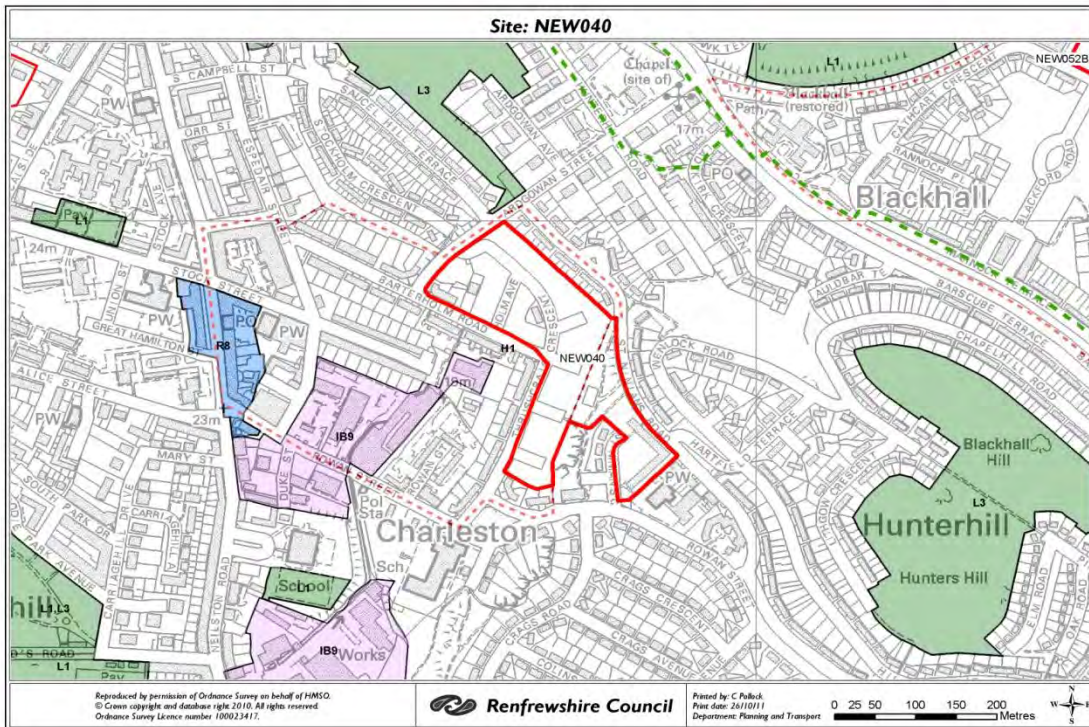
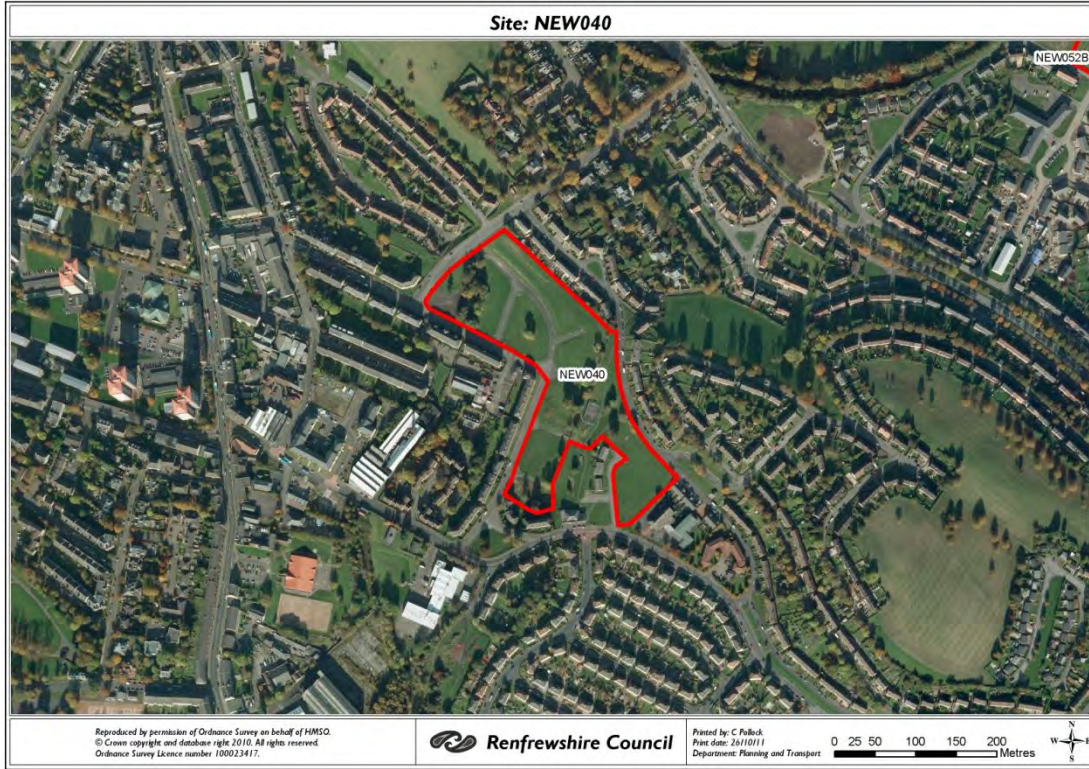
Biodiversity, Flora and Fauna	Cleared sewage works site, which is mostly covered in gravel. Self regeneration of natural vegetation on some patches of land. The site has little value in terms of its biodiversity, flora and fauna. Development offers potential to improve biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality. Air noise given proximity to Glasgow Airport.
Water	There are no significant flooding or drainage constraints, however the pump station will require to remain on site which may reduce the area for development within the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. However, new buildings on the site have the potential to be more energy efficient.
Landscape	The site is a flat brownfield site which was formerly a sewage works to the north east of Linwood. The site has been cleared however a pump station is still located on the site. It is bound by a cleared school site (identified as a potential housing site) and industrial uses to the south west and greenbelt land to the north and east. Access to the site is from Middleton Road which extends along the north western boundary.
Population and Human Health	Access to the site is from a main road to the east of the site. Public transport is available from the site (bus stops) within 400m. The site lies within 500m of several small shops but 600m distant from Linwood Town Centre. Will be served by existing services, facilities and infrastructure that exist in this area.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related the potential increase in emissions as a result of increased vehicular traffic to and from the site. The site is also constrained by the requirement for the pump station to remain, however good design would allow this to be accommodated on the site. There is the potential to improve the area visually and link into the green network, improving overall flora, fauna and biodiversity.

NEW 040

Site Address: Thrushcraigs, Paisley
Proposed Use: Residential
Site Size (Ha): 4.1 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	0	-	-	-	0	0	+
Ranking									

Detailed SEA Appraisal

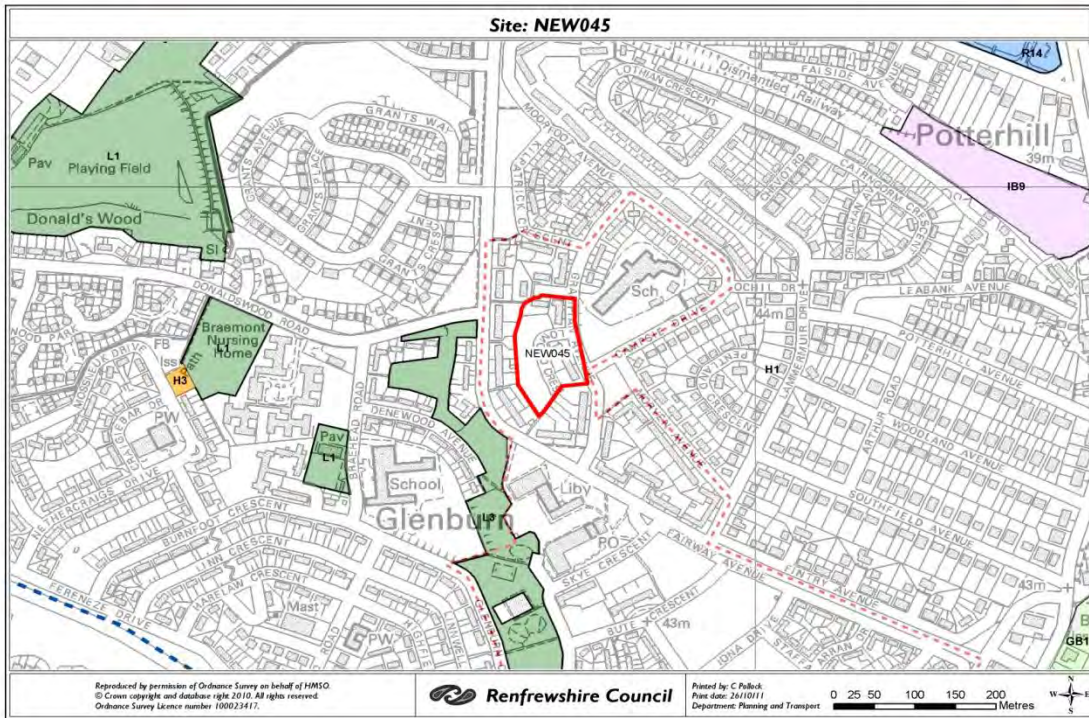
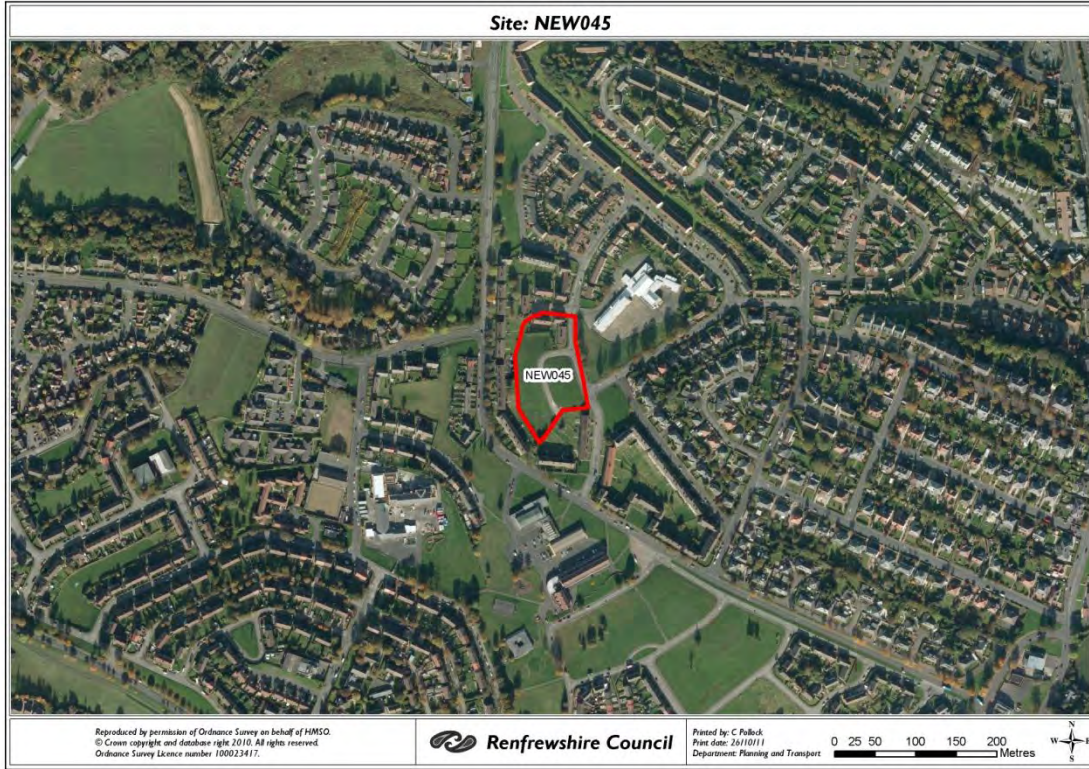
Biodiversity, Flora and Fauna	A former local authority housing site which has been demolished and cleared. A small number of mature trees are positioned within the site. Most of the site is maintained grass. Patches of scrub on the banking. The site has limited value in terms of its biodiversity, flora and fauna. Development has the potential to enhance the site.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	The north west of the site is at risk from the Espedair burn and is therefore probably not developable, the site will require both a Flood Risk Assessment and a Drainage Impact Assessment.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. Climate change may result in increased instances of flooding. However, new buildings have the potential to be more energy efficient.
Landscape	The site consists of varying levels. The site was previously housing which has since been demolished and the site cleared. The site is bounded to the North and West by existing roadways and to the South and East by existing residential properties. The site generally slopes downwards from North to South.
Population and Human Health	Access to the site is from a main road to the west of the site, from where public transport (bus) is available 100m (higher frequency route within 500m).
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to the potential impact from flooding to the site and the increase in emissions due to the likely increase in vehicular traffic to and from the site. However this site was previously developed with high density flatted dwellings, redevelopment of this site is likely to have less impact than what existed previously. There is the potential to visually improve this area with good design, layout and landscaping.

NEW 045

Site Address: Glenburn, Paisley
Proposed Use: Residential
Site Size (Ha): 1 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	0	-	+	-	+	+	+
Ranking									

Detailed SEA Appraisal

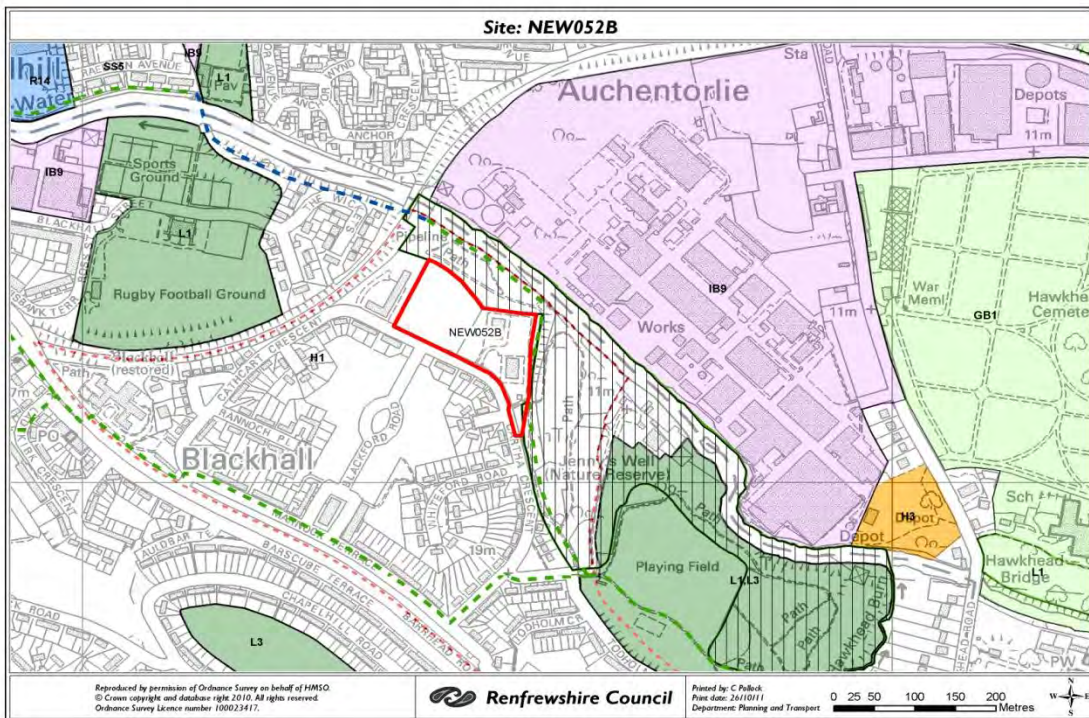
Biodiversity, Flora and Fauna	An area of former local authority housing sites which have been demolished and cleared. Largely covered with maintained grass. The site has little value in terms of its biodiversity, flora and fauna. Development has potential to enhance biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There are no watercourses on this site therefore no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular movements are nevertheless likely to increase with development.
Landscape	The site consists on maintained grass and there is limited landscape value in or around this area. Development has the potential to enhance the landscape.
Population and Human Health	Access to the site is from a main road to the west of the site, from where public transport (bus) is available within 200m. Local shopping centre within 300m. Development has the potential to enhance the local centre and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to the potential increase in emissions due to vehicular movements to and from the site. However this is unlikely to be significant as there are existing services and facilities in close proximity to the site which may reduce the need to use a car. Redevelopment of the site has the potential to improve the housing stock in the area with energy efficient units.

NEW 052B

Site Address: Blackhall Street, Paisley
Proposed Use: Residential
Site Size (Ha): 1.6 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	-	0	-	+	-	+	+	+
Ranking									

Detailed SEA Appraisal

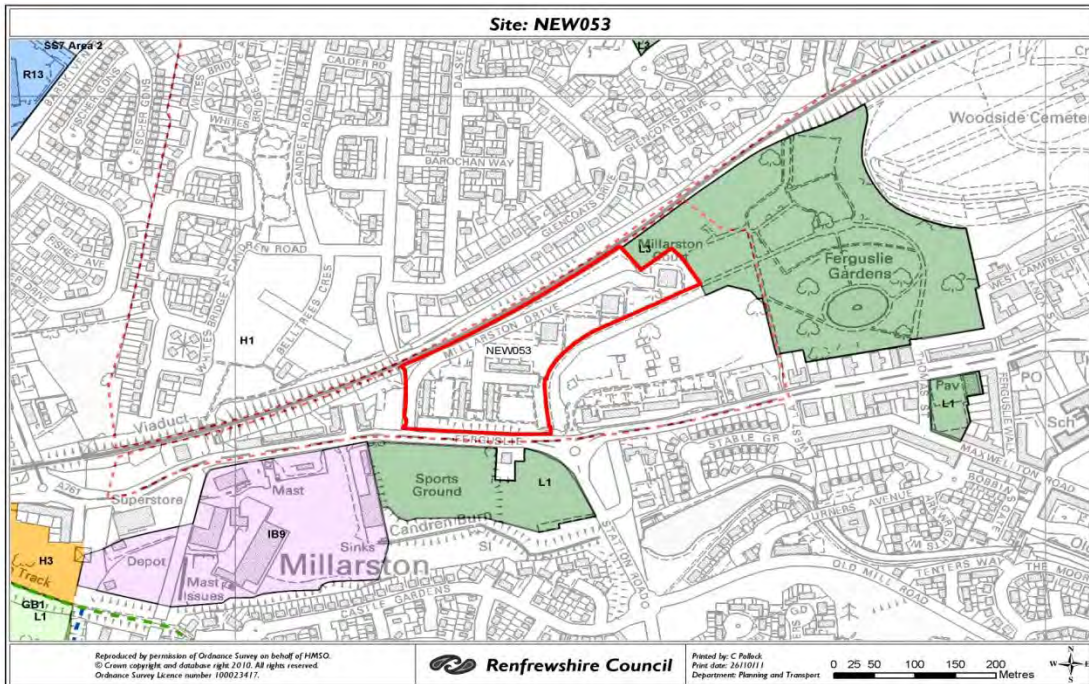
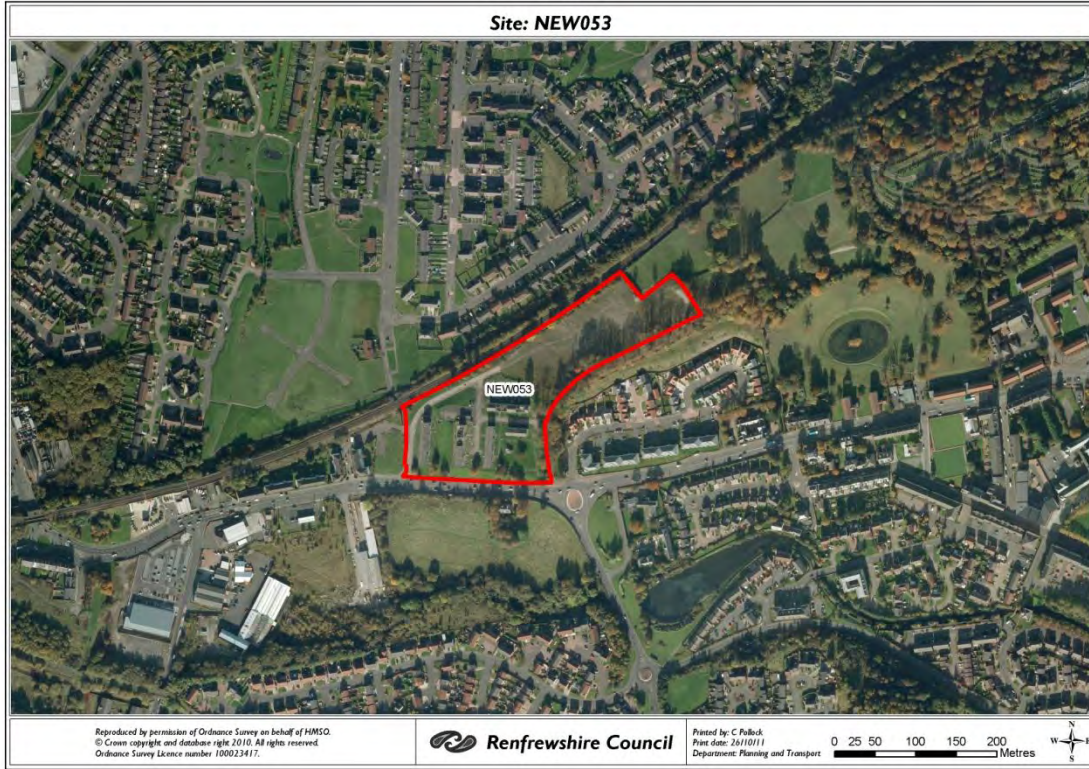
Biodiversity, Flora and Fauna	A former nursing home site which has been demolished and cleared. A number of mature trees are positioned inside the site boundary and vegetation has colonised the cleared area. The site has some value in terms of its biodiversity, flora and fauna. Development may have potential to enhance biodiversity and the green network.
Historic Environment	Archaeological Trigger Zone lies across the north west corner of the site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment will be required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	The site was formerly the location of local authority multi storey residential blocks, demolished and cleared in 2006. To the south is a local authority housing area, whilst more vacant land lies adjacent to the west. To the north lies the White Cart Water lies within 50m. Development has potential to enhance townscape.
Population and Human Health	Access to the site is from a main road to the south west of the site, from where public transport (bus) is available 300m distant to south. A local centre lies approximately 500m of site to south. Development has potential to enhance local centre and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to potential impact to air quality as a result of increased vehicular movements. Redevelopment of the site has the potential to provide good housing stock, landscaping and overall improve visual amenity.

NEW 053

Site Address: Millerston Drive, Paisley
Proposed Use: Residential
Site Size (Ha): 3.9 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	0	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

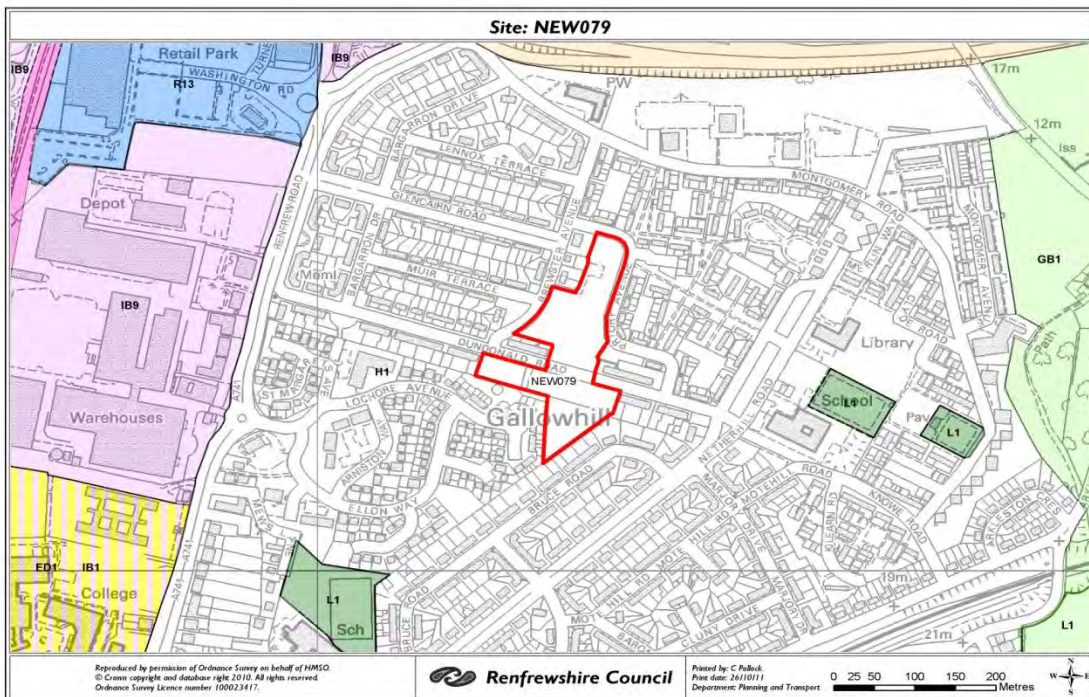
Biodiversity, Flora and Fauna	Cleared local authority housing site which has maintained grass areas and mature trees along its southern and eastern boundaries. Some biodiversity, flora and fauna interest. Development has potential to enhance biodiversity and enhance Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	This site is part of the Candren Catchment area and offers an opportunity to reduce downstream run off through development. A Drainage Impact Assessment will be required as well as a Flood Risk Assessment.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. New buildings have the potential to be more energy efficient.
Landscape	This is a site of former housing which has since been demolished and the site cleared. The site has limited value in terms of landscaping, redevelopment may therefore have a positive benefit.
Population and Human Health	Access to the site is from a main road to the south of the site, from where public transport (bus) is available adjacent to site. A local centre lies approximately 500m of site to south. A local shop and discount supermarket lies within 500m of site. Development has potential to enhance local centre and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to possible increase in vehicular movements, however there is good access to local services and facilities, therefore this is unlikely to be significant. Opportunity to increase the housing stock with good, well designed, energy efficient buildings as well as increasing landscape potential at the site.

NEW 079

Site Address: Dundonald Road, Paisley
Proposed Use: Residential
Site Size (Ha): 2.2 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	-	0	-	+	-	+	+	+

Detailed SEA Appraisal

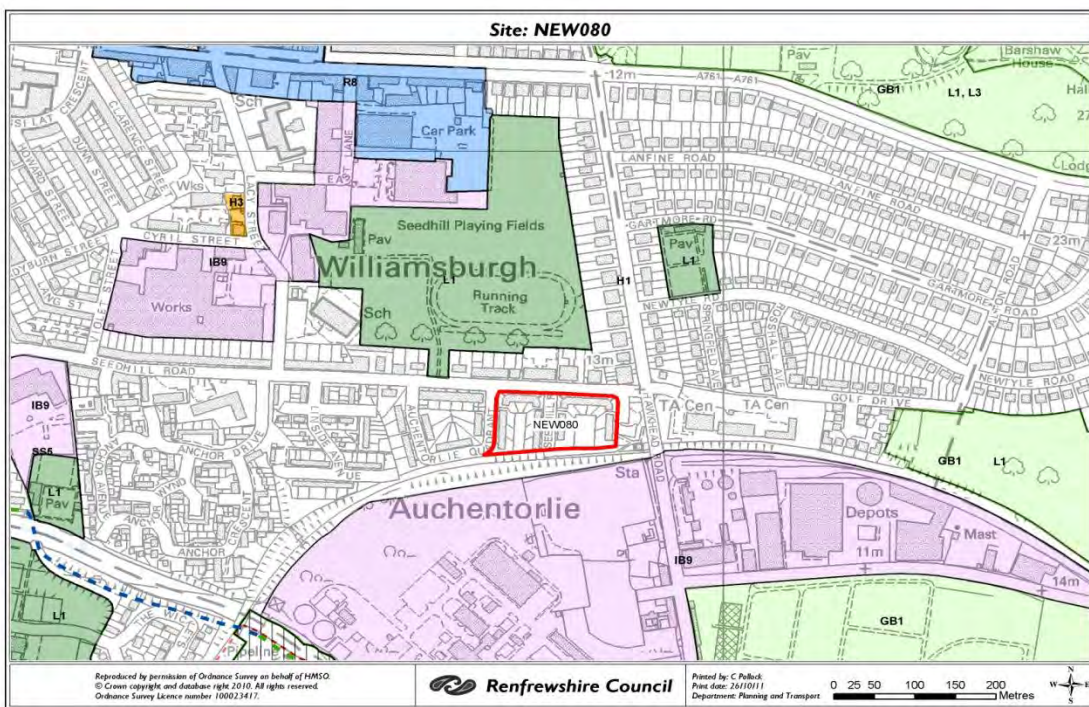
Biodiversity, Flora and Fauna	Maintained grass areas. Limited biodiversity, flora and fauna interest. Development has potential to enhance biodiversity.
Historic Environment	Archaeological Trigger Zone covers the southern third of the site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	A Drainage Impact Assessment is required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase.
Landscape	Cleared housing site which includes an area of open space to the north and south of Dundonald Road. The flat site is within an established residential area and there are no obvious physical constraints to development.
Population and Human Health	Access to the site is from a main road to the west of the site 300m distant. Public transport (bus) is available within 200m of site. A local centre lies approximately 700m of site to south. Development has potential to enhance viability of local centre and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to potential increase in vehicular movement to and from the site as a result of development. However the site was previously in residential use and therefore there is unlikely to be a significant increase in the number of vehicle movement. The redevelopment of the site provides an opportunity to improve the range of housing stock in this area.

NEW 080

Site Address: Seedhill Road, Paisley
Proposed Use: Residential
Site Size (Ha): 1.1 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	0	-	+	0	+	0	+

Detailed SEA Appraisal

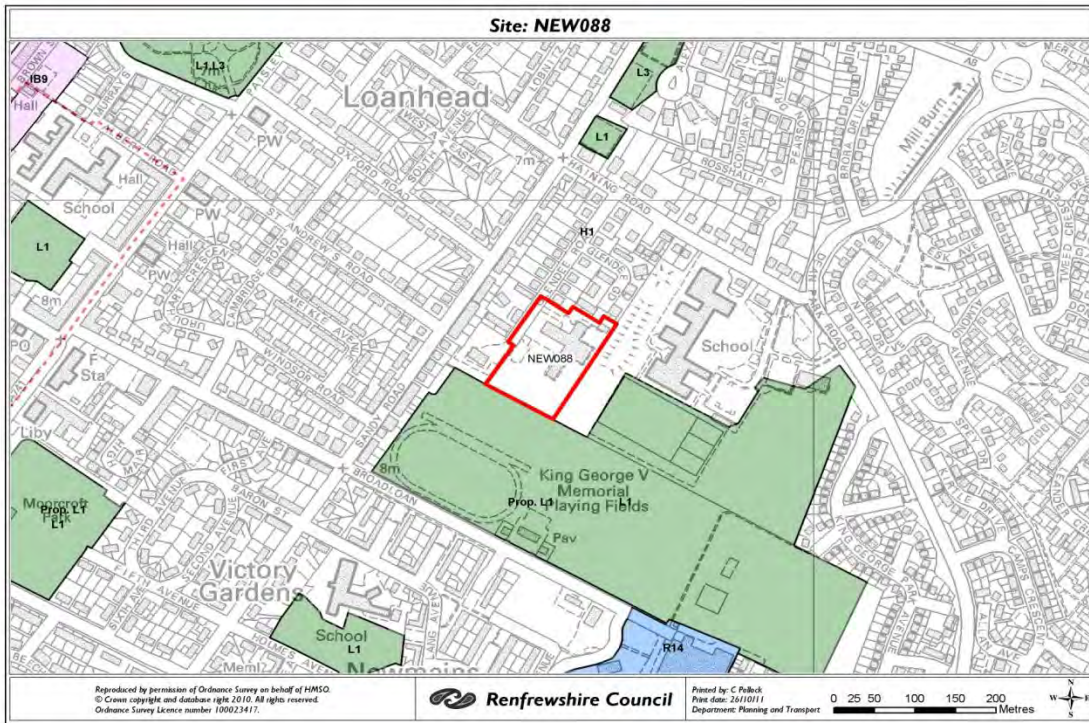
Biodiversity, Flora and Fauna	Cleared housing site which has been grassed over. Little biodiversity, flora and fauna interest. Development has potential to enhance biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There is a pluvial risk to the South of the site which can be mitigated. Drainage Impact Assessment required.
Climatic Factors	The site is located within the built up area with good public transport links. Vehicular traffic may increase due to development.
Landscape	This is a level site which was formerly Local Authority housing the majority of which has been demolished and cleared. The site comprises maintained grass areas.
Population and Human Health	Access to the site is from a main road on the north of the site. Public transport (bus & rail) is available adjacent to site. A local centre lies approximately 1km to the north on Glasgow Road. Site is within the Health and Safety Consultation zone and requires consultation.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to a limited impact from increase vehicular movements as a result of redevelopment of the site. The site is well served by public transport and will be able to be served by existing facilities and infrastructure in the area.

NEW 088

Site Address: Stewart House, Renfrew
Proposed Use: Residential
Site Size (Ha): 1.3 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	0	-	+	0	+	+	+

Detailed SEA Appraisal

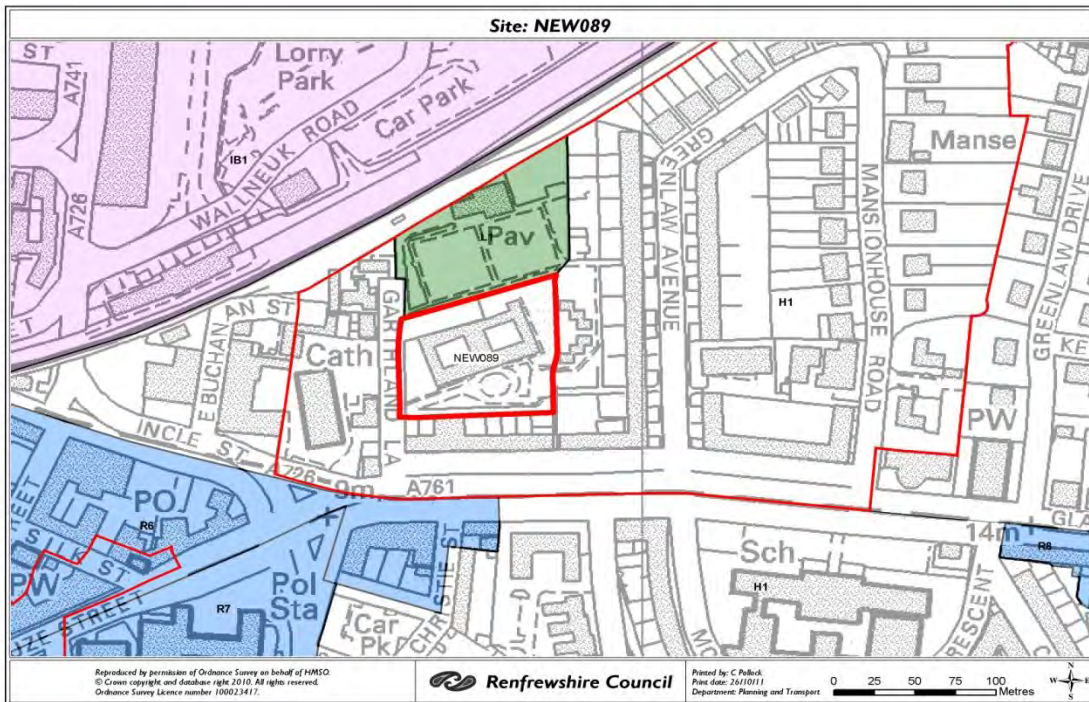
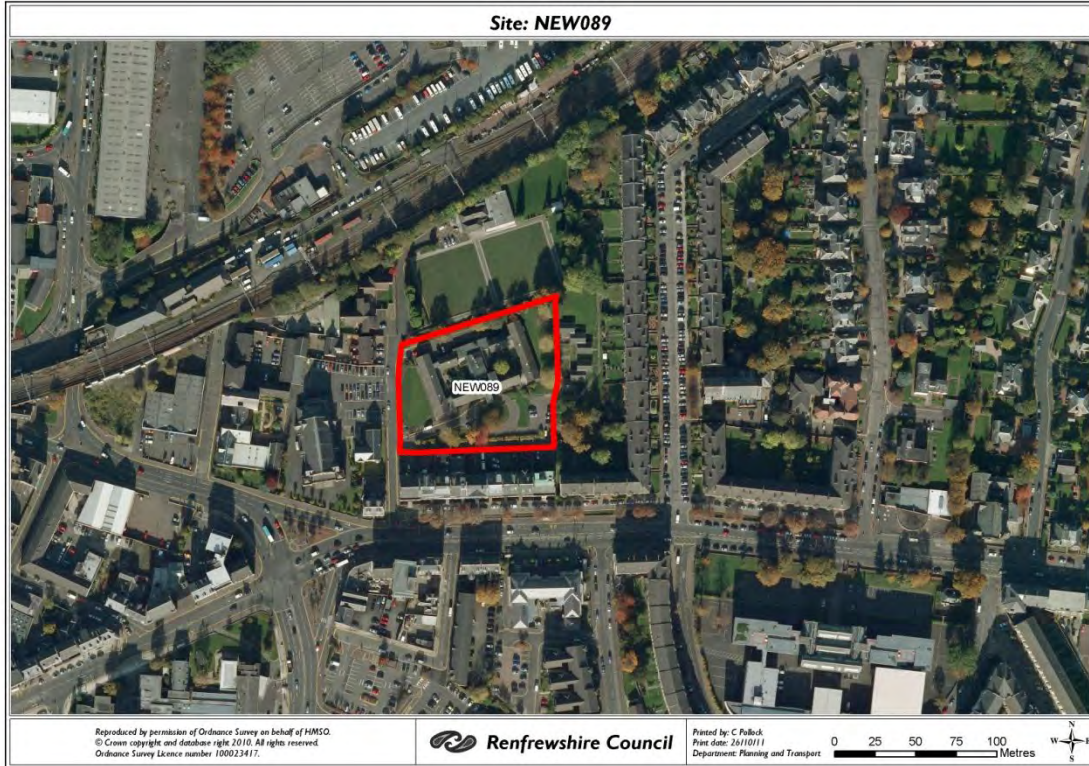
Biodiversity, Flora and Fauna	Maintained grass areas on approximately half of site, with a line of mature trees along the southern and eastern site boundaries; also several groupings scattered within site. Limited biodiversity, flora and fauna interest. Development has potential to enhance biodiversity and enhance Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage impact assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular movements is nevertheless likely to increase.
Landscape	Cleared site of former supported accommodation within an established residential area. The site has been grassed over and there are existing deciduous trees located to the boundaries of the site.
Population and Human Health	Access to the site is from a local road on the north of the site. Public transport (bus) is available 100m west of the site. A local centre lies approximately 900m distant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related to the possible increase in vehicular movements resulting in an impact to air quality. However air quality is not seen as a significant issue in this area and given the size of the site, increased vehicular traffic is not likely to be detrimental. Limited SEA issues.

NEW 089

Site Address: Garthland Lane, Paisley
Proposed Use: Residential
Site Size (Ha): 0.8 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	0	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

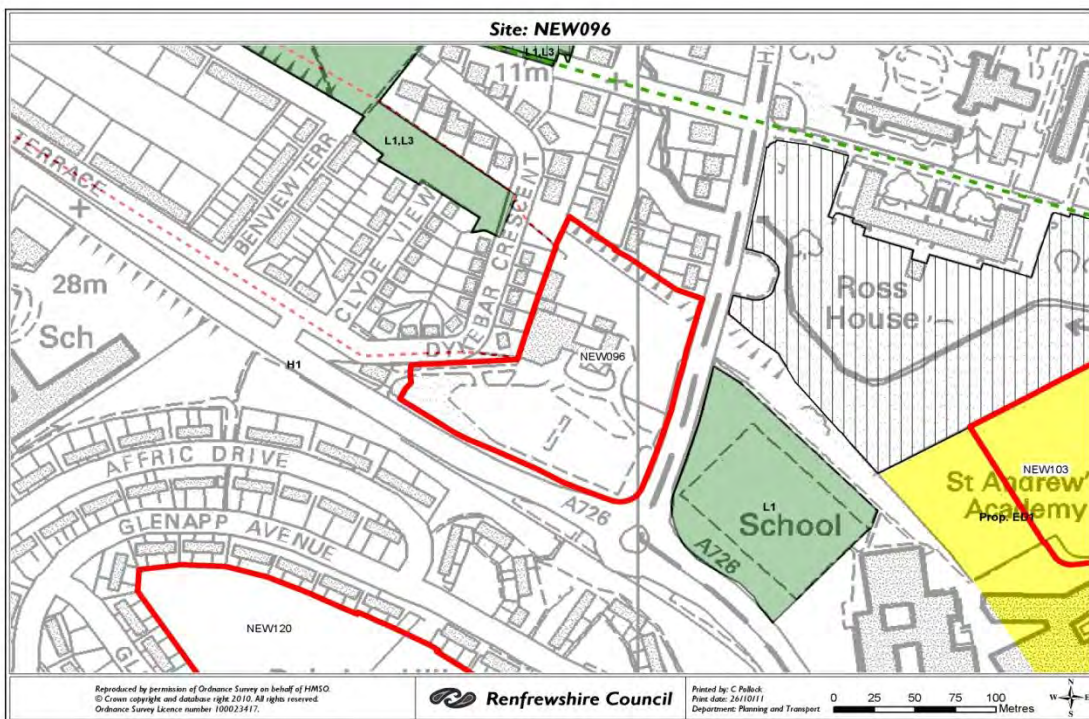
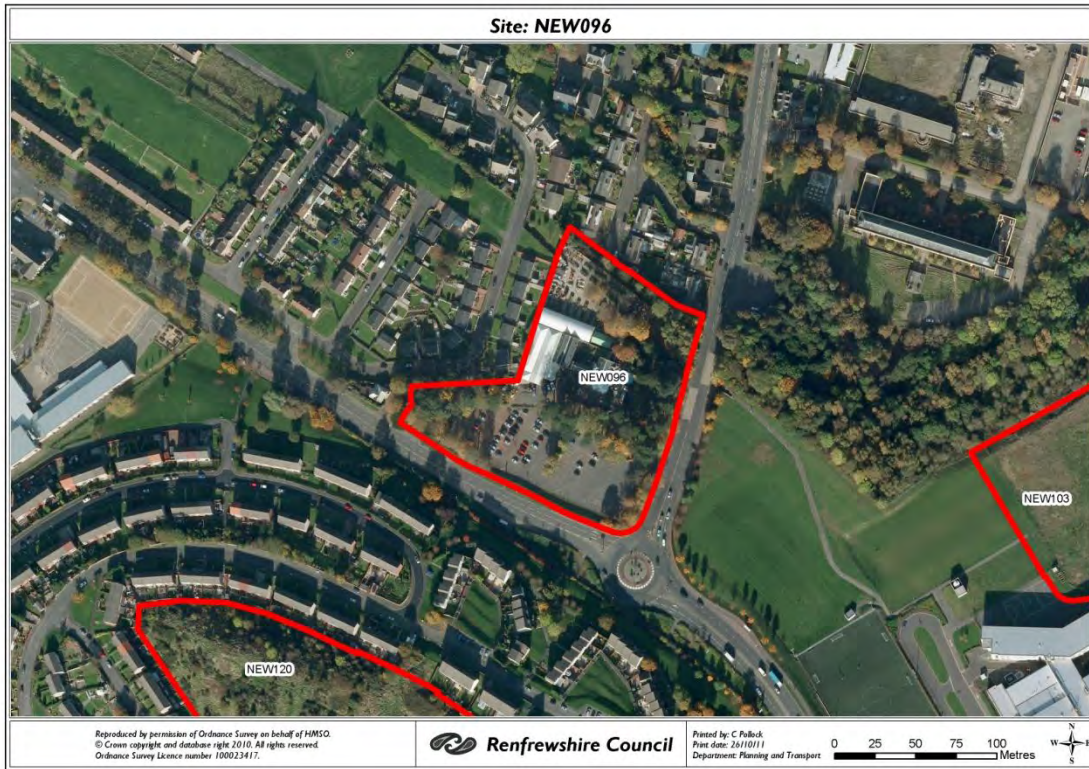
Biodiversity, Flora and Fauna	Maintained grass areas with a line of mature trees along the northern, southern and eastern site boundaries; also several individual trees scattered within site. Limited biodiversity, flora and fauna interest. Development has potential to enhance biodiversity.
Historic Environment	Archaeological Trigger Zone lies within 100m to west of site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and is very central with access to good public transport links and various other services and facilities.
Landscape	This is a level site which previously had a nursing home located on it which has since been demolished and the site cleared. To the North of the site is a bowling club and bowling greens, to the East are residential properties and to the South and west there are local access roads beyond which lies office properties and St Mirrens Cathedral. Site lies within Conservation Area.
Population and Human Health	Access to the site is from a local road on the west of the site. Public transport (bus) is available 100m west of the site. Gilmour Street Railway station lies approximately 600m distant. A local centre lies approximately 900m distant. Limited impact caused by the redevelopment of the site.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Limited SEA issue related to the potential for increased traffic movements as a result of the redevelopment. The site is very centrally located with easy access to a range of services and facilities.

NEW 096

Site Address: Barhead Road, Paisley
Proposed Use: Residential
Site Size (Ha): 1.8 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	-	+	-	0	0	+

Detailed SEA Appraisal

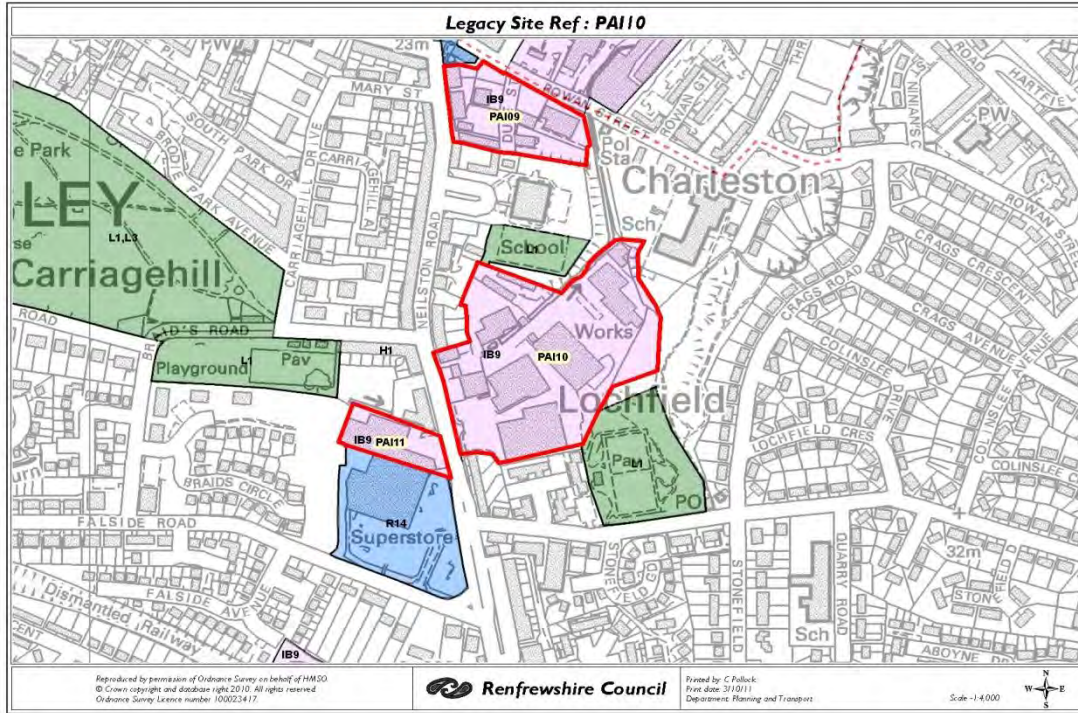
Biodiversity, Flora and Fauna	There are a large number of mature trees both on the boundaries of the site and within the site. There is biodiversity, flora and fauna interest.
Historic Environment	Archaeological Trigger Zone within 100m to south west of site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Watercourse is located within 50m. A Drainage impact assessment is required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular movements are nevertheless likely to increase as a result of redevelopment. However the existing use of the site already generates a number of vehicular movements.
Landscape	<p>This is a rectangular site which slopes down from the South to the North. The site is bound by Barrhead Road to the South, Hawkhead Road to the east and has residential properties on the other 2 boundaries. There are a large number of mature trees both on the boundaries of the site and within the site.</p> <p>At present the site is in use as a garden centre with associated buildings and car parking and has an access/exit on both Barrhead and Hawkhead Road. Within Tree Preservation Order area.</p>
Population and Human Health	Access to the site is from Barrhead Road. Public transport (bus) is available adjacent to the site. A local shop lies approximately 500m distant to west. Increased car usage for commuting may result from the site's development.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

The SEA issues relate mainly to vehicular movements and the potential impact to air quality and the impact that redevelopment may have on the existing mature trees around the boundaries of this site. However the existing use already generates frequent vehicular movements, redevelopment of the site is unlikely to significantly increase this. In terms of the existing trees, good design and layout is likely to preserve the existing landscape character on the site. No significant SEA issues.

PAI10

Site Address: 129-153 Neilston Road, Paisley
Proposed Use: Residential
Site Size (Ha): 3.4 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	-	0	+	+	+

Detailed SEA Appraisal

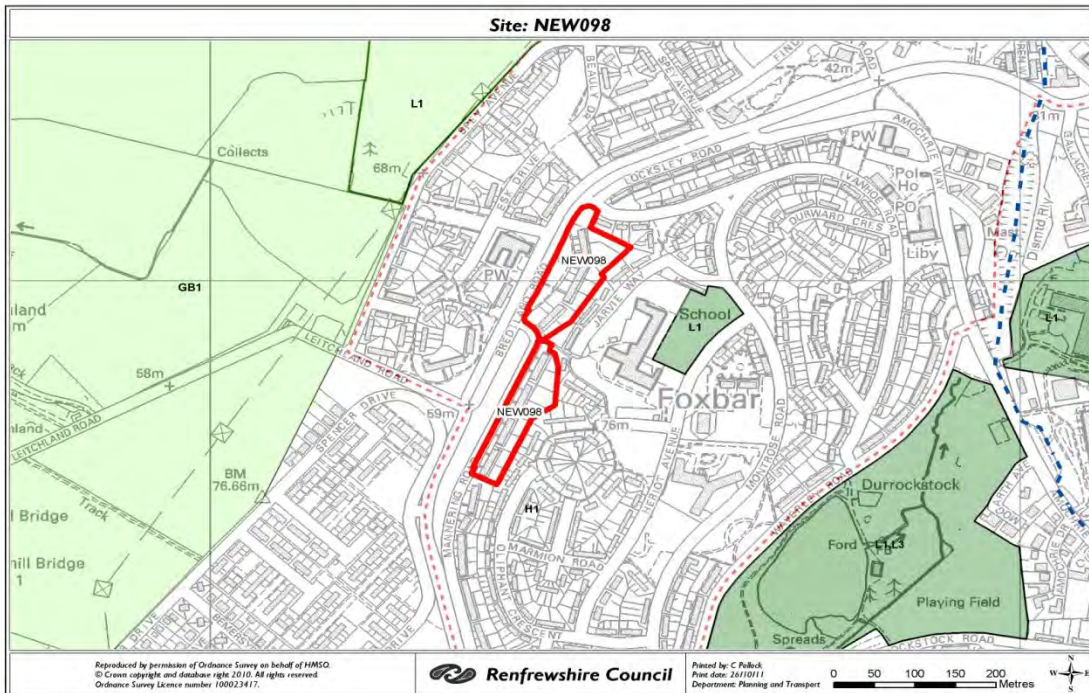
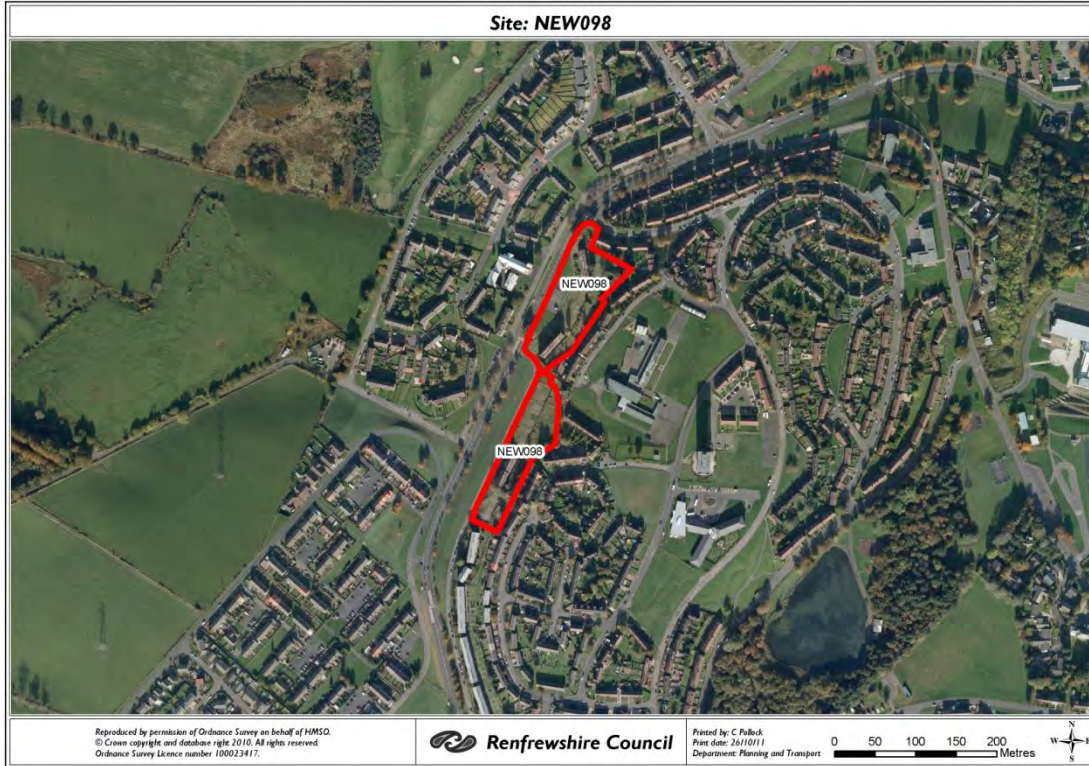
Biodiversity, Flora and Fauna	Former industrial site which is no longer in use. A small area within the north east part of the site is covered by mature trees and bushes. The site has some value in terms of its biodiversity, flora and fauna
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Watercourse to the eastern side of the site, flood risk assessment required. Extensive flood history. The site has the potential to flood to a maximum of 2.0 metres.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase as a result of this suggestion.
Landscape	A small part of the eastern side of the site is covered by deciduous woodland. The site slopes down slightly in a northerly direction. The site is bounded by a mix of urban uses. Industry / business uses lie to the north east of the site, whilst housing lies in close proximity to the west and east of the site.
Population and Human Health	The site is located next to existing services and facilities and has access to a good bus service.
Soil	Redevelopment of this site will allow for remediation of the land.

SEA Overall Assessment of the Site -

SEA issues related to the impact that increased vehicular traffic may have on an impact on air quality and the likely impact from potential flood risk at the site.

NEW 098

Site Address: Mannering Road, Foxbar, Paisley
Proposed Use: Residential
Site Size (Ha): 1.8 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Cleared local authority housing sites which comprise mainly maintained grass sites. There are a number of mature trees on the eastern boundary of the site. Little biodiversity, flora and fauna interest. Development has potential to enhance biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. Opportunity to increase the housing stock with good design, more energy efficient buildings.
Landscape	<p>This is 2 elongated sites with not much depth, which run parallel to the main distributor Brediland Road. The northern part of the site is bounded to the North and East by existing residential properties and to the South and west by existing roadways beyond which lies further residential properties.</p> <p>The Southern part of the site is bound on 3 sides by residential properties and to the west by Mannering Road beyond which lies an area of passive open space running between the site and the Brediland Road. The site was previously housing which has since been demolished and the site cleared.</p>

Population and Human Health Access to the site is from a local road. Public transport (bus) is available adjacent to the site. A local shop lies approximately 700m distant to south. High voltage power pylons and lines 300m west of site.

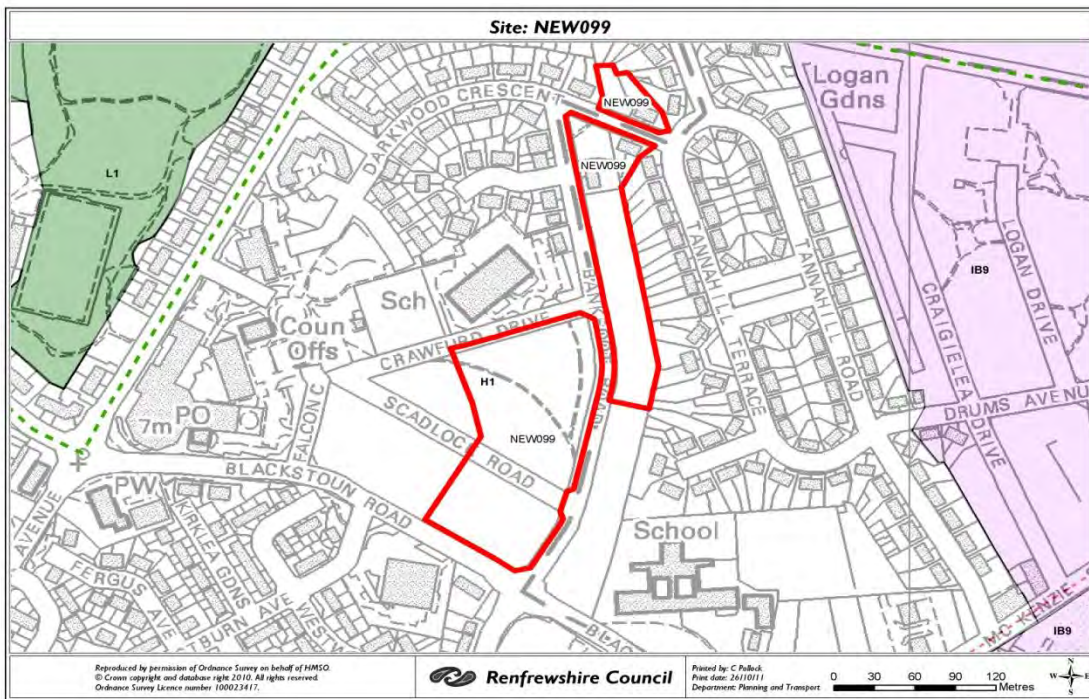
Soil Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to the potential increase in vehicular movements as a result of redeveloping this site. However the site was previously used for residential, there is unlikely to be a significant increase in emissions with the reuse of the site.

NEW 099

Site Address: Bankfoot Road, Ferguslie Park, Paisley
Proposed Use: Residential
Site Size (Ha): 2.6 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	-	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Cleared local authority housing sites which comprise maintained grass sites. Little biodiversity, flora and fauna interest. Development has potential to enhance biodiversity
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air Noise (proximity to Glasgow Airport & M8 motorway). Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	May require off site surface water sewers to drain to Candren Burn. The implementation of a comprehensive drainage system will be required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic may increase as a result of development. An opportunity to implement new buildings which have the potential to be more energy efficient.
Landscape	This area comprises three individual sites which have previously been occupied by housing which has since been demolished and the sites cleared. The northern site is the smallest of the 3 and is triangular in shape and level, it is bound on two sides by existing residential properties and on the 3 rd side by an existing road. The central site is a long narrow site which runs north/south it is bound to the rear by existing residential properties and to the front by a road. The southern most site is a rectangular site which is bound on three sides by existing roads and on the remaining side by a new school development. These sites are all part of a substantially larger area which has been demolished and cleared. Development of site has the potential to enhance the townscape.
Population and Human Health	Access to the site is from a local road south of the site. Public transport (bus) is available close to the site within 200m. With access to the local rail network within walking distance of the site.

Community facilities within 200m. A local centre lies approximately 1km distant to south east.

Soil

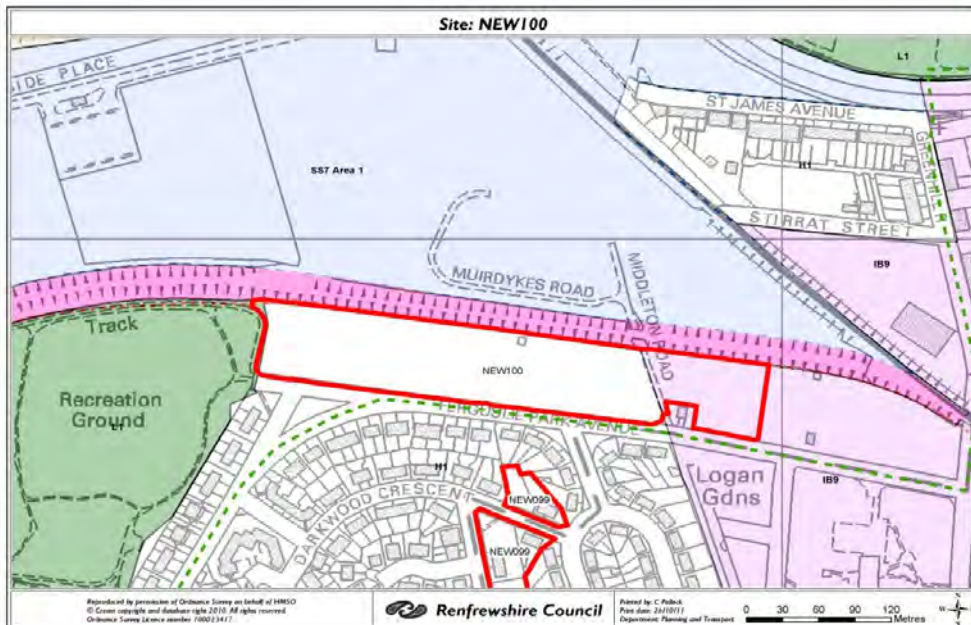
Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to the possible increase in emissions as a result of redevelopment and the potential drainage issue that may incur considerable infrastructure costs. The site previously accommodated three storey tenemental properties. Redevelopment of the site is unlikely to significantly increase vehicular movements. There is also an opportunity to increase the housing stock in this area with more energy efficient buildings.

NEW 100

Site Address: Middleton Road, Ferguslie Park, Paisley
Proposed Use: Residential
Site Size (Ha): 2.8 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	-	+	+	+

Detailed SEA Appraisal

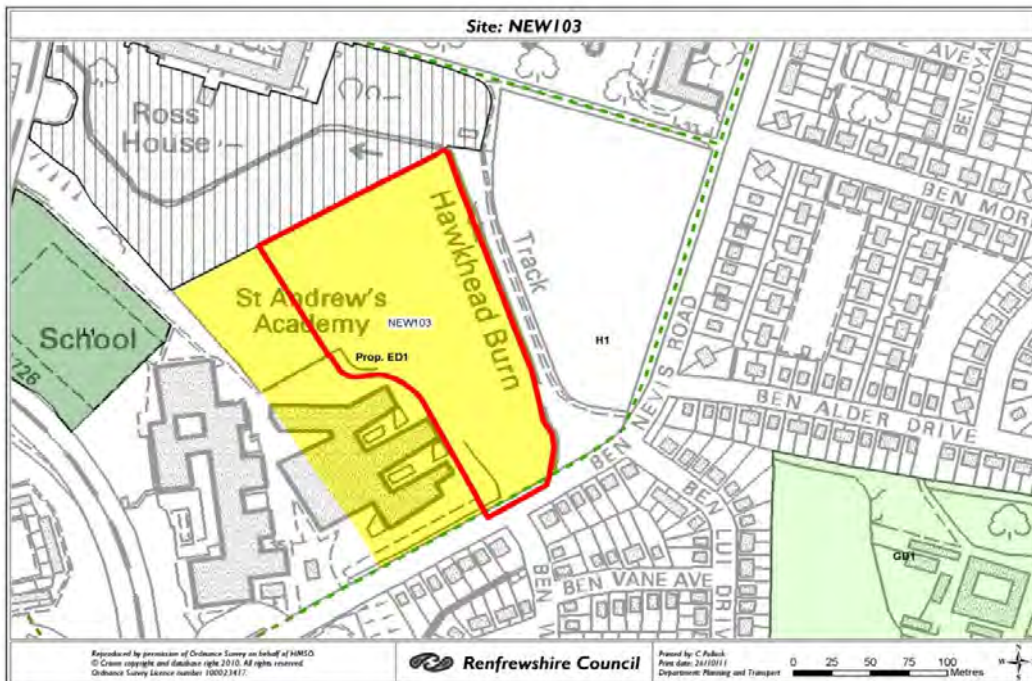
Biodiversity, Flora and Fauna	Cleared local authority housing site which is covered in grass and weeds with only a marginal roadside strip maintained. No biodiversity, flora and fauna interest. Development has potential to enhance biodiversity
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air Noise (proximity to Glasgow Airport & M8 motorway). Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase as a result of redevelopment.
Landscape	Cleared local authority housing site covered in grass and weeds with only a marginal roadside strip maintained. A similar strip of land lies adjacent to east. Playing field lies to west. An embankment of a former railway bounds the north of the site. Local authority housing and a small landscaped area lies to the south beyond a main road.
Population and Human Health	Access to the site is from a local road south of the site. Public transport (bus) is available close to the site within 100m. Community facilities within 400m. A local retail centre lies approximately 1km distant to south east. Within Health and Safety Executive Consultation Zone, development of this site will require consultation.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue relates to possible increase in emissions from vehicular movements. This issue is unlikely to be significant as there are good public transport services and other facilities in close proximity of this site.

NEW 103

Site Address: St Andrews, Paisley
Proposed Use: Residential
Site Size (Ha): 2.3 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	0	-	-	0	0	0	+

Detailed SEA Appraisal

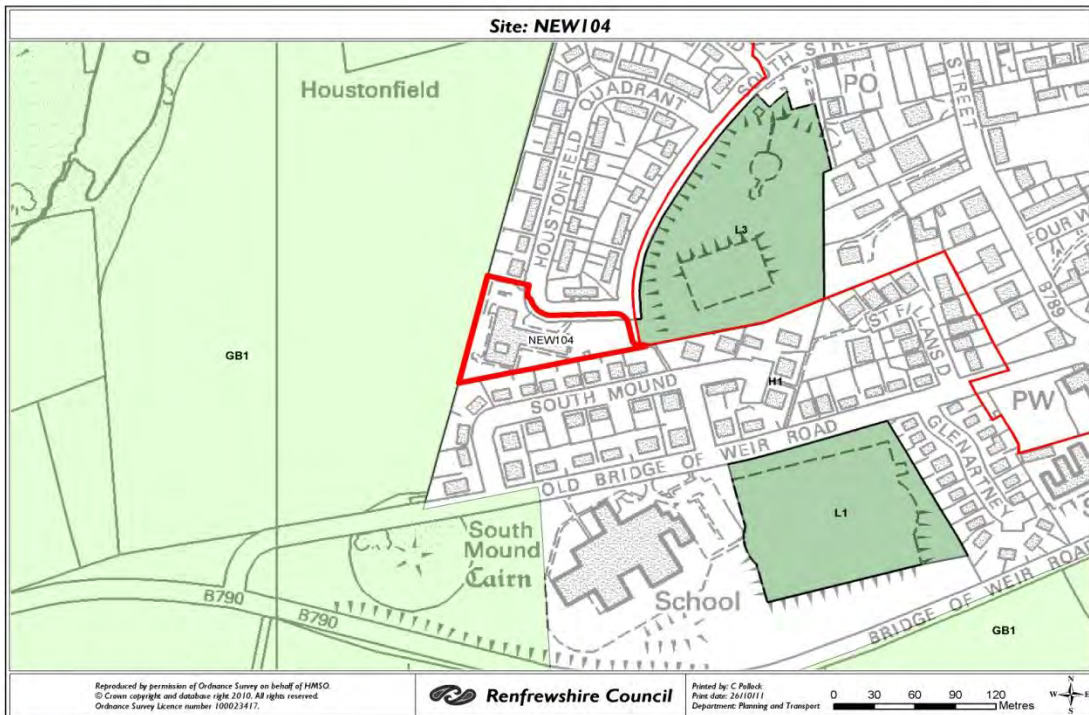
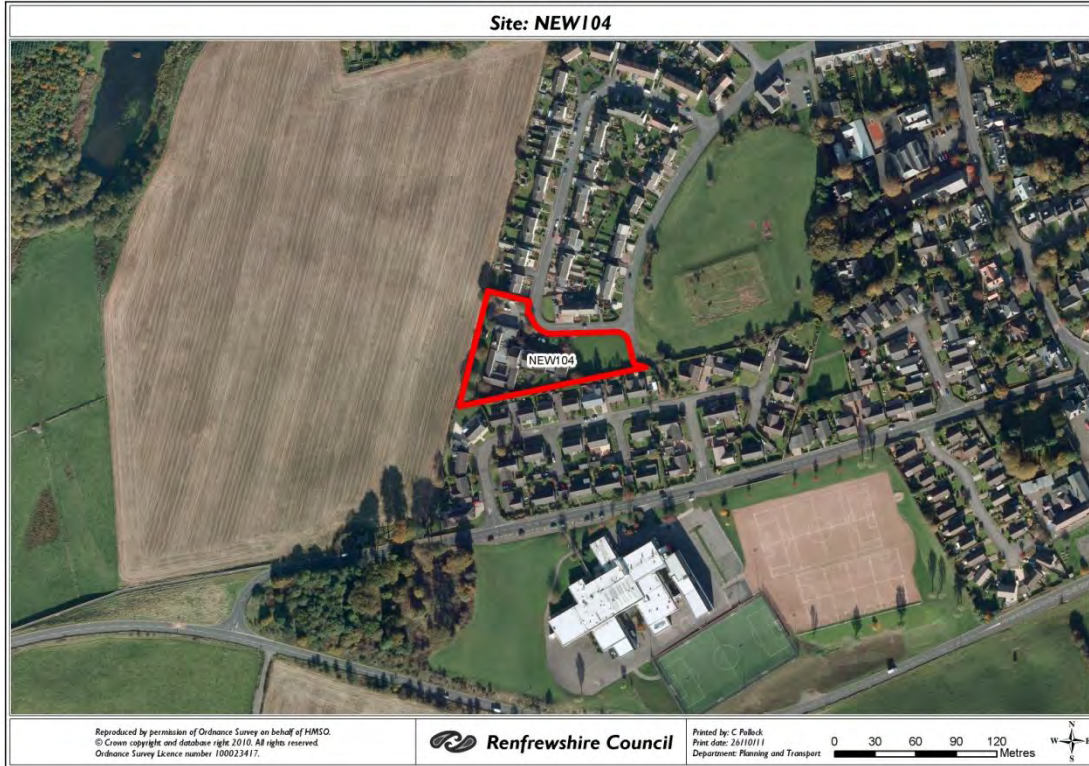
Biodiversity, Flora and Fauna	An area of unmaintained grass. The site has little value in terms of its biodiversity, flora and fauna. Development has potential to enhance biodiversity and Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flood risk assessment required due to significant flood constraints associated with the proximity to Hawkhead Burn, this may impact on site access.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase.
Landscape	The site is located to the west of a private housing area and east of the re-developed St Andrews secondary school and its grounds. An area of mature woodland lies adjacent to the north, whilst an area of vacant land lies to the east, beyond a track. Tree Preservation Order covers a substantial area beyond the northern boundary.
Population and Human Health	Access to the site is from a main road to the west of the site, from where public transport (bus) is available within 200m. Increased car usage may result from the site's development.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related to potential increase in vehicular movements to and from the site as a result of development as well as significant flood risk from the existing watercourse.

NEW 104

Site Address: Kilallan House, Houston
Proposed Use: Residential
Site Size (Ha): 0.6 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	-	0	-	+	-	+	+	+
Ranking									

Detailed SEA Appraisal

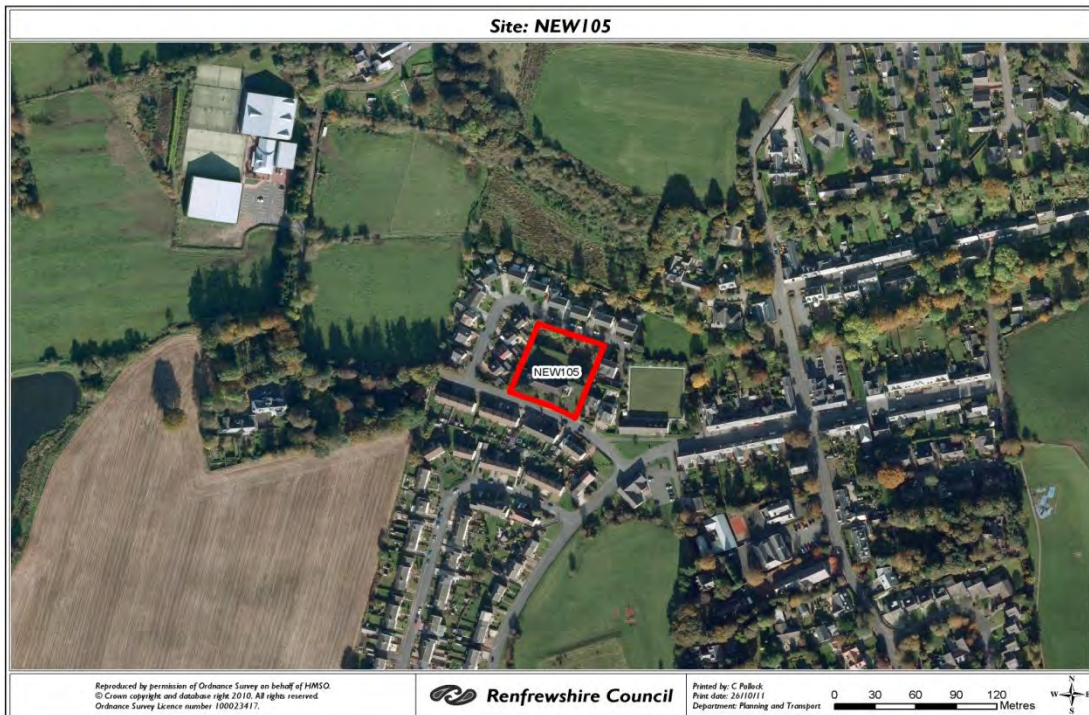
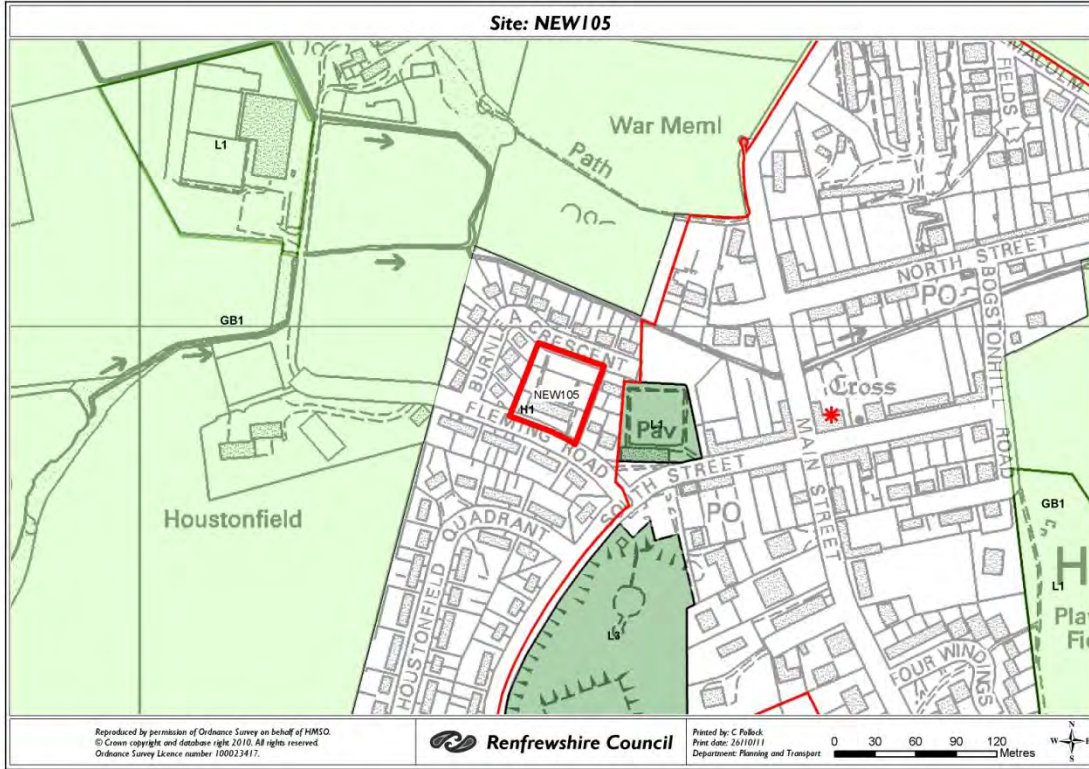
Biodiversity, Flora and Fauna	A former nursing home site which has been demolished and cleared. A number of mature trees are positioned inside the site boundary and vegetation has colonised the cleared area. The site has limited value in terms of its biodiversity, flora and fauna.
Historic Environment	Archaeological Trigger Zone within 100m to south west of site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area, and public transport is accessible but there is limited services in the evening and at weekends, therefore car use is nevertheless likely to increase.
Landscape	The site is flat with the land rising beyond the southern boundary. The site is bound by residential properties to the north and south, greenbelt land to the west and informal open space to the east. A small number of trees grow on the perimeter of the site and since the demolition of the previous care home, the rest of the site has now become overgrown with long grass and weeds. Houston Conservation Area within 5m of east.
Population and Human Health	Access to the site is from a main road to the east and south of the site, from where public transport is also available (120m distant). Local centres and services approximately 1km distant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to increase in emissions due to redevelopment of this site given that although there is access to public transport, the service provided to and from Houston is limited in the evenings and at weekends. However given that the previous use of the site would have resulted in vehicular movements, the proposed residential use of the site is unlikely to cause a significant impact.

NEW 105

Site Address: Fleming Road, Houston.
Proposed Use: Residential
Site Size (Ha): 1.5 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	-	0	-	0	-	+	+	+
Ranking									

Detailed SEA Appraisal

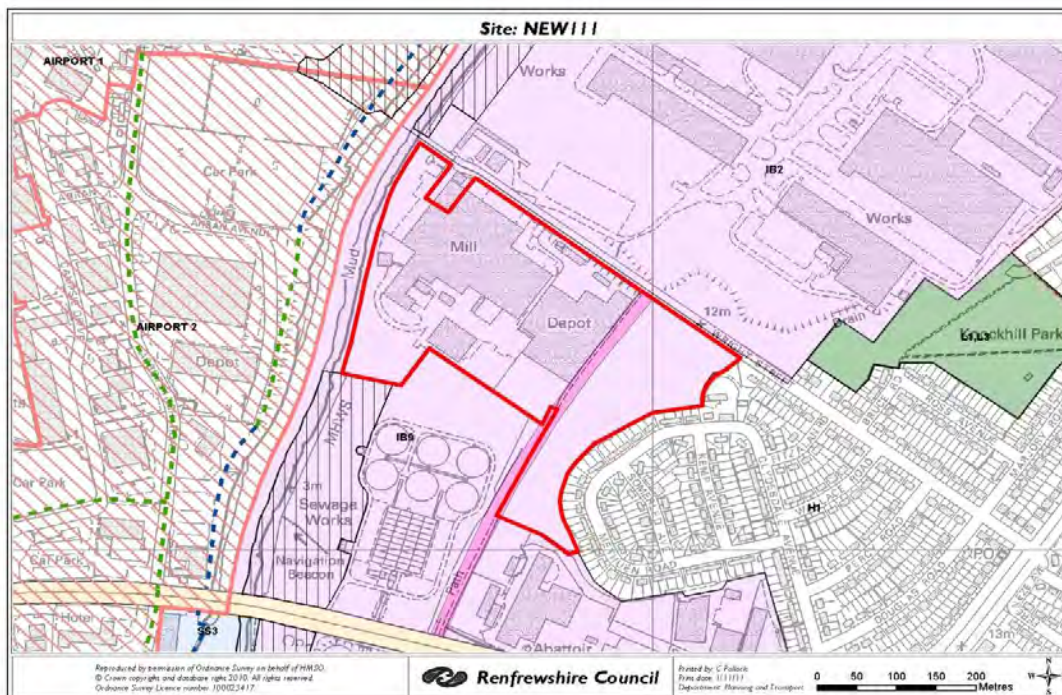
Biodiversity, Flora and Fauna	A former nursing home site which has been demolished and cleared. A small number of mature trees are positioned inside the site boundary and vegetation has colonised the cleared area. The site has limited value in terms of its biodiversity, flora and fauna.
Historic Environment	Archaeological Trigger Zone within 100m to east.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	Access to local services, facilities and public transport can reasonably be sought on foot, however these services are limited and therefore vehicular movements are likely to increase with the development of this site.
Landscape	Cleared former care home site within residential area in Houston. A small number of trees grow on the perimeter of the site and since the demolition of the previous care home, the rest of the site has now become overgrown with long grass and weeds. Fleming Road frontage has a 1m high brick wall. Other boundaries comprise wooden fences and hedges.
Population and Human Health	Access to the site is from a local road to the south of the site. Public transport is also available nearby (500m). Increased car usage for commuting may result from the site's development. Local centres and services approximately 1km distant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to increase in emissions due to redevelopment of this site given that although there is access to public transport, the service provided to and from Houston is limited in the evenings and at weekends. However given that the previous use of the site would have resulted in vehicular movements, the proposed residential use of the site is unlikely to cause a significant impact.

NEW 111

Site Address: Wright Street, Renfrew.
Proposed Use: Residential
Site Size (Ha): 11 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	-	0	-	+	-	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Factory building and yard, with adjacent demolished and cleared industrial building. Limited biodiversity, flora and fauna interest. Woodland lies along banks of White Cart Water, along southern boundary and between old railway and housing area to east. Development has potential to enhance biodiversity and Green Network.
Historic Environment	Archaeological Trigger Zone covers eastern edge of site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air Noise (proximity to Glasgow Airport & M8 motorway). Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flood risk constraint on the site, however there are records of historical flooding in the area. Drainage assessment required.
Climatic Factors	The site is located within a built up area and public transport is accessible. Car use is nevertheless likely to increase. There is an opportunity to erect new buildings on the site which would have the potential to be more energy efficient.
Landscape	The site is an existing business / industrial area within Renfrew. Western edge of site lies along White Cart Water. Eastern edge of site lies along rear boundaries of a housing area. Woodland lies along banks of White Cart Water, along southern boundary and between old railway and housing area to east. Sewage works and M8 lie further south, whilst further north lies Mitsui-Babcock business park. The site is irregularly shaped and is bounded to the north west by Wright Street, beyond which is the Westway Business Park, to the west by the White Cart Water, to the south by a sewage treatment works and industrial premises at Sandyford Road, and to the south east by the rear gardens of houses at

Methuen Road. The site is largely flat but rises to the south east so that the neighbouring houses are significantly higher than the majority of the application site. The site is crossed by the line of the former Paisley-Renfrew railway line which is visible only as an informal footpath. The railway formally crossed Wright Street in tunnel and at that point the road is much higher than the site.

Only the north western and level part of the site has previously been developed. There are a number of 2 storey industrial buildings which remain, albeit some are derelict, although the former mill building has now been demolished. An existing building at the western end of the site remains in industrial use and this has been excluded from the application site. There are substantial areas of planting across the site, much of which has been self regenerated. Re-development has the potential to enhance the townscape and green network. SINCD designation beyond site to south west.

Population and Human Health Access to the site is from a local road east of the site. Public transport (bus) is available close to the site, within 500m to east. A local centre lies approximately 1km distant to north east.

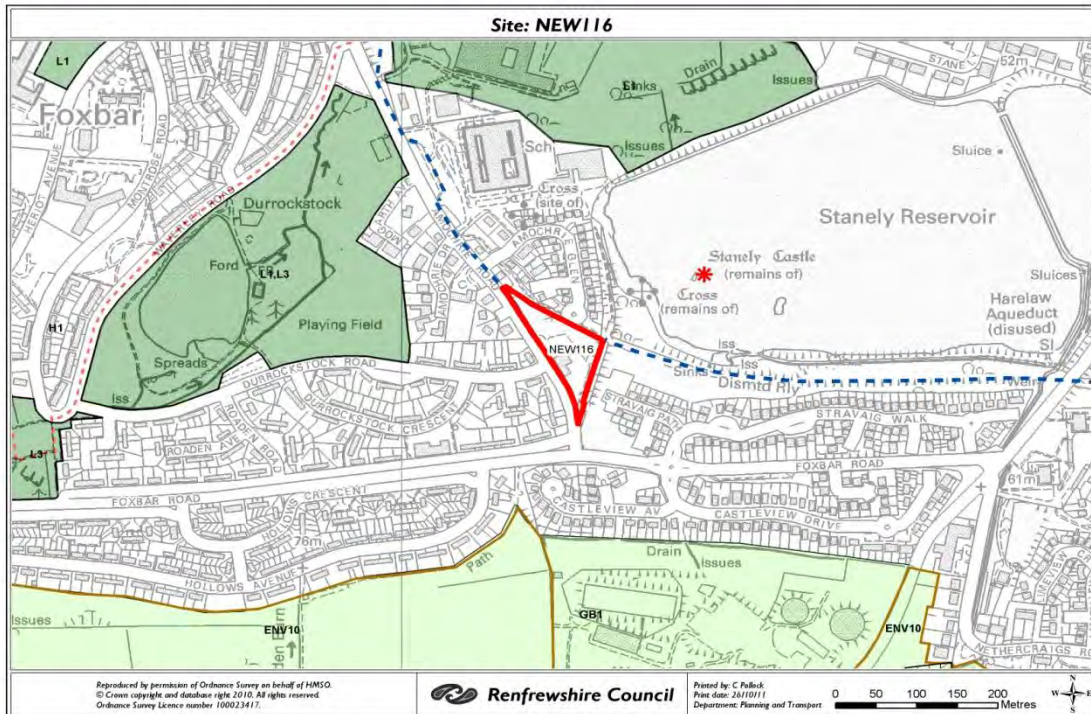
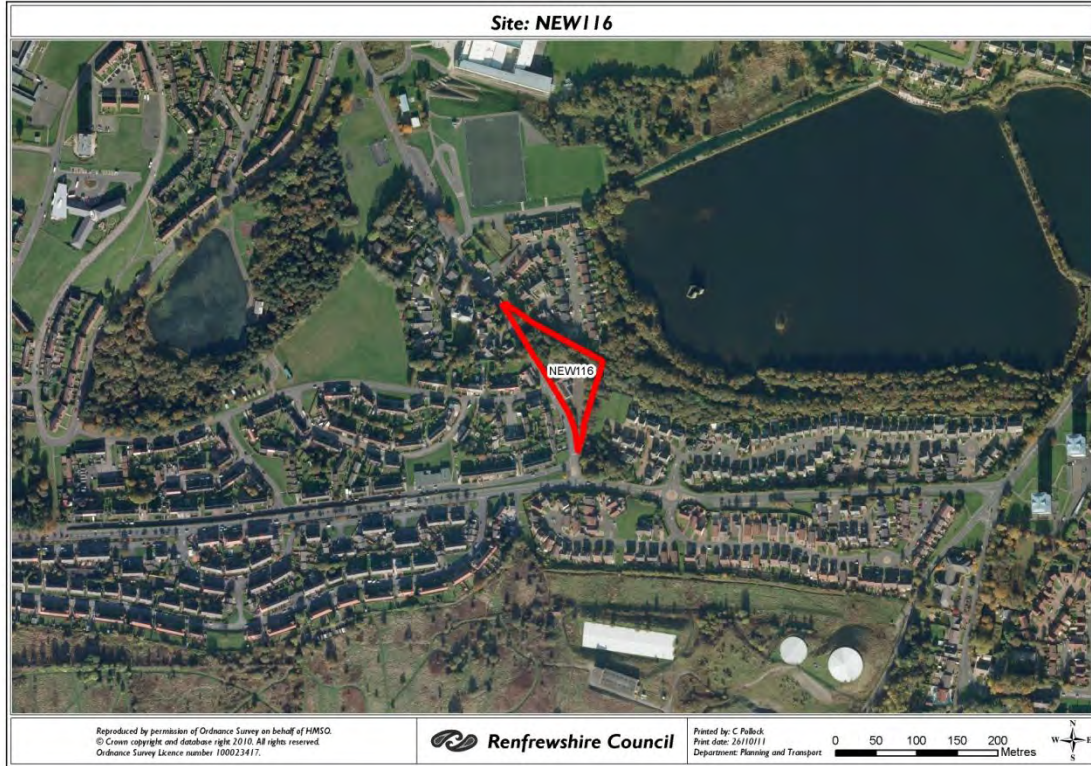
Soil Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to the potential increase emission as a result of redevelopment of this area. However most of this site is underused, redevelopment would provide an opportunity for good design, more energy efficient buildings and better landscaping.

NEW 116

Site Address: Amochrie Road, Paisley.
Proposed Use: Residential
Site Size (Ha): 0.7 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	-	-	-	-	-	0	+	-

Detailed SEA Appraisal

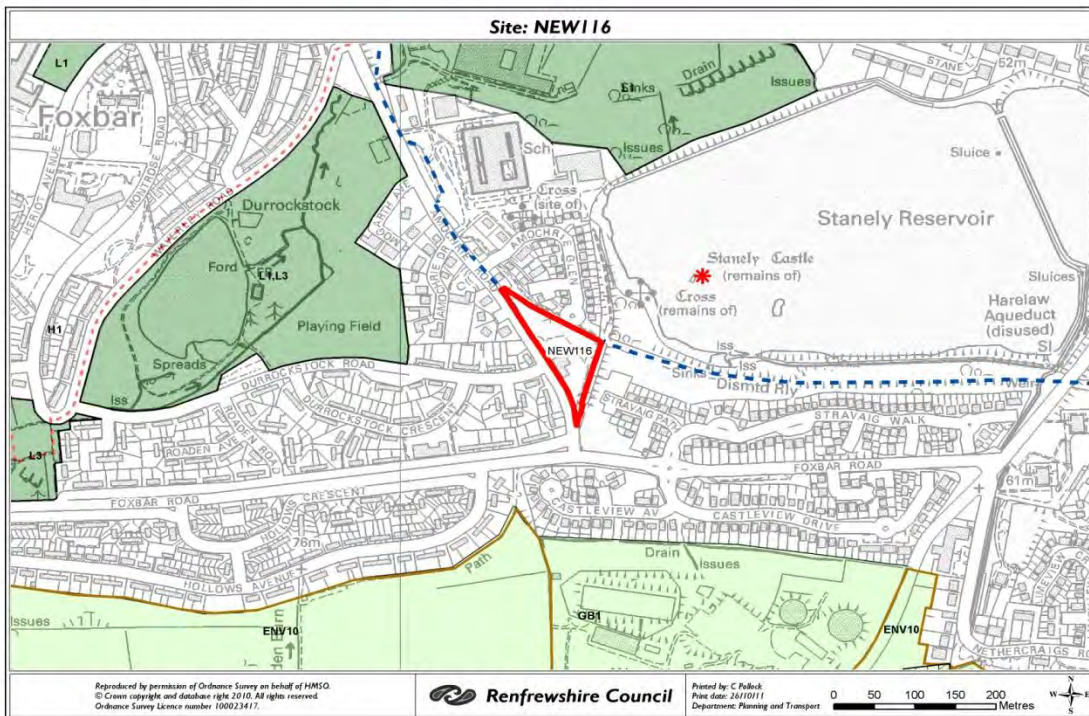
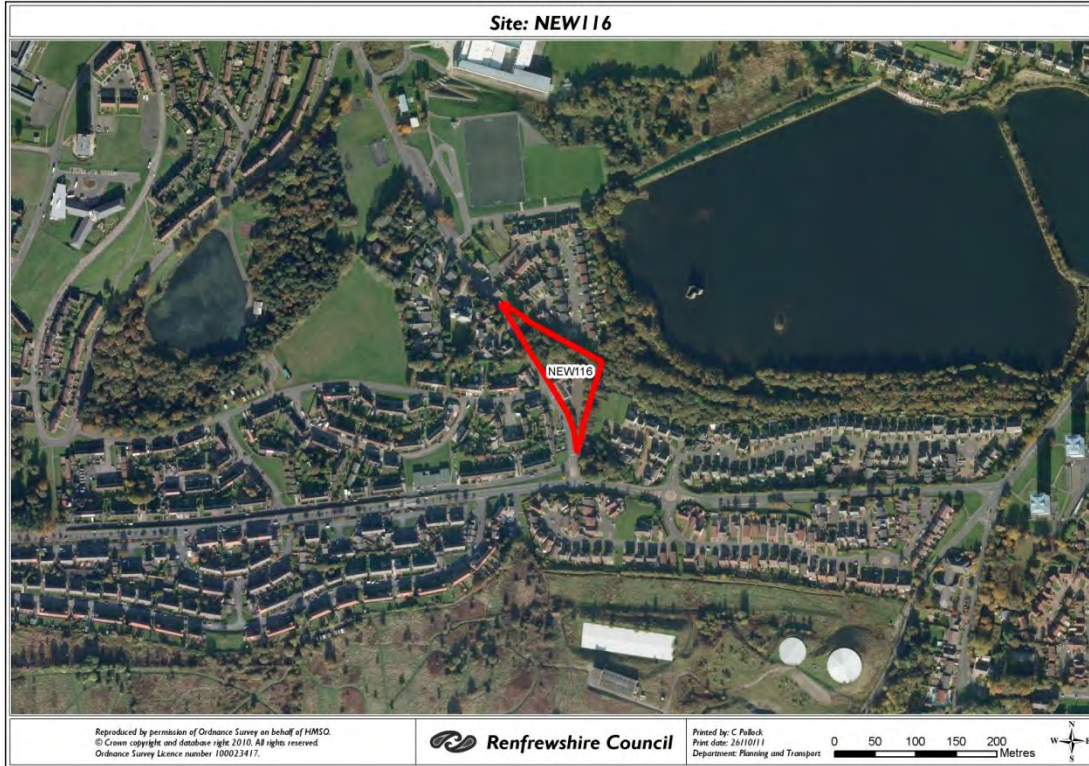
Biodiversity, Flora and Fauna	A small number of mature trees are positioned inside the site boundary and vegetation has colonised the eastern boundary. The site has limited value in terms of its biodiversity, flora and fauna.
Historic Environment	Archaeological Trigger Zone covers eastern part of site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	?
Climatic Factors	Location of the site may encourage carbon emissions through car usage for commuting. The site is located within the built up area, and public transport is accessible. However, car use is nevertheless likely to increase. Climate change may result in increased instances of flooding.
Landscape	A former public house site which is boarded up. Car park and fringing areas have mature trees and bushes. Tree Preservation Order covers most of site. Open Space Audit site (PA333) fringes south east of site.
Population and Human Health	Access to the site is from a local road to the south of the site. Public transport is also available adjacent to site. Increased car usage for commuting may result from the site's development. Local centre and services approximately 200m distant. Development may assist the viability of local centre and services.
Soil	Development of the site may result in the sealing of previously undeveloped land. Potential contamination within 50m.

SEA Overall Assessment of the Site -

Some SEA issues relate to the impact that development of this site would have on this part of the urban area ie air quality may be affected by increased commuting and flooding may increase. However, development of this site offers the opportunity to improve biodiversity on the site.

NEW 116

Site Address: Amochrie Road, Paisley.
Proposed Use: Residential
Site Size (Ha): 0.7 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	-	+	-	+	-	0	+	+

Detailed SEA Appraisal

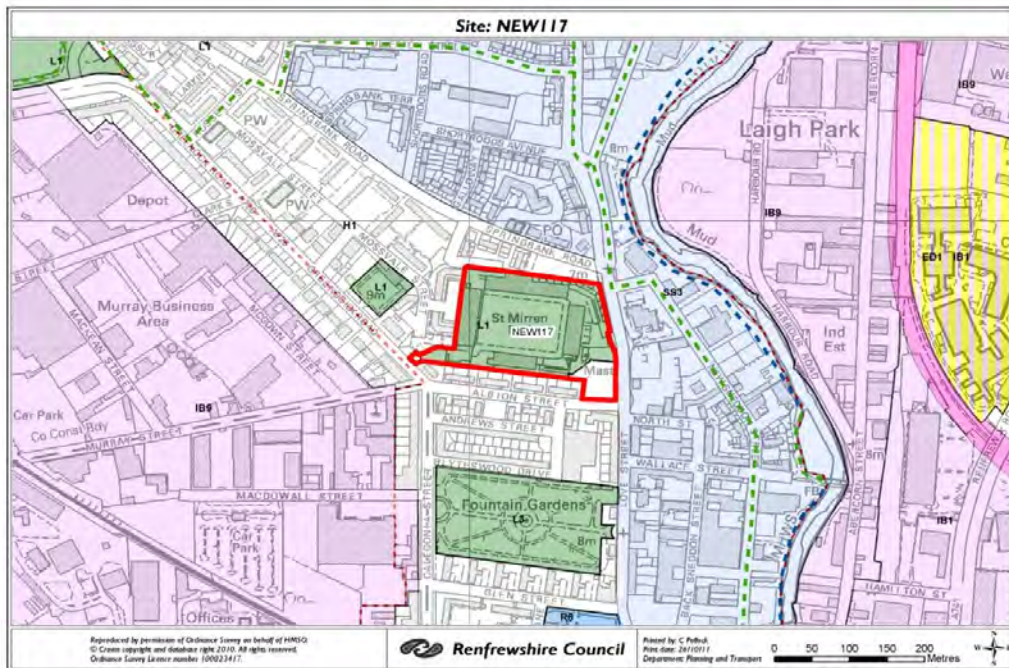
Biodiversity, Flora and Fauna	A small number of mature trees are positioned inside the site boundary and vegetation has colonised the eastern boundary. The site has limited value in terms of its biodiversity, flora and fauna.
Historic Environment	Archaeological Trigger Zone covers eastern part of site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flood risk assessment and a comprehensive drainage scheme is required.
Climatic Factors	The site is located within the built up area, and public transport is accessible. However, car use is nevertheless likely to increase as a result of the redevelopment of the site.
Landscape	A former public house site which is boarded up. Car park and fringing areas have mature trees and bushes. Tree Preservation Order covers most of site, trees are located on the boundaries.
Population and Human Health	Public transport is available adjacent to site. Local centre and services approximately 200m distant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to potential increase in emission due to redevelopment of the site and the possible impact from flood risk on site. The submission of a comprehensive flood assessment along with implementation of a drainage scheme should lessen any impact from redevelopment and may result in betterment downstream of the site. Redevelopment will require to preserve the existing trees on the boundary and the wildlife corridor located along the northern boundary.

NEW 117

Site Address: Love Street, Paisley.
Proposed Use: Residential
Site Size (Ha): 3 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	-	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Former football stadium. No biodiversity, flora and fauna interest. Development has potential to enhance biodiversity
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Eastern edge of site lies along an Air Quality Management Area. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. The redevelopment of the site provides the opportunity for new buildings which are well designed and more energy efficient.
Landscape	The site was occupied by the former football stadium of St Mirren Football Club. The stadium is in the process of being demolished which will leave a largely level site. It is bounded to the south by 2 storey flatted properties and by more modern 4 storey flatted and 2 storey terraced housing to the west and beside the western half of the northern boundary. The remaining ground on the northern boundary is vacant land, and the eastern boundary is formed by Love Street. Re-development has the potential to enhance the townscape.
Population and Human Health	Access to the site is from a local road north of the site. Public transport (bus) is available adjacent to the site and access to rail services is achievable on foot. The town centre lies approximately 500m distant to south and west. The site is within the Health and Safety Executive Consultation Zone and therefore consultation will be required.

Soil

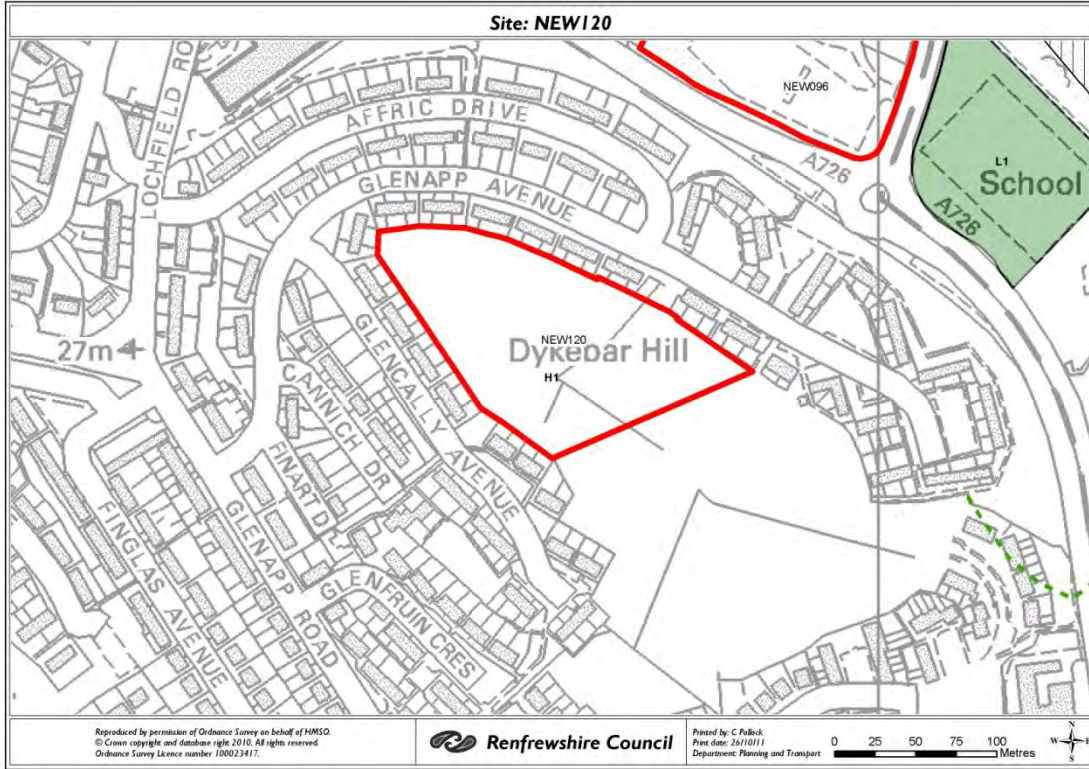
Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related mainly to the potential increase in emissions due to increase in vehicular movements as a result of redevelopment. The site is on the edge of an air quality management area, however the site has very good public transport provision and there are services and facilities within easy walking distance. Therefore this impact should not be significant. The previous use had a number of vehicular movements on match days, the use of this site for residential should prevent a concentration of emissions at certain times. Redevelopment has the potential to enhance biodiversity, flora and fauna as well as the built environment.

NEW 120

Site Address: Dykebar Hill, Paisley.
Proposed Use: Residential
Site Size (Ha): 1.7 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	-	0	-	+	-	-	+	-

Detailed SEA Appraisal

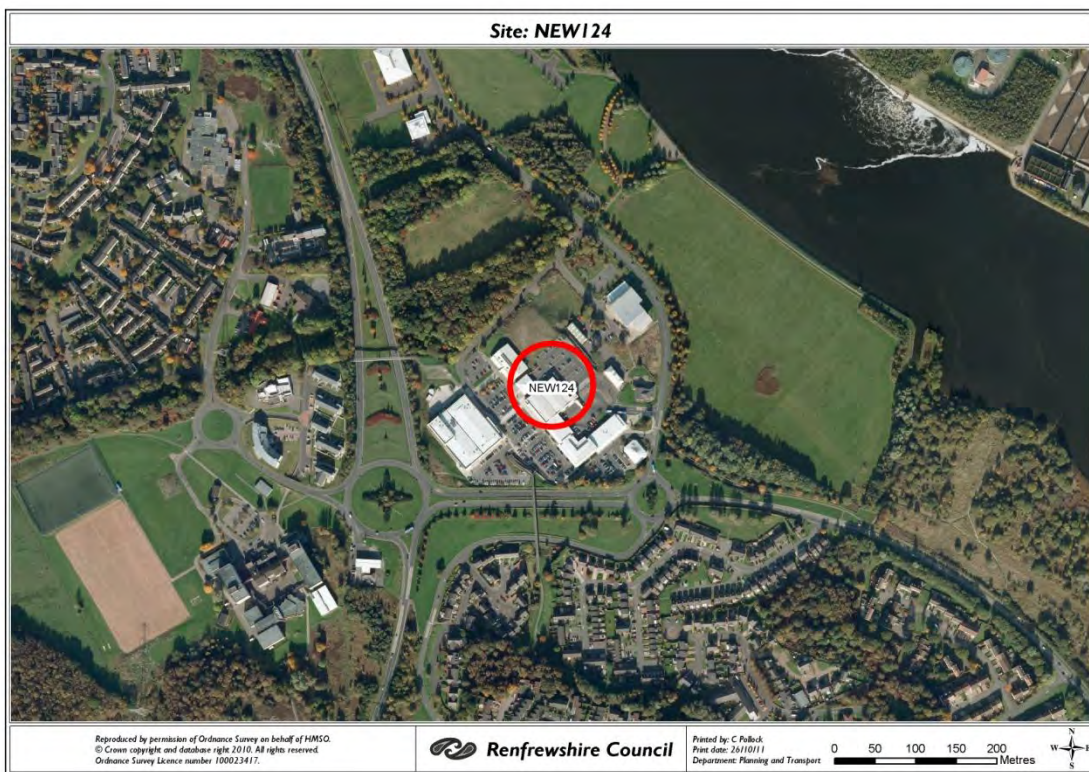
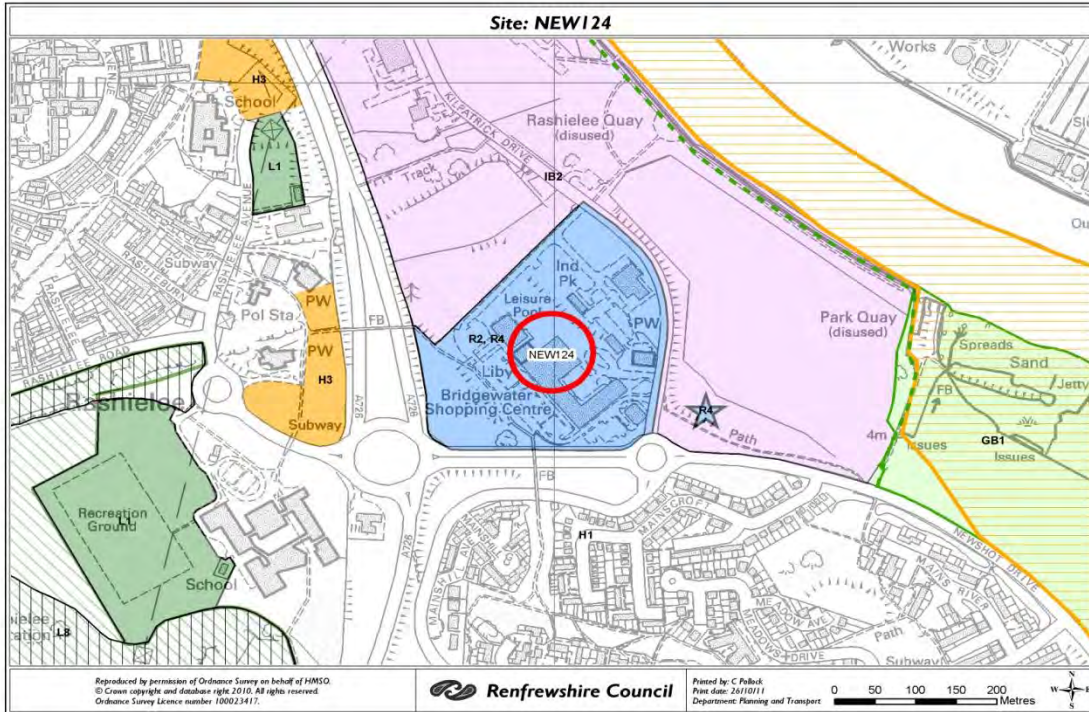
Biodiversity, Flora and Fauna	A number of mature trees are positioned inside the site boundary and vegetation has colonised the cleared area. The site has some value in terms of its biodiversity, flora and fauna.
Historic Environment	Archaeological Trigger Zone over whole site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site No relevant planning application or local plan history.
Climatic Factors	The site is located within the built up area, and public transport is accessible. However, car use is nevertheless likely to increase.
Landscape	High point of elevation in local area. The site is bound by residential properties to the north and south and new housing to South East. Tree Preservation Order covers a small line of trees on east of site.
Population and Human Health	Access to the site is from a main road to the east and south of the site, from where public transport is also available (200m distant). Increased car usage may result from the site's development. Local centres and services approximately 1km distant to west.
Soil	Development of the site may result in the sealing of previously undeveloped land.

SEA Overall Assessment of the Site -

SEA issues related to increased emissions as a result of development along with an impact on biodiversity, flora and fauna.

NEW 124

Site Address: Town Centre, Erskine.
Proposed Use: Residential
Site Size (Ha): 4 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	0	-	+	-	0	0	0
Ranking									

Detailed SEA Appraisal

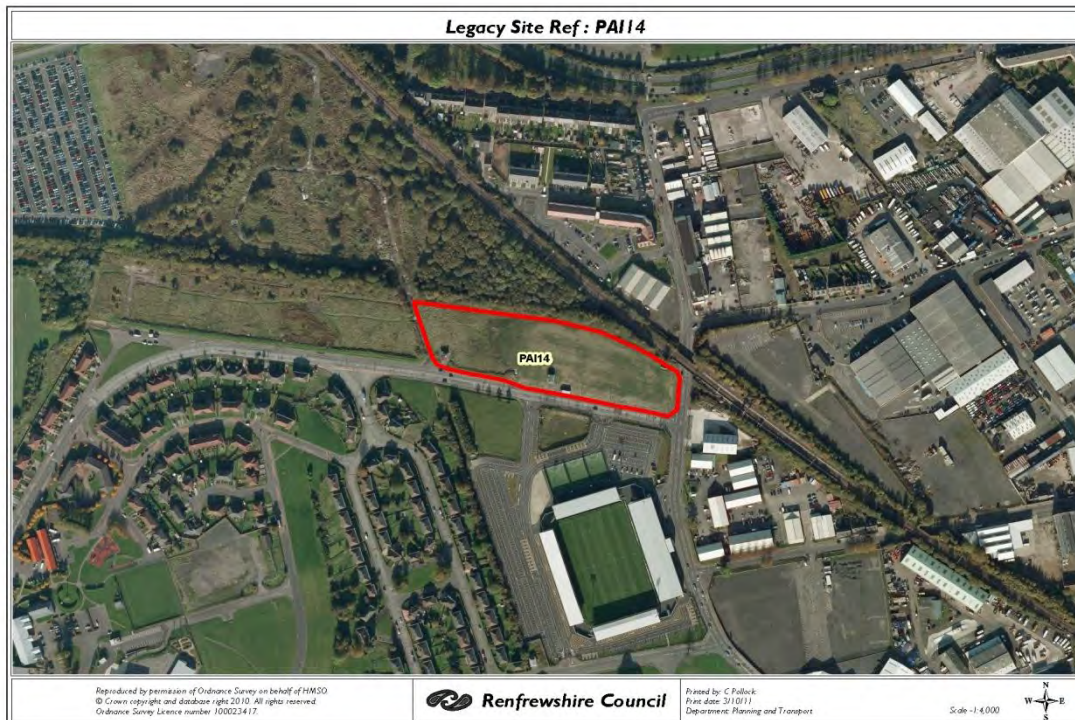
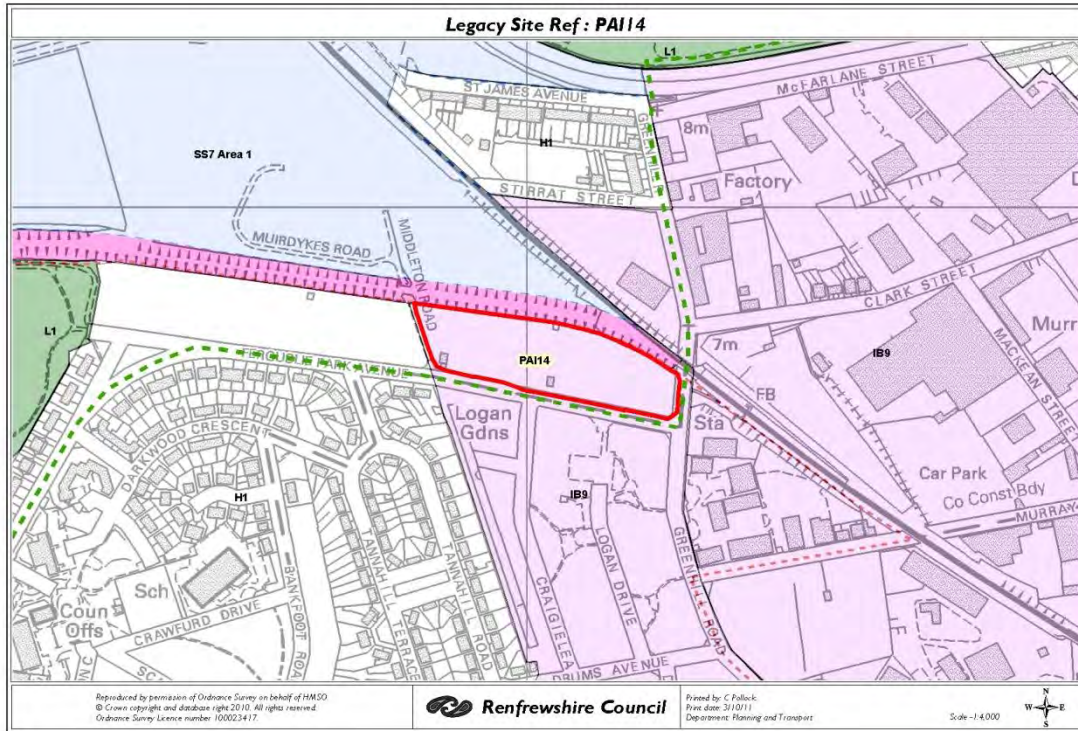
Biodiversity, Flora and Fauna	There are a small number of immature trees both on the boundaries of the site and within the site. Most of the surface is long grass and weeds. Little biodiversity, flora and fauna interest. Development has potential to enhance biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase.
Landscape	The site is an area of vacant land to the rear of a library and Swimming Pool within Erskine Town Centre. It is a grassed site which offers little amenity value within the Town Centre. The site slopes downhill from south to north. The site is bound by various town centre uses and an access road and line of trees to the north west. Development has the potential to enhance the townscape.
Population and Human Health	Access to the site is from the adjacent town centre. Public transport (bus) is available within 100m.
Soil	Development of the site may result in the sealing of previously undeveloped land. Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to increase of emissions as a result of development. However site is close to existing bus route and other services and facilities. Increase in emissions not likely to be significant.

PAI14

Site Address: Ferguslie Park Avenue, Paisley
Proposed Use: Residential
Site Size (Ha): 1.7 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	-	+	+	+

Detailed SEA Appraisal

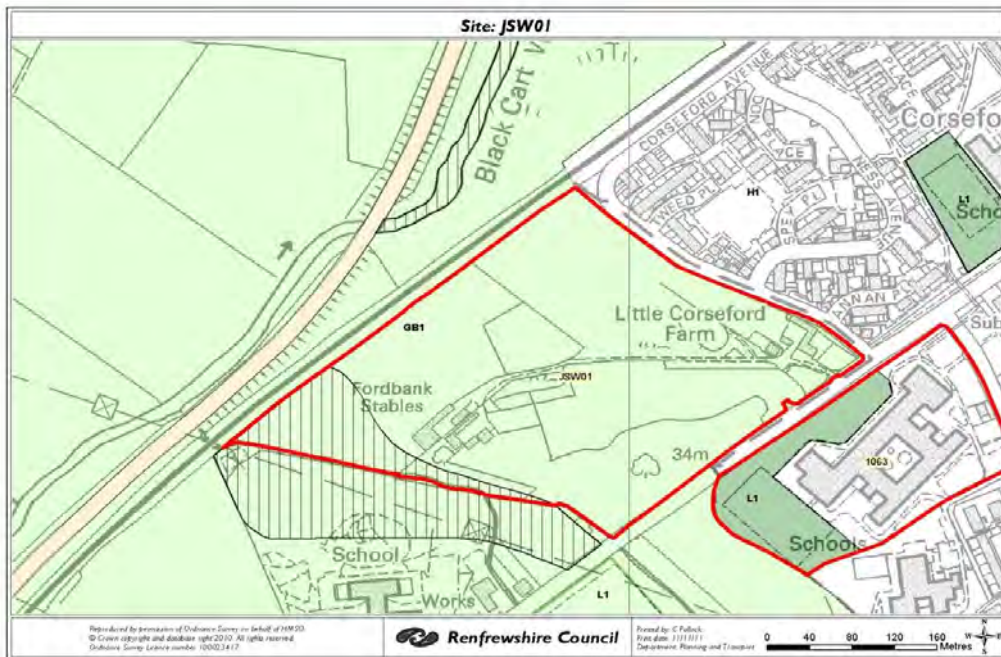
Biodiversity, Flora and Fauna	Cleared local authority housing site which is covered in grass and weeds with only a marginal roadside strip maintained. No biodiversity, flora and fauna interest. Development has potential to enhance biodiversity and Green Network
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air Noise (proximity to Glasgow Airport). Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase as a result of redevelopment.
Landscape	Cleared local authority housing site covered in grass and weeds with only a marginal roadside strip maintained. A similar strip of land lies adjacent to east. Playing field lies to west .An embankment of a former railway bounds the north of the site. local authority housing and a small landscaped area lies to the south beyond a main road. New St Mirren stadium also lies to the south.
Population and Human Health	Access to the site is from a local road south of the site. Public transport (bus) is available close to the site within 100m. Community facilities within 400m. A local retail centre lies approximately 1km distant to south east. Within Health and Safety Executive Consultation Zone, development of this site will require consultation.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue relates to possible increase in emissions from vehicular movements. This issue is unlikely to be significant as there are good public transport services and other facilities in close proximity of this site.

JSW 1

Site Address: Fordbank, Johnstone.
Proposed Use: Residential
Site Size (Ha): 10.29 ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	0	0	-	+	-	0	+	-

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	The north and western part of the site consists of grazing fields. A copse and avenue of deciduous trees lies through the middle of the site leading to an equestrian centre. An open part of the southern part of the site has scrubby vegetation. The southern and eastern boundary of the site also has deciduous trees along their length. A SINC covers the western edge of the site. The site has some biodiversity, flora and fauna interest.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flooding and drainage issues in and around this area. Sustainable development of Johnstone South West sites requires sustainable flood risk management measures to be promoted in advance, outwith individual sites.
Climatic Factors	Site is located on the southern edge of the built up area. Accessibility to public transport is good. However development of this site is likely to increase the number of vehicular movements in and out of the site.
Landscape	<p>This is a rectangular site on the edge of the built up area. The site is bound on 2 sides by existing roads on 1 side by the rail line and on the remaining side by an institutional centre. While the site is predominantly flat it does gently slope from the south to the north towards the rail line. The site currently comprises an equestrian centre with surrounding grazing land and an area of woodland/scrubland to the southern boundary of the site.</p> <p>Beyond the railway and the A737 lies the river Black Cart Water which has a core woodland of mature deciduous trees along its banks, towards the northern edge of the site. The site is located between the edge of the built up area and an institution and is rural in character. However, with sensitive design the development has potential to enhance the western edge of Johnstone by giving it better containment.</p>

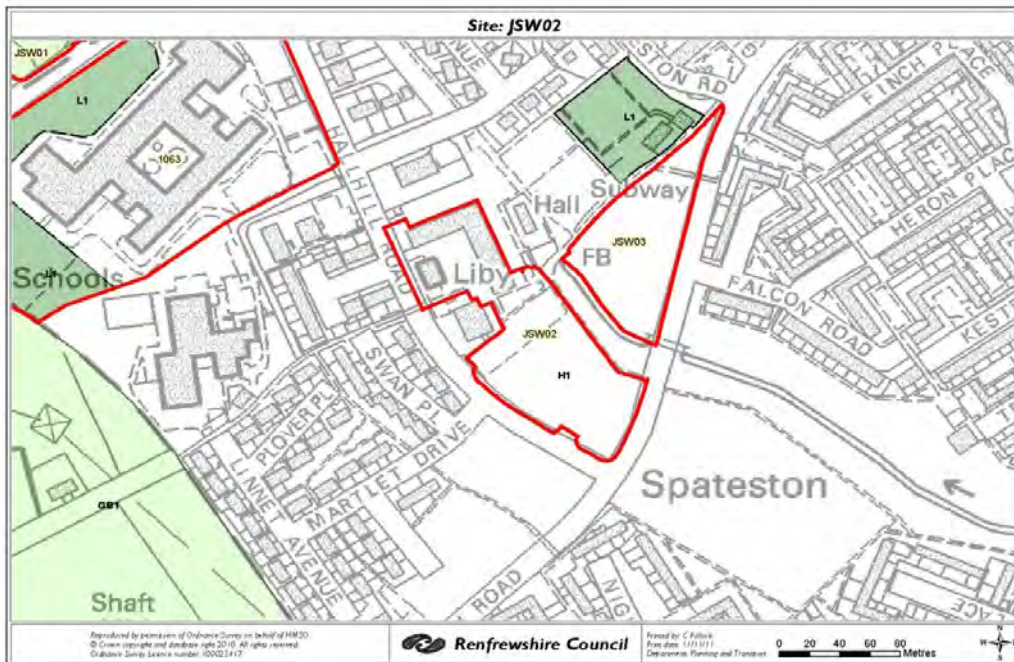
Population and Human Health	This site is accessible to the closest local centre at Hallhill Road. However this is now largely vacant. There is good access to public transport (bus) adjacent to the site and rail station within 500m.
Soil	Development of the site may result in the sealing of previously undeveloped land.

SEA Overall Assessment of the Site -

SEA issues related to the impact that the development of this site would have in terms of prominence, landscape and setting. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. There is also an issue related to the potential increase in emissions due to an increase in vehicular movements. However there is good public transport links in close proximity of site and therefore this issue should not be significant. Biodiversity, flora and fauna is also an issue, however again sensitive design would help to ensure that this issue is not significant.

JSW 2

Site Address: Hallhill Road, Local Centre, Johnstone.
Proposed Use: Residential
Site Size (Ha): 1.26 ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	0	-	-	++	-	0	0	-

Detailed SEA Appraisal

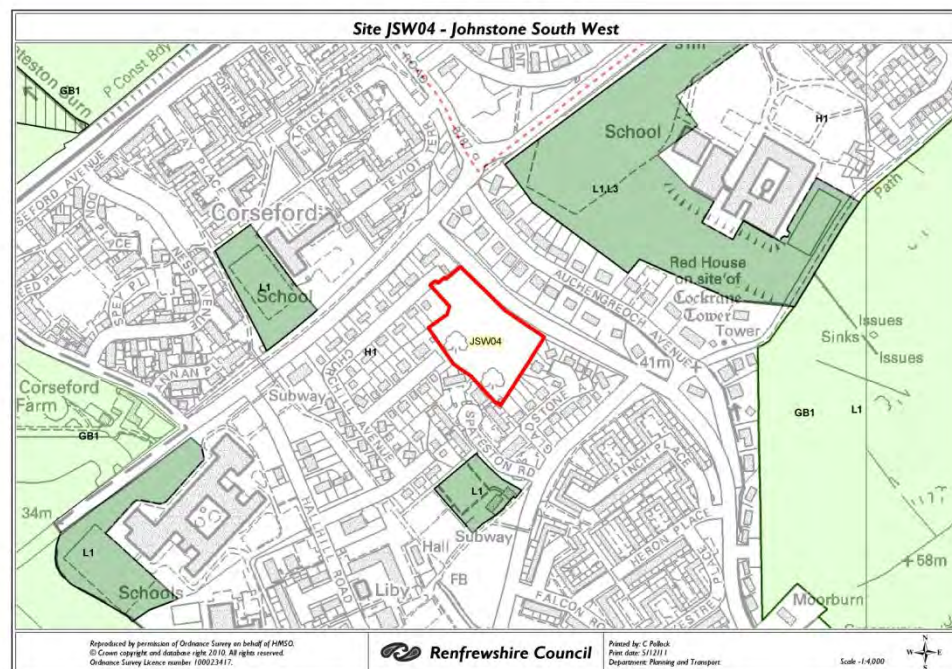
Biodiversity, Flora and Fauna	The site consists of two distinct land uses, one which is buildings and the other which is maintained public open space. The site's biodiversity, flora and fauna value is low.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality within this area is not an issue. Development of the site is not likely to significantly decrease air quality, although the potential increase in the number of car journeys related to residential development may have a minor impact. There is good public transport service in the vicinity of the site.
Water	Burn cuts across site from east to west, flood risk assessment required. The risk from surface water affects the majority of the site. Development of this site may cause problems downstream given the historical localised flooding at Churchhill Avenue and Hallhill Road. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.
Climatic Factors	Site is located towards the southern edge of the built up area. There is good public transport provision. Climate change may result in increased instances of flooding.
Landscape	The site is irregular in shape and is bounded by housing, recreational and open space and local roads. It also comprises a number of areas of maintained public open space, which are separated by a local road and a number of footpaths. The open space areas slope gently northwards.
Population and Human Health	The site includes the local centre at Hallhill Road, however this is now largely vacant and is proposed for redevelopment. Johnstone town centre lies more than 1km away. There is good access to public transport, however increased car usage for commuting may result from its development.
Soil	Development may result in sealing of previously undeveloped land

SEA Overall Assessment of the Site -

Development of this site would have an impact on the landscaping and visual amenity of this area. However there is an abundance of open space surrounding this site and although development would reduce the area of open space there would still continue to be sufficient amount of open space remaining. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change, however there is good public transport links so this impact should not be significant. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment downstream of the site.

JSW 4

Site Address: Spateston Road, Johnstone.
Proposed Use: Residential
Site Size (Ha): 1.03 ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	-	-	-	++	-	0	+	-

Detailed SEA Appraisal

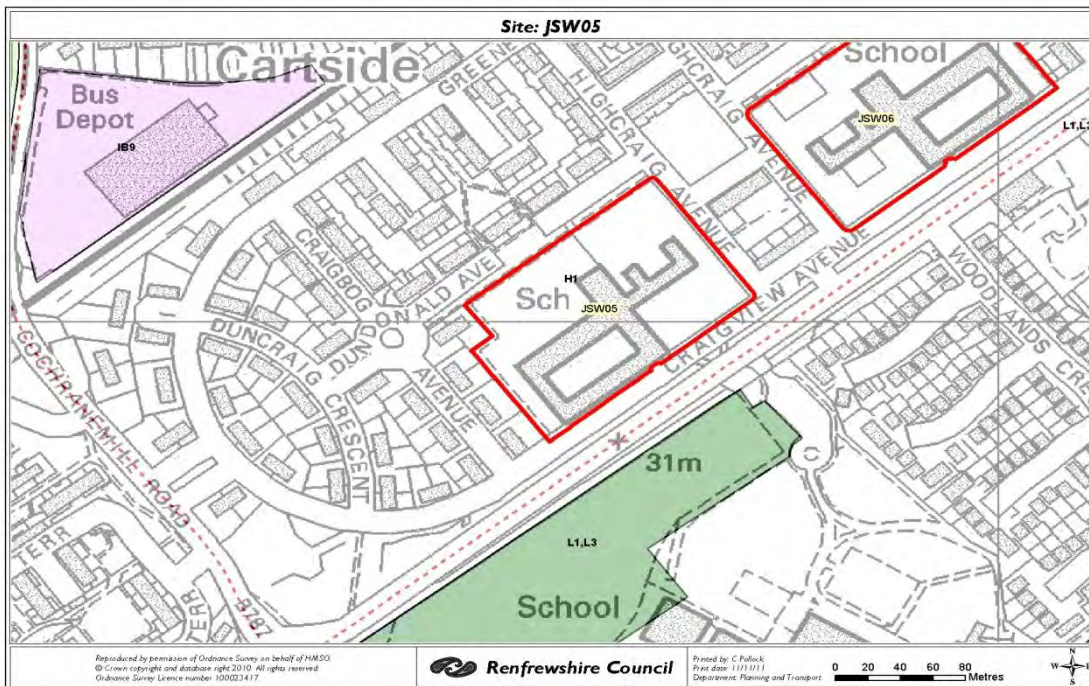
Biodiversity, Flora and Fauna	Maintained public open space. The site's biodiversity, flora and fauna value is low. Potential to enhance biodiversity.
Historic Environment	Archaeological Trigger Zone within 100m to east.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Sustainable development of Johnstone South West sites requires sustainable flood risk management measures to be promoted in advance, outwith individual sites. Such measures are likely to be required to be implemented by the Local Authority, pending detailed costing and feasibility studies, and subject to grant provision approval.
Climatic Factors	Site is located towards the southern edge of the built up area. Public transport is accessible and there is a good service provision.
Landscape	This is a predominantly flat rectangular site which is bound on 3 sides by existing residential properties and on the 4 th side by an existing road. Whilst contained within the built up area this site has never been constructed on. Development has the potential to enhance the townscape.
Population and Human Health	Public Transport (bus) within 150m and railway station within 500. Johnstone town centre lies more than 1km away. There is the opportunity to provide a range of house stock which are more energy efficient.
Soil	Development may result in sealing of previously undeveloped land.

SEA Overall Assessment of the Site -

Development of this site would have an impact on the landscaping and visual amenity of this area. However there is an abundance of open space surrounding this site and although development would reduce the area of open space there would still continue to be sufficient amount of open space remaining. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change, however there is good public transport links so this impact should not be significant. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment downstream of the site.

JSW 5

Site Address: Former school site(west) Craigview Road, Johnstone.
Proposed Use: Residential
Site Size (Ha): 1.67 ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	++	0	+	-	++	-	++	++	+

Detailed SEA Appraisal

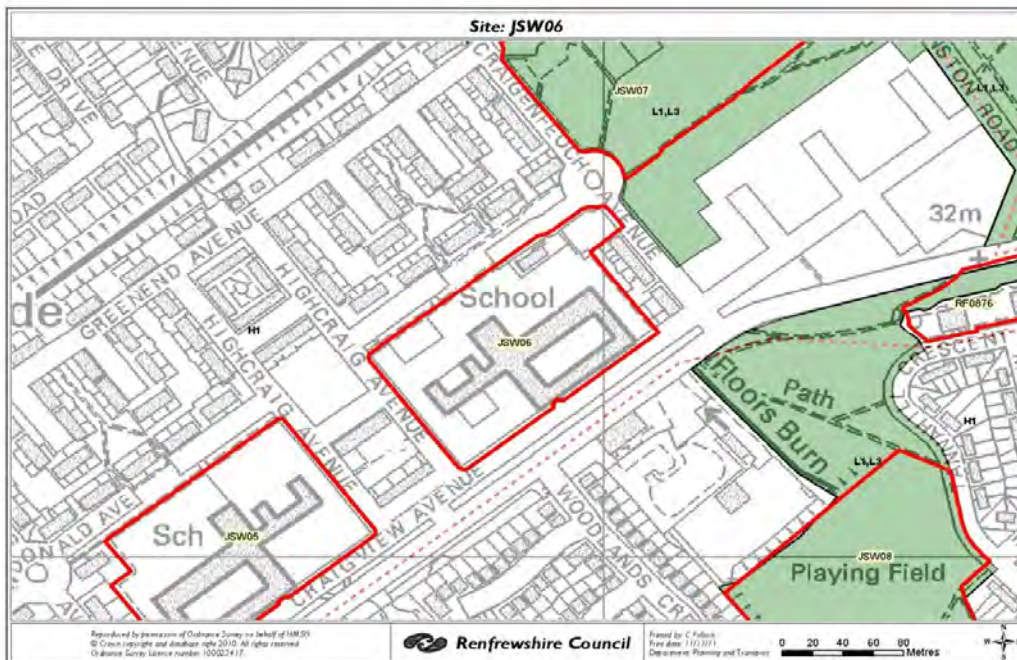
Biodiversity, Flora and Fauna	Cleared school site which has been partly re-colonised with grass and weeds. The site has little biodiversity, flora and fauna value. Development has the potential to enhance biodiversity.
Historic Environment	Within 300m, to north west, of an Archaeological Trigger Zone.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Watercourse within 50m.
Climatic Factors	Site is located towards the southern edge of the built up area. Public transport is accessible and there is good provision, however redevelopment of this site is likely to increase vehicular movements.
Landscape	The site was formerly occupied by Cochrane Castle Primary School but this has been demolished and the site cleared. The site is now partly re-colonised with grass and weeds.
Population and Human Health	Public Transport (bus) adjacent to site and railway station within 600m. Johnstone town centre lies more than 1km away.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to the potential increase in emissions due to vehicular movements. However there is good public transport links so this impact should not be significant. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment for this site and the surrounding area.

JSW 6

Site Address: Former school site (east) Craigview Road, Johnstone.
Proposed Use: Residential
Site Size (Ha): 1.76 ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	++	0	+	-	++	-	++	++	+

Detailed SEA Appraisal

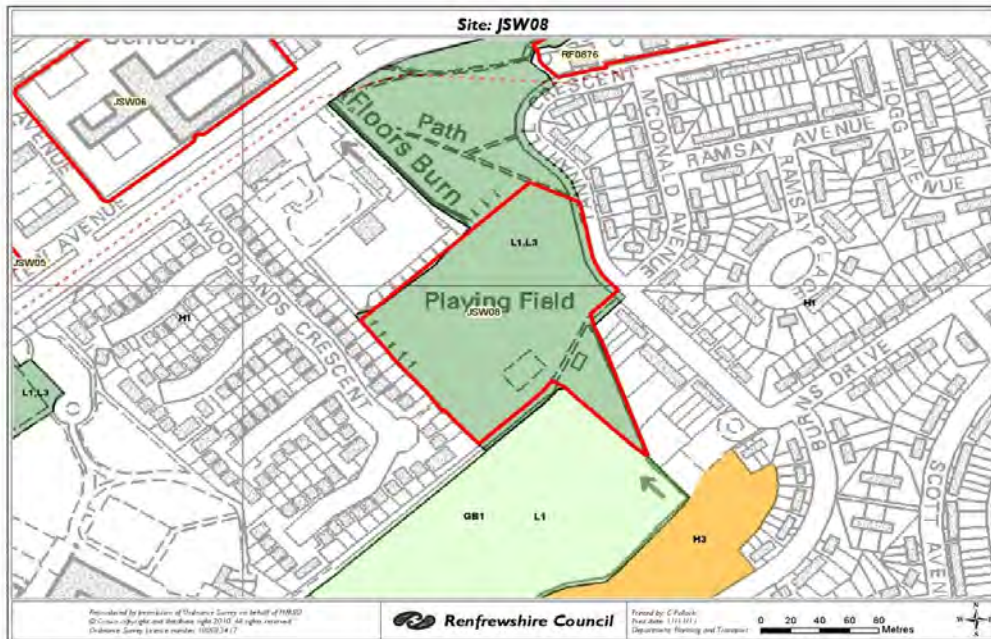
Biodiversity, Flora and Fauna	Cleared school site which has been partly re-colonised with grass and weeds. The site has little biodiversity, flora and fauna value. Development has the potential to enhance biodiversity and Green Network.
Historic Environment	Within 400m, to north west, of an Archaeological Trigger Zone.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Watercourse.
Climatic Factors	Site is located towards the southern edge of the built up area. Public transport is accessible and there is good provision, however redevelopment of this site is likely to increase vehicular movements.
Landscape	The site was formerly a St Davids Primary School which has since been demolished and the site cleared. The site is now partly re-colonised with grass and weeds.
Population and Human Health	Public Transport (bus) adjacent to site and railway station within 700m. Johnstone town centre lies more than 1km away.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site –

SEA issue related to the potential increase in emissions due to vehicular movements. However there is good public transport links so this impact should not be significant. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment for this site and the surrounding area.

JSW 8

Site Address: Tannahill Crescent (west), Johnstone.
Proposed Use: Residential
Site Size (Ha): 2.0ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	0	-	-	++	-	0	0	-

Detailed SEA Appraisal

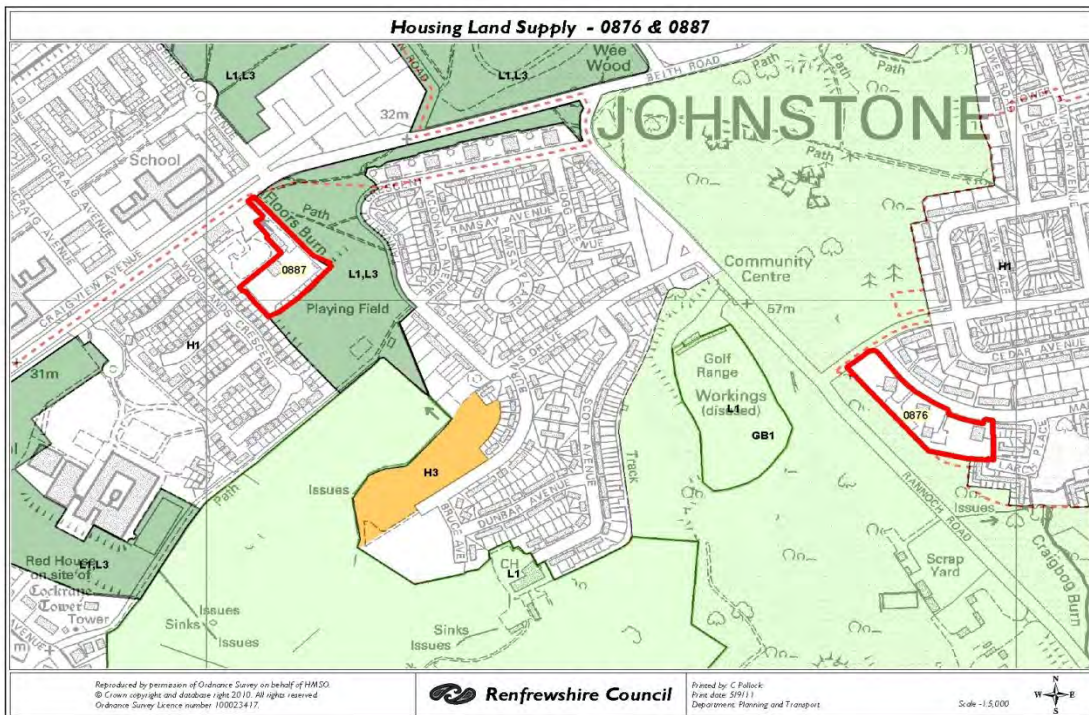
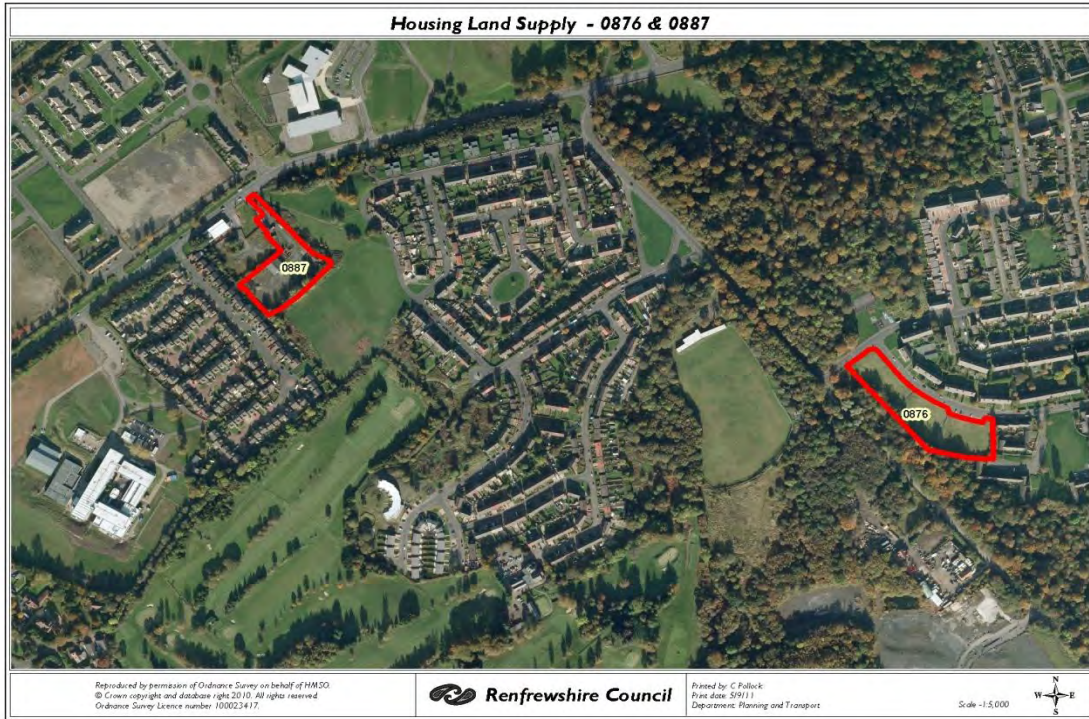
Biodiversity, Flora and Fauna	Maintained open space used as playing fields with a small area of scrub in the south east corner. A line of bushes and immature trees lie along the western and southern boundary of the site. The site has some value in terms of its biodiversity, flora and fauna. Potential to enhance biodiversity and Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Watercourse.
Climatic Factors	The site is located within the built up area and public transport is accessible. However development of this site is likely to increase vehicular movements in the area.
Landscape	The site is predominantly flat and at present is an area of maintained open space used as Playing fields. There are some immature trees and scrubland on the western and southern boundary of the site.
Population and Human Health	Site is 500m distant to several local shops but is over 1km distant from Johnstone Town centre. There is good access to public transport (bus) within 100m.
Soil	Potential Contamination in idle of site and to north west. Development of the site may result in the sealing of previously undeveloped land.

SEA Overall Assessment of the Site -

Development of this site would have an impact on the landscaping and visual amenity of this area. However there is an abundance of open space surrounding this site and although development would reduce the area of open space there would still continue to be sufficient amount of open space remaining. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change, however there is good public transport links so this impact should not be significant. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment downstream of the site.

JSW 9

Site Address: Maple Drive, Johnstone.
 Proposed Use: Residential
 Site Size (Ha): 0.96 ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	++	0	+	-	++	-	++	++	+

Detailed SEA Appraisal

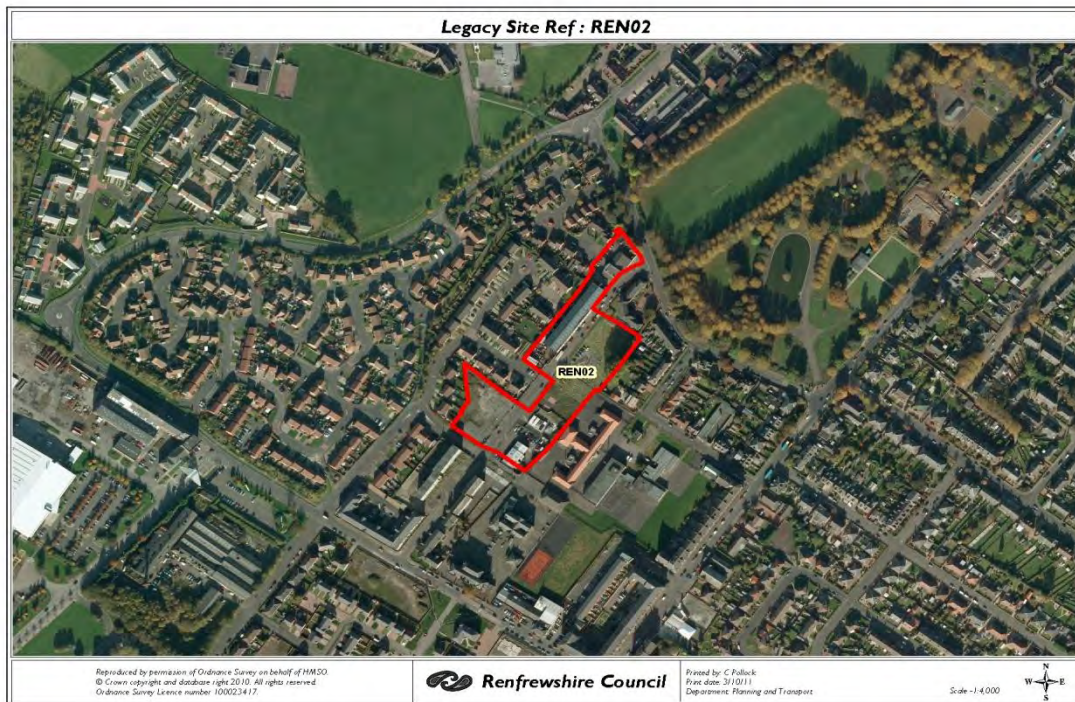
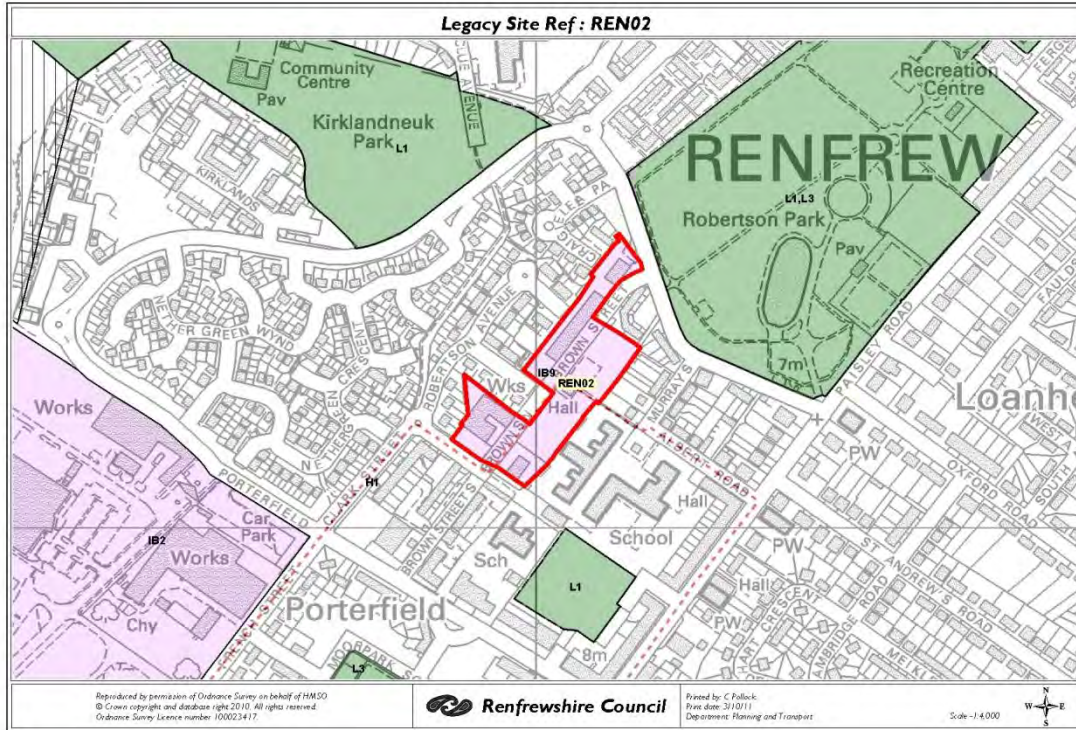
Biodiversity, Flora and Fauna	A former local authority housing site which has been demolished and cleared. The site has no value in terms of its biodiversity, flora and fauna. Development has the potential to enhance biodiversity and the Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Historic flooding within 150m of site to east. Drainage Impact Assessment required
Climatic Factors	The site is located within the built up area and public transport is accessible and the service provision is good. Redevelopment of this site provides the opportunity for new buildings which are more energy efficient
Landscape	The site is located in a prominent location on the corner of Elm Drive and Maple Drive. The site is an area of Council-owned land extending to some 0.99 hectares which was once occupied by four blocks of flats and their parking areas. The flats have been demolished and the land is now generally under grass though some hard standing remains. The site has a gentle fall from north west to south east but the slope steepens towards the south eastern end of the site. A strip of woodland lies to the south and west of the site. A Tree Preservation Order covers the Johnstone Castle housing estate, which includes the site.
Population and Human Health	Access to the site is from local roads to the west and north of the site, from where public transport (bus) is available. Local shops and services are located approximately 400m distant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to the potential increase in emissions due to vehicular movements. However there is good public transport links so this impact should not be significant. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment for this site and the surrounding area.

REN02

Site Address: Brown Street, Renfrew
Proposed Use: Residential
Site Size (Ha): 1.6 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	-	+	-	+	+	+

Detailed SEA Appraisal

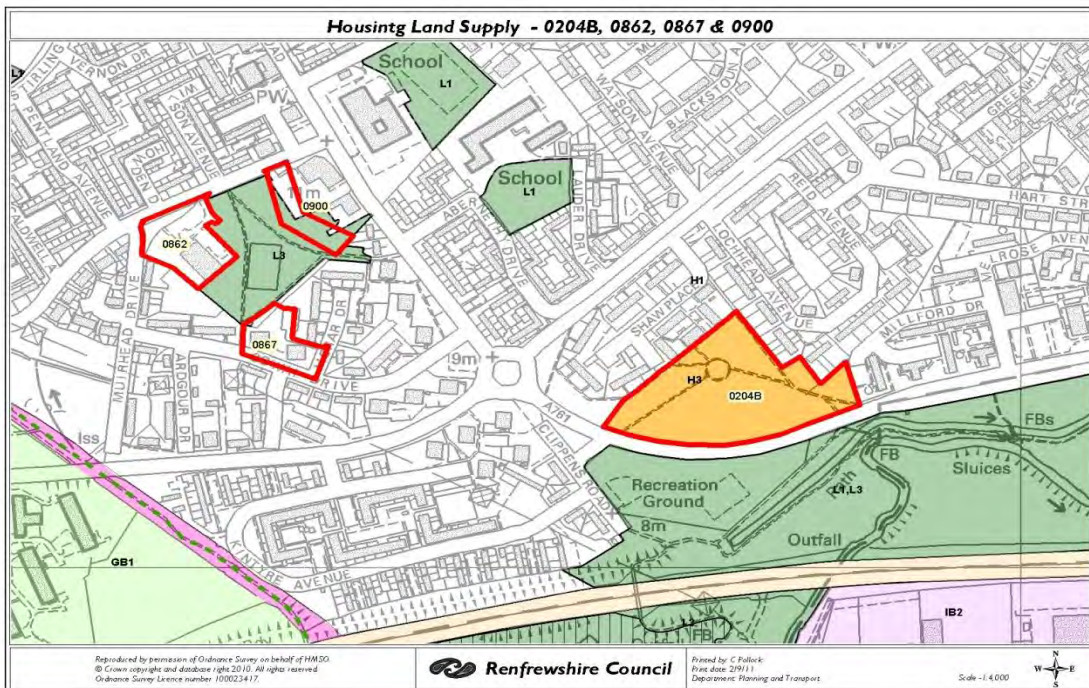
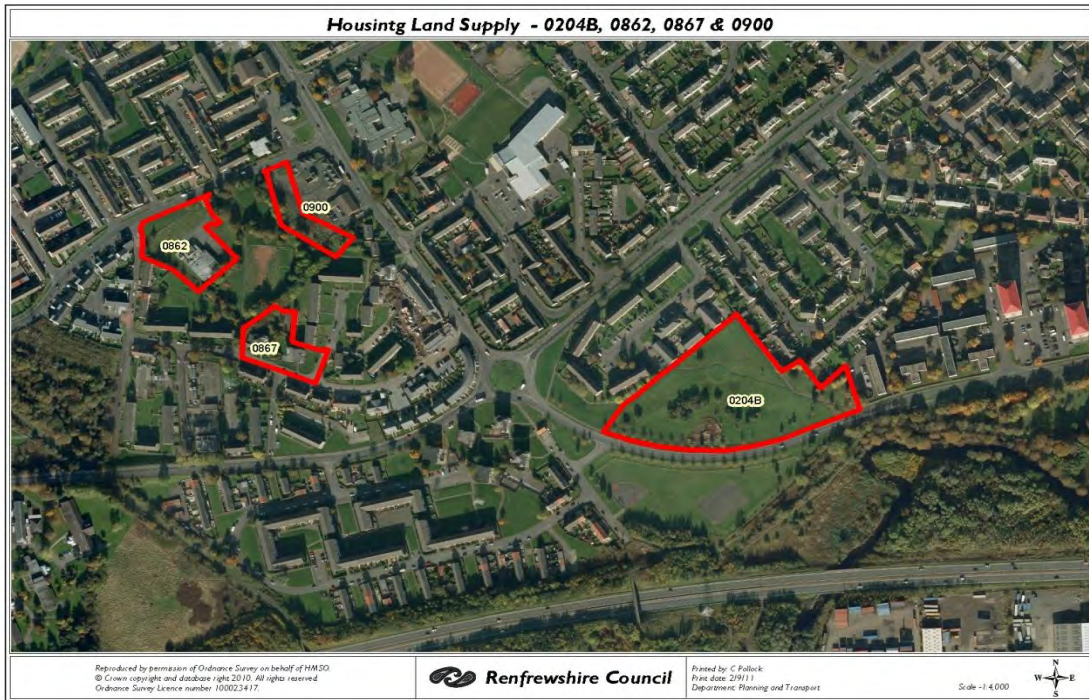
Biodiversity, Flora and Fauna	Most of the site has been colonised by scrubby vegetation with a small industrial building and car park to the western portion of the site. The site has little value in terms of its biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	This is a spare section of land that is surplus to the Council's requirements. The redevelopment of this site will decrease the amount vacant land. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Surface water risk to the south east boundary of the site to a depth of 0.5 metres maximum.
Climatic Factors	Location of the site may encourage carbon emissions through car usage although the site is within walking distance of a high frequency bus services. .
Landscape	Most of the site consists of scrubby vegetation which has grown due to the fact that this site is not maintained.
Population and Human Health	Public transport can be accessed, east of the site, from the nearby local centre located at Paisley Road, Renfrew.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

The site is likely to have little biodiversity interest. This is a vacant site in the middle of a mixed use area, development of this site is likely to have a positive impact on visual amenity and allow for the possibility of landscape scheme. This site is relatively small and therefore development is unlikely to have a significant impact on climate change factors. Development will result in the clean up on the site.

RFRF0204B

Site Address: Shaw Place, Linwood
Proposed Use: Residential
Site Size (Ha): 1.99 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	-	0	0	-	-	-	0	-	-
Ranking									

Detailed SEA Appraisal

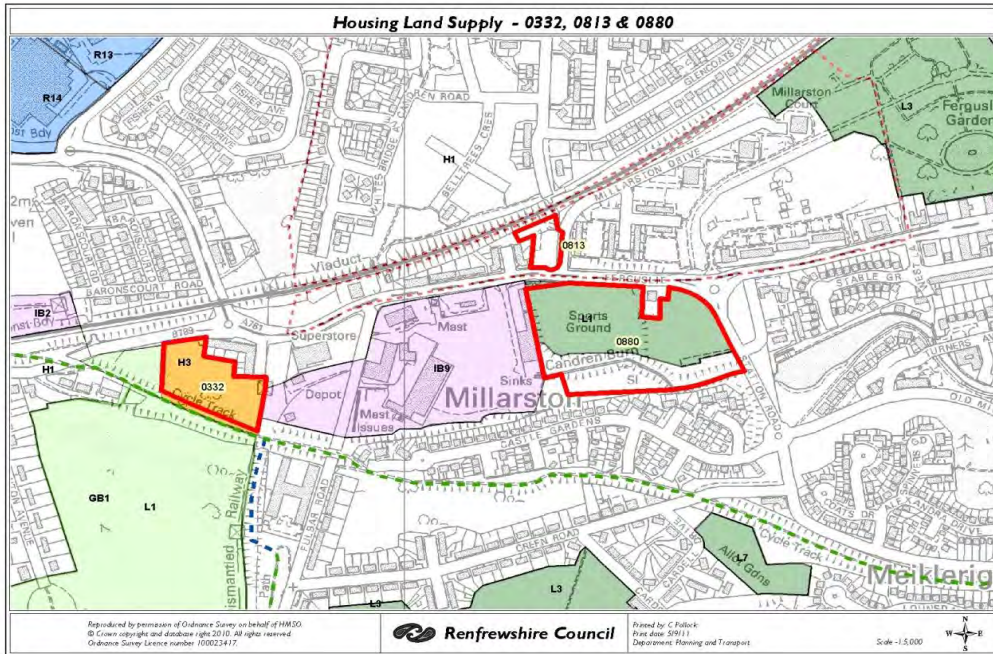
Biodiversity, Flora and Fauna	Maintained and unmaintained grass land area utilised for informal open space. The site has some value in terms of its biodiversity, flora and fauna with a number of trees dispersed amongst the site and along the boundary with the road
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Pluvial risk to 50% of the site to a depth of 1m. Land raising will be required and mitigation will constrain the area available for development.
Climatic Factors	The site is located within the built up area and public transport is accessible. Development of this site is likely to increase the number of vehicular movements in the area. Climate change may result in increased instances of flooding.
Landscape	This is a large flat triangular site of approximately 2 hectares. At present the site consists of a maintained grass area to the South adjacent to the roadway and an unmaintained area which has trees and shrubs to the North. The rough unmaintained area sits at a slightly lower level and is very marshy underfoot. The site is bounded by a main distributor road to the South and by local access roads and residential properties on the other 2 boundaries.
Population and Human Health	Access to the site is from a main road to the west of the site, from where public transport is available.
Soil	Development of the site may result in the sealing of previously undeveloped land. Land is potentially contaminated so remediation may be required.

SEA Overall Assessment of the Site -

SEA issues related to biodiversity, flooding and drainage and the potential increase in emissions. In terms of biodiversity, a good layout which includes landscaped areas and green networks would lessen the impact. Flooding and drainage issues are a large constraint to using this site for residential. There is a regular bus service in close proximity to this site, however development is likely to increase emissions.

RFRF0332

Site Address: Newton Terrace, Linwood Toll Paisley
Proposed Use: Residential
Site Size (Ha): 1.10



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	-	0	0	-	+	-	+	-	+
Ranking									

Detailed SEA Appraisal

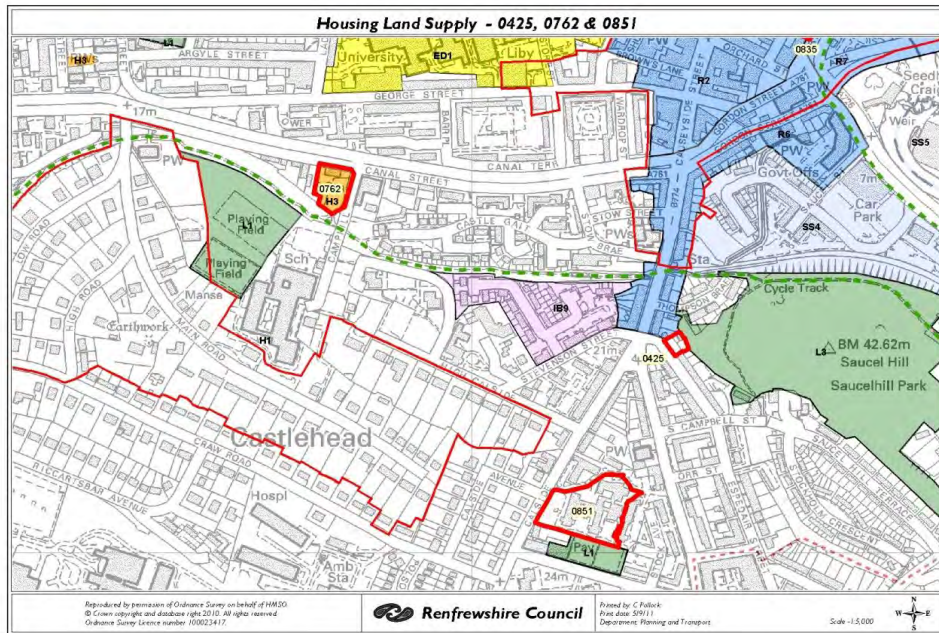
Biodiversity, Flora and Fauna	Urban site to the rear of a residential tenement terrace. The southern half of the site is a mix of trees and bushes with the remainder being unmaintained rough grass which is likely to have a biodiversity, flora and fauna value.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. There is a cycle path on the former railway line directly to the south of the site which also forms part of the core path network.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There is downstream flood history and prevention measures have been implemented.
Climatic Factors	The site is located within the built up area and public transport is accessible. However development of this site is likely to increase vehicular movements in this area.
Landscape	This site is located to the rear of an existing 4 storey tenemental terrace. The boundary to the east is that of the existing greenbelt (although there is no physical feature) and to the west by an area of open space (again no physical boundary) .The southern half of the site is a mix of trees and bushes with the remainder being rough grass.
Population and Human Health	Site is located in an urban area adjacent to a main road to from where public transport is available. Increased car usage for commuting may result from the site's development.
Soil	Site is potentially contaminated so further investigatory work is required. Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to biodiversity and potential increase in emissions. Given the mix of vegetation and the presence of the cycle route in close proximity, the site is likely to act as a green corridor for the dispersal of species. Redevelopment of this site would require to investigate this and design in appropriate measures. Given the size of this site and the fact that there is a frequent bus service available in close proximity, the increase in emission is not likely to be significant.

RFRF0425

Site Address: 3 Espedair Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.07



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	0	-	--	-	+	0	+
Ranking									

Detailed SEA Appraisal

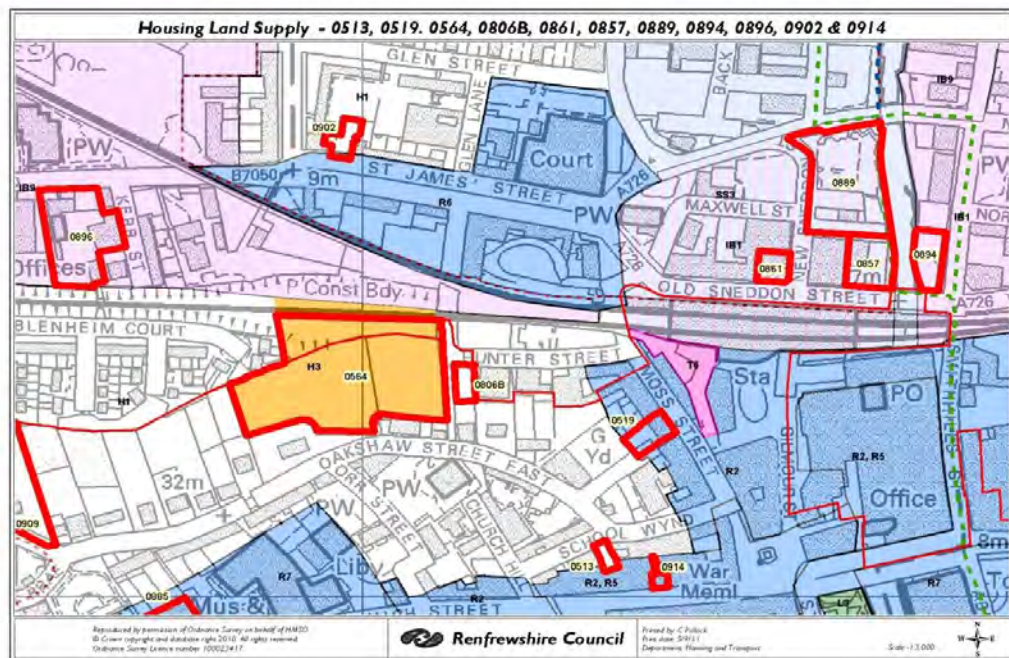
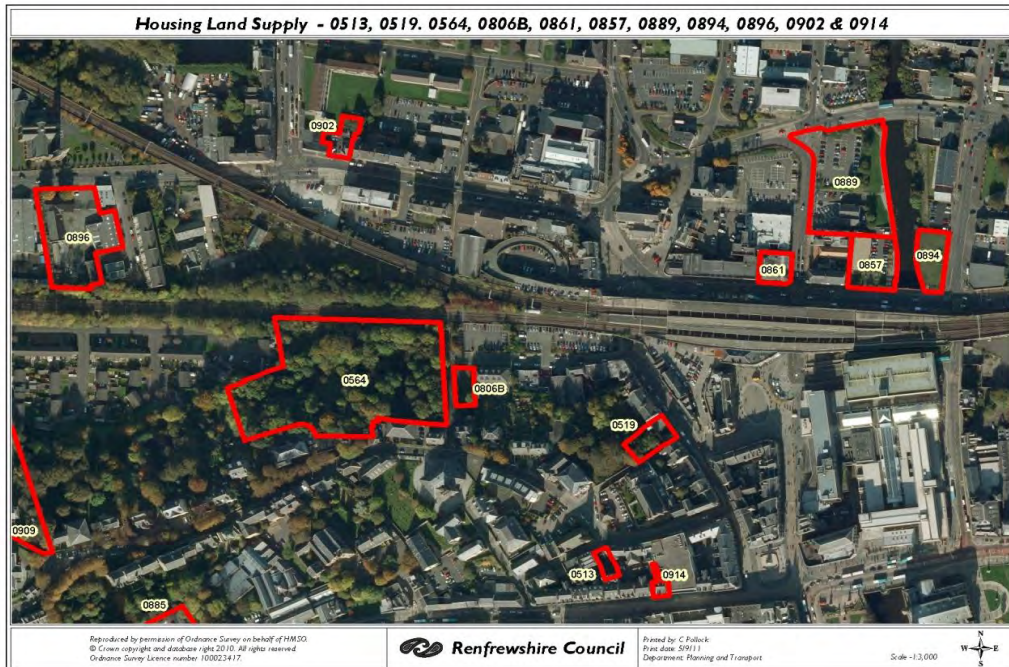
Biodiversity, Flora and Fauna	Small brownfield gap site in urban area. Site is fenced off from road. The area is very overgrown with scrubby vegetation and small trees with a line of conifer trees along the south western boundary. There may be some biodiversity interest.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Site is just outside the Paisley Air Quality Management Area, development of the site is unlikely to significantly decrease air quality. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	The physical presence of sewers on the northern boundary, running west to east will limit the development area of the site. Difficult to remediate the water infrastructure issue on this site.
Climatic Factors	The site is located within the built up area and public transport (railway station and bus stops) is very accessible.
Landscape	A gap site to the east of Espedair Street close to its junction with Causeyside Street. The area is mainly residential in character with a mix of traditional and modern styles of units, most of them being three or four storeys in height. To the rear, there are open outlooks to the east over to Saucelhill Park. Public open space lies between the site and Neilston Road to the west.
Population and Human Health	Access to the site is from Espedair Street, from where public transport is available and there is good provision.
Soil	Site is potentially contaminated and development may allow remediation of the site.

SEA Overall Assessment of the Site -

SEA issues relate to the potential increase in emissions and possible impact on biodiversity which may have colonised the site as the area has lain vacant as well as the significant water constraints on the site. The site has good public transport links and therefore impact from increased emissions is likely to be low. In terms of biodiversity, this is a small site in the middle of an urban area, biodiversity is likely to be limited.

RFRF0513

Site Address: 17 School Wynd, Paisley
 Proposed Use: Residential
 Site Size (Ha): 0.03



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	+	0	0	+	0	0	+	+

Detailed SEA Appraisal

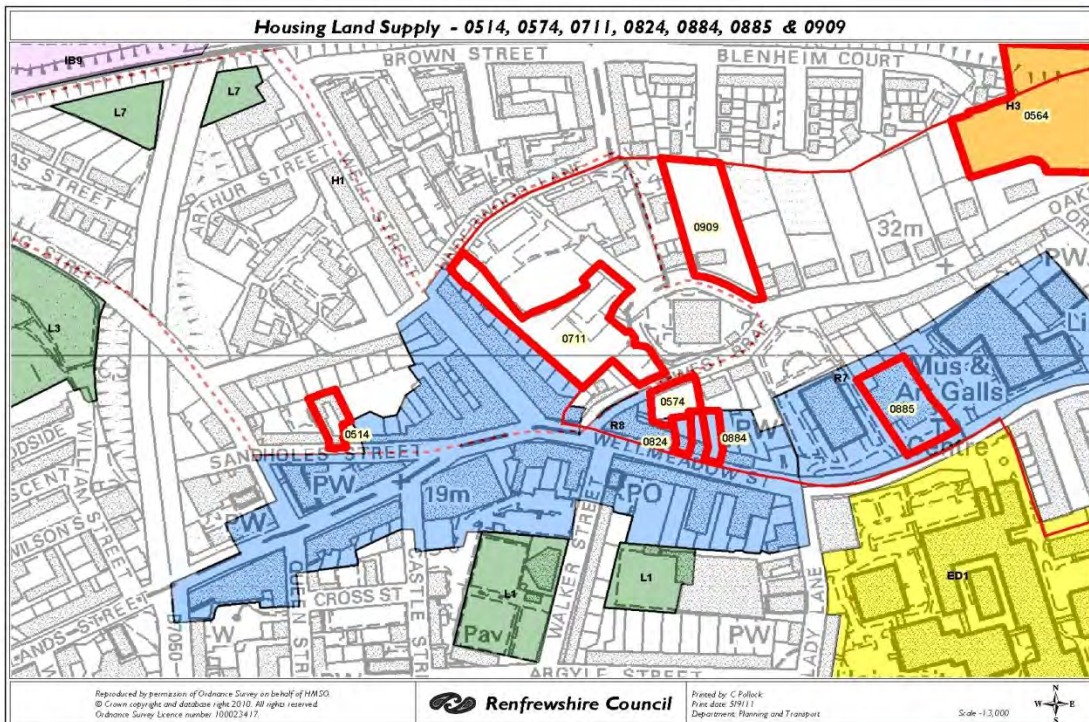
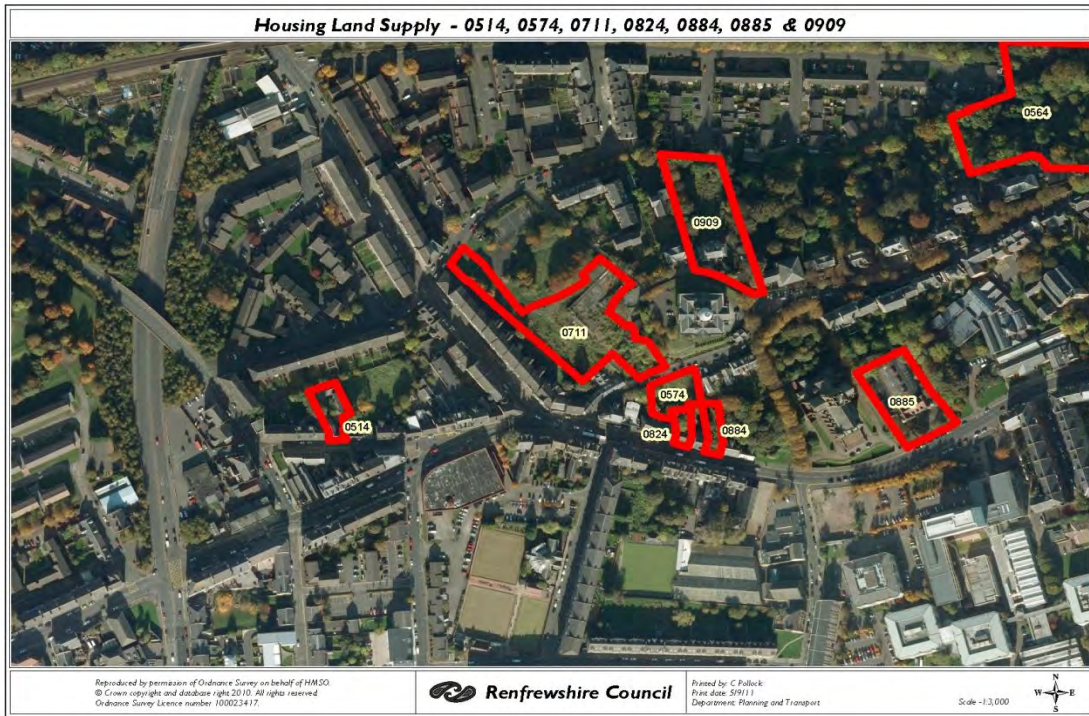
Biodiversity, Flora and Fauna	Brownfield urban site which has been vacant for some time. Development is unlikely to have a significant environmental effect on biodiversity, flora and fauna.
Historic Environment	Site is located within Paisley Conservation Area. Site is located adjacent to a cluster of Category B listed buildings. Re-development may help improve the setting of existing Listed Buildings.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Site is located within the Paisley Air Quality Management Area. Development of the site is unlikely to decrease air quality, although the potential increase in the number of car journeys related to development may have a minor impact.
Water	No significant drainage or flooding issues.
Climatic Factors	The site is located within the built up area and public transport is accessible. Limited impact caused by increase in emissions given the central location within Paisley.
Landscape	The site formerly contained a listed building but this was demolished in 1992. Since then the site has been vacant and the buildings to either site have been shored. The ground level within the site is significantly lower than School Wynd and therefore the site is also secured with fencing.
Population and Human Health	Site is within the urban area where public transport is available with good provision.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Limited SEA issues, emissions may increase as a result of development, however this is a small site in the middle of Paisley which is well served by public transport and other services and facilities.

RFRF0514

Site Address: 10 Sandholes Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.08



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	-	0	0	+

Detailed SEA Appraisal

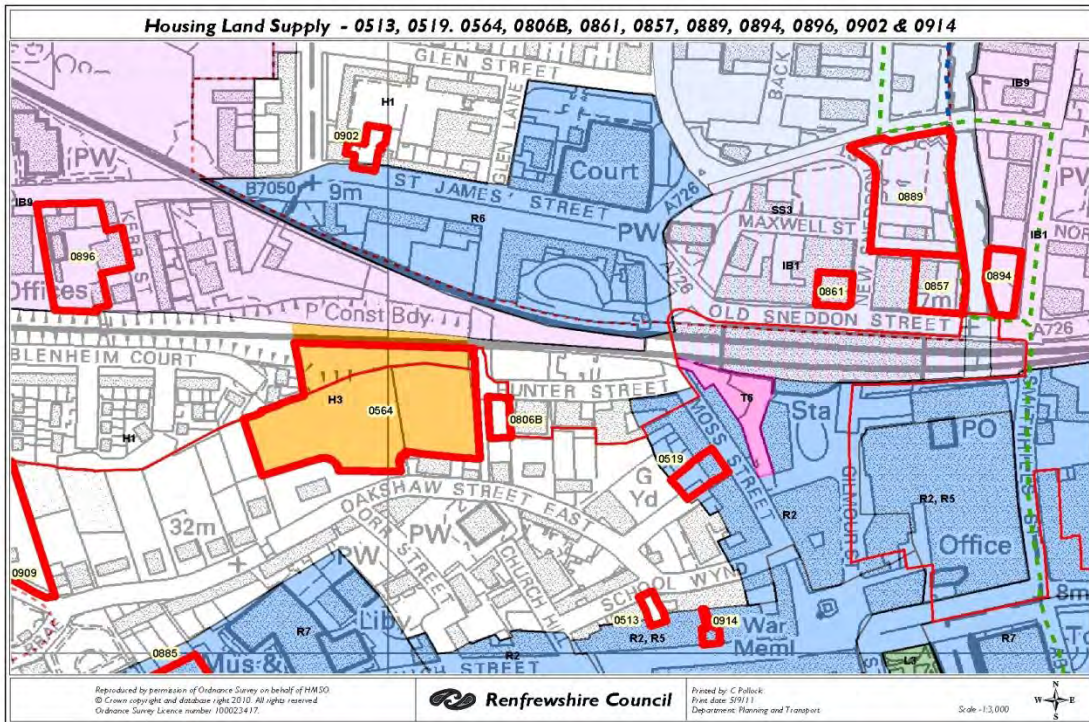
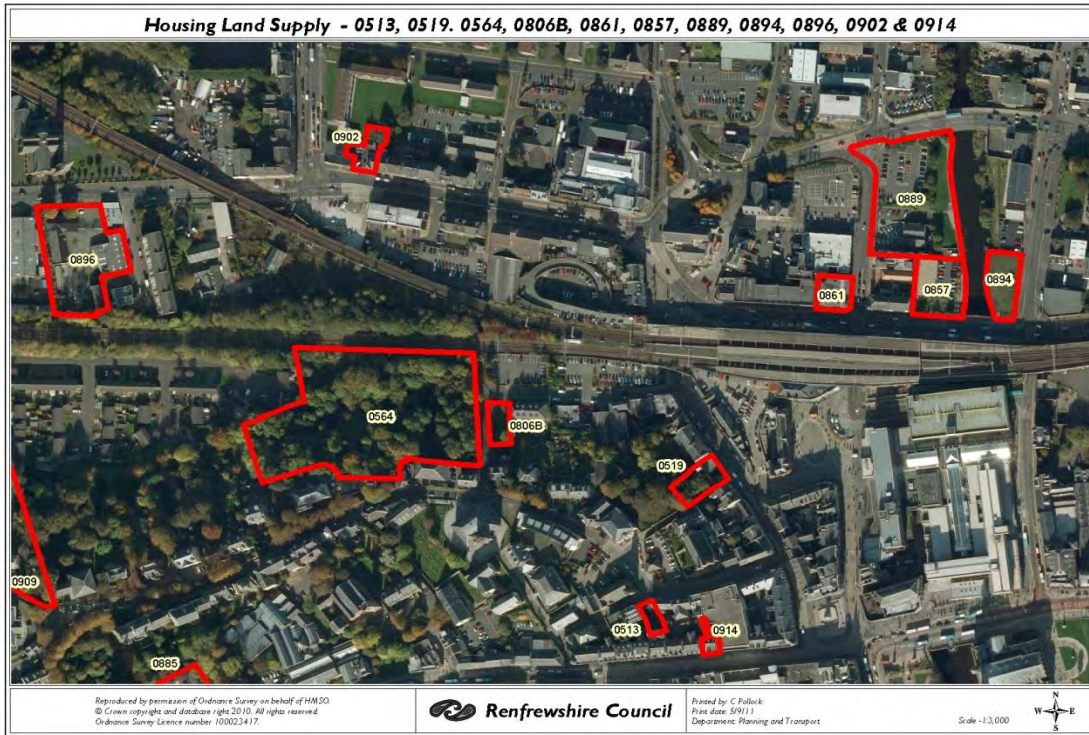
Biodiversity, Flora and Fauna	Brownfield urban site and redevelopment is unlikely to have a significant environmental effect on biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Site is located within the Paisley Air Quality Management Area. Development of the site is unlikely to decrease air quality. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No flood risk and no significant drainage issues.
Climatic Factors	The site is located within the built up area and public transport is accessible. Development of this site is likely to increase vehicular traffic to the area. However given the size of the site this is not likely to be significant.
Landscape	The site was previously used as a builder's merchant. The site has been vacant for a few years and all of the buildings on the site are deteriorating fast. To the eastern side of the yard is a large overgrown grass area which is completely enclosed by the rear garden areas of the tenemental properties of Clavering Street, Well Street and the commercial/residential back courts of Sandholes Street. The uses surrounding the site are mixed with residential and commercial units. The building heights surrounding the site are between one and a half and four storey.
Population and Human Health	Site is within the urban area where public transport is available.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Limited SEA issue related to possible increase in emissions due to vehicular traffic. However given the size of the site, this is unlikely to be a significant issue.

RFRF0519

Site Address: 23-25 Moss Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.08



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	0	0	0	0	+	+
Ranking									

Detailed SEA Appraisal

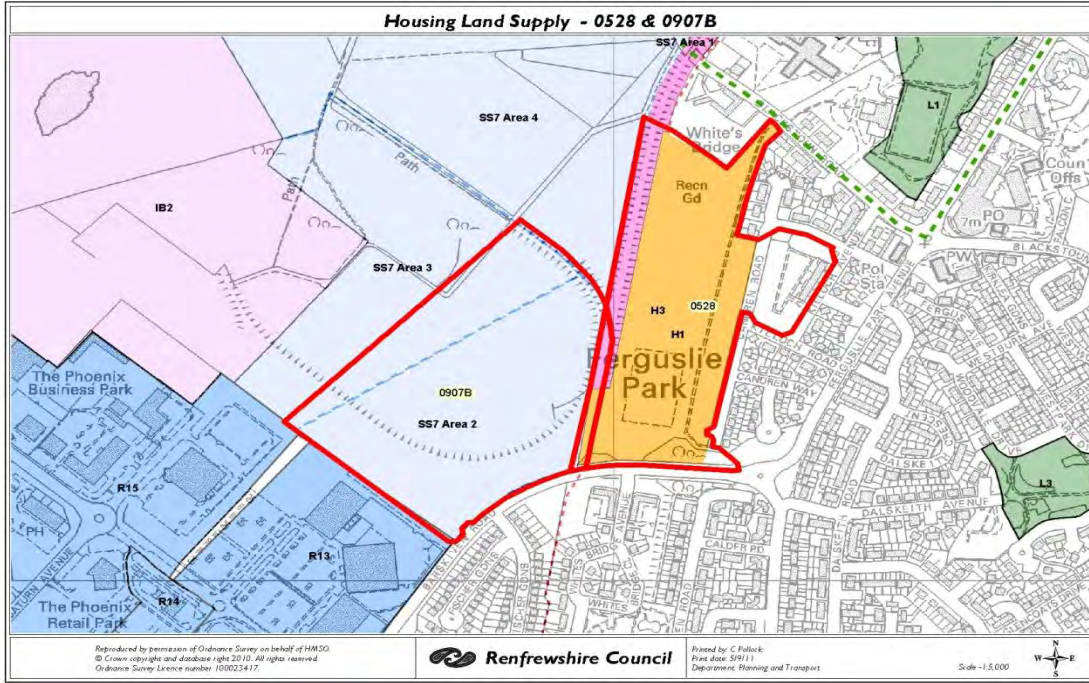
Biodiversity, Flora and Fauna	Brownfield urban gap site that has been vacant for some time. Evidence of re-colonisation behind fencing. Limited biodiversity value although urban sites could contribute to urban biodiversity as a part of a corridor.
Historic Environment	Site is located within Paisley Conservation Area. To the south west of the site is a Category B listed building.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No flood or drainage assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible.
Landscape	The buildings which formerly occupied the site were demolished some time ago following an extensive fire which affected the structure of the building. The only part which remains is the ground floor shop at no 25 and a small part of the upper floor there. It should be noted that although the front part of the site is at street level, the rear, western part is much higher and reflects the gradient of Meetinghouse Lane.
Population and Human Health	Site is within the urban area where public transport is available.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Limited SEA issue related to possible increase in emissions by vehicular traffic. However this is a very central site in close proximity to public transport hubs and connections along with good access to services and facilities.

RFRF0528

Site Address: Ferguslie, North Candren, Paisley
Proposed Use: Residential
Site Size (Ha): 8.56



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	0	--	-	-	-	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	A large stretch of amenity grassland well linked to other green spaces which may form part of wildlife corridors. Area behind housing used for fly tipping. Path runs parallel to site but some areas are badly waterlogged. Very wet, boggy area close to road. Little biodiversity, flora and fauna interest.
Historic Environment	No known cultural heritage issues identified.
Material Assets	<p>Site is currently utilised as informal open space and development would result in the loss of this facility.</p> <p>A core path runs north/ south through the site and this should be maintained and enhanced if development was to proceed.</p> <p>New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units as well as increase the housing stock in this area.</p>
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	This is a high flood risk site. There is a high risk from the Candren Burn and Culvert as well as sewers. The existence of the culvert would preclude development of part of the site, this would extend to a 15m wide strip centred on the culvert. The south west corner of the site is part of the extreme flood route for the Candren burn surcharge to North Candren.
Climatic Factors	The site is located close to bus stops which should encourage use of public transport. Climate change may result in increased instances of flooding on site.
Landscape	This is a large predominantly flat rectangular site, which formed part of the former residential area and a former recreational open space area. The site is bounded to the North by Whitesbridge farm, to the South and east by existing residential areas and to the West by open ground and an adjoining residential site.

Population and Human Health

Site is close proximity to a public transport route, however development of this site is likely to increase vehicular movements.

Soil

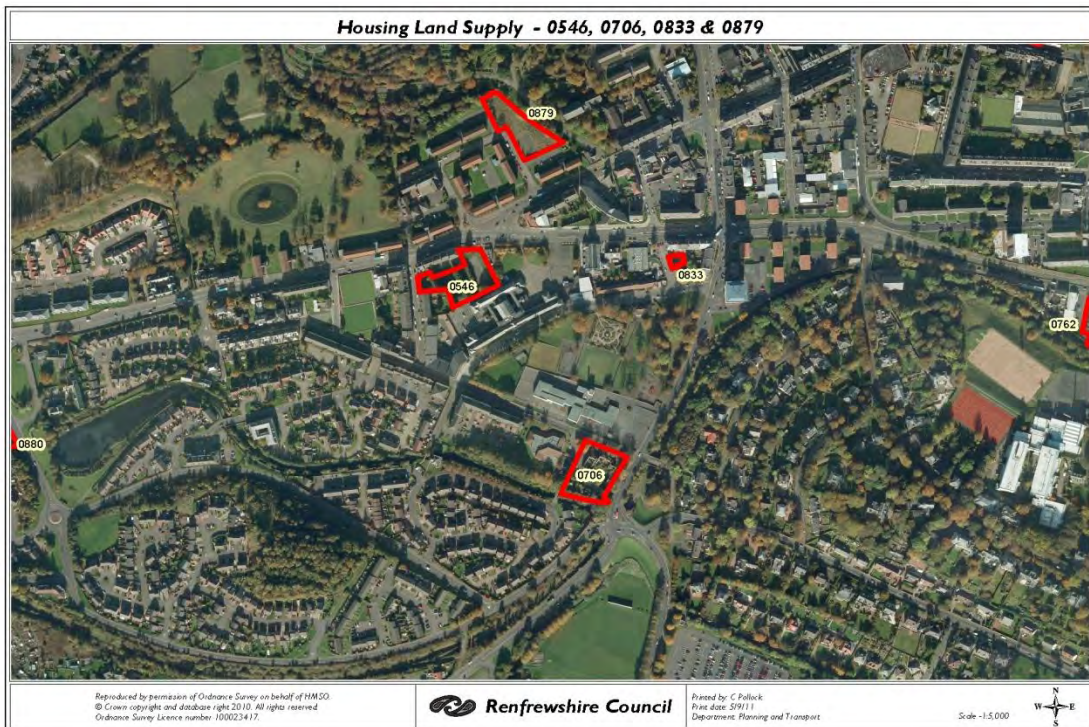
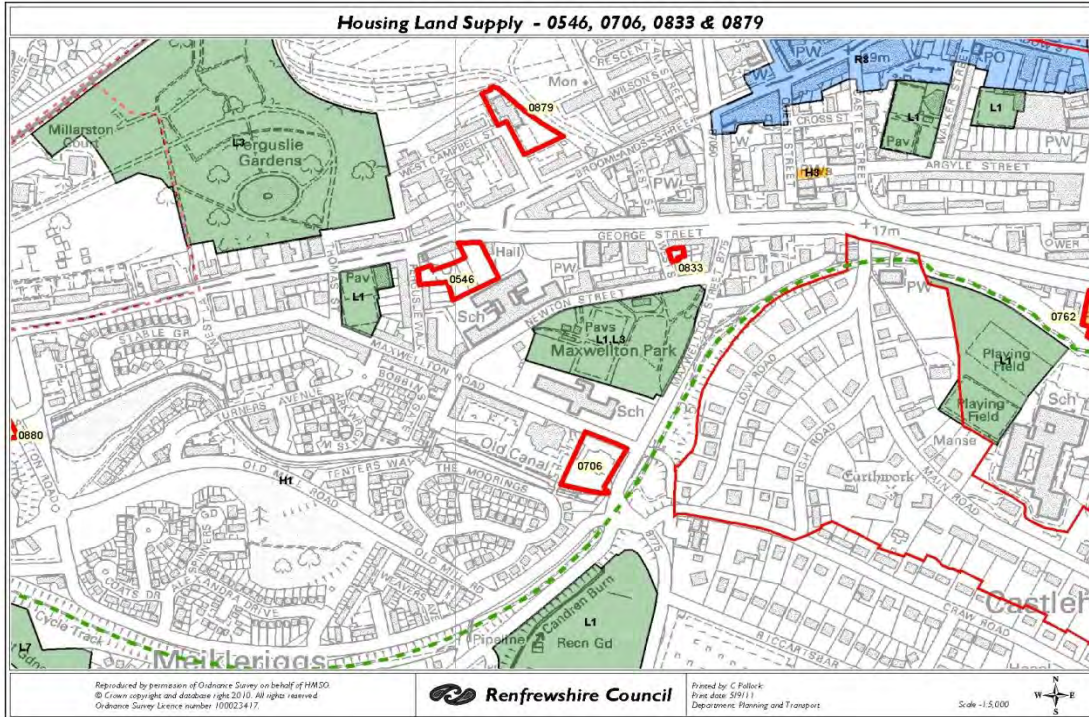
Small area of potentially contaminated land located in centre of site. Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related to potential impact from flood risk, possible increase in emissions and loss of open space.

RFRF0546

Site Address: Ferguslie Walk, Paisley
Proposed Use: Residential
Site Size (Ha): 0.36



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	-	+	-	-	0	0

Detailed SEA Appraisal

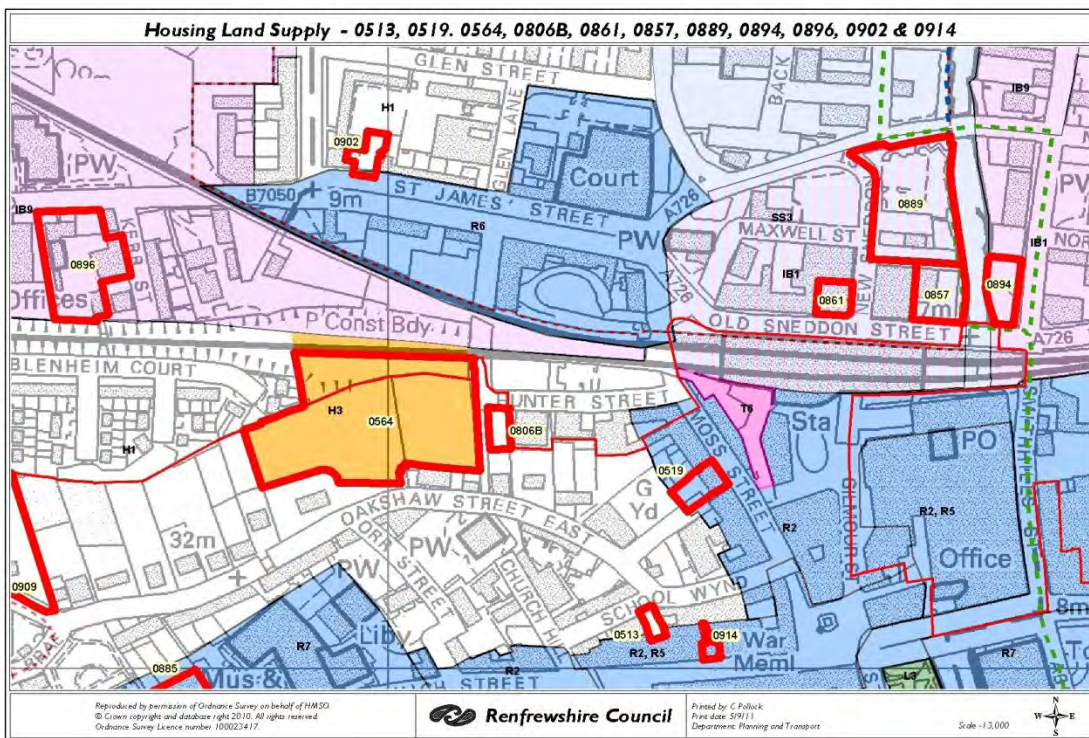
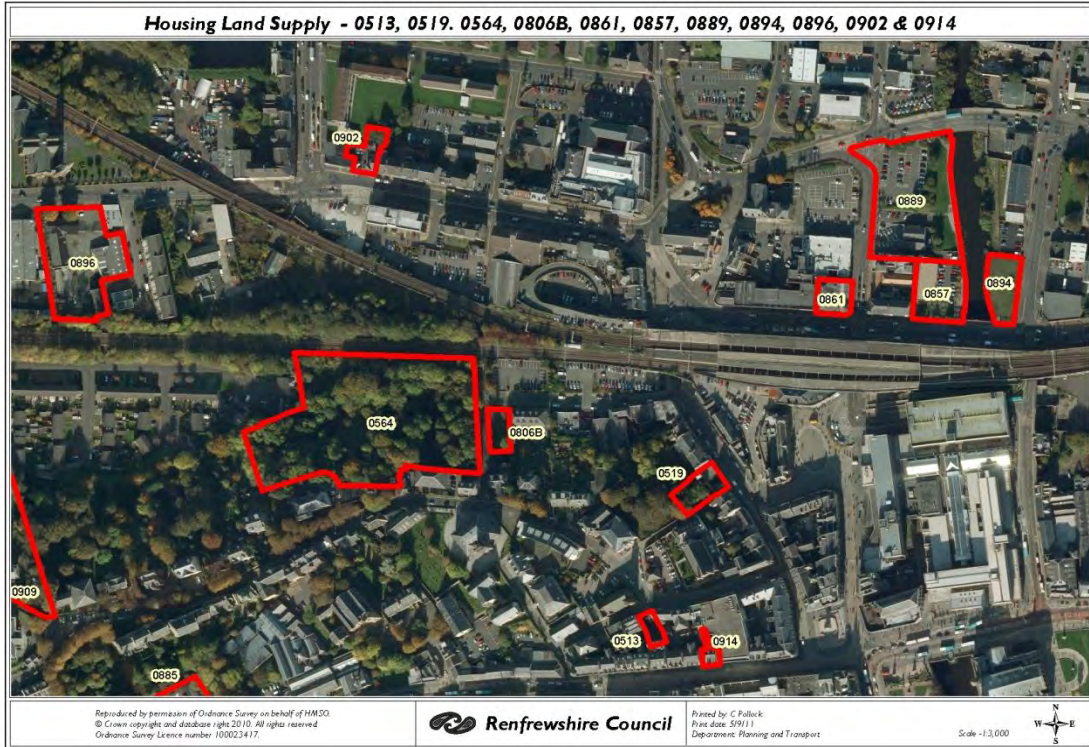
Biodiversity, Flora and Fauna	The site is currently utilised as formal garden ground and other parts of the site are unmaintained. Development of the site will therefore have an impact on biodiversity, flora and fauna as the site has a role to play in wildlife corridors and urban biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage assessment required.
Climatic Factors	Site is located close to bus stops which should encourage use of public transport. However site likely to increase vehicular movements.
Landscape	This is a level site which is located to the rear of existing tenemental properties and an operational school. The site has a frontage onto Ferguslie Walk and George Street. At present parts of the site appear to be being used as garden areas whilst other parts of the site are unmaintained.
Population and Human Health	Located close to public transport links and limited amount of services and facilities.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site –

Limited SEA issue related to possible increase in emission due to vehicular movements. However there is public transport links close to the site therefore this should not be a significant issue.

RFRF0564

Site Address: Stoney Brae, Paisley
Proposed Use: Residential
Site Size (Ha): 1.39



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	-	-	0	-	+	-	-	+	0
Ranking	-	-	0	-	+	-	-	+	0

Detailed SEA Appraisal

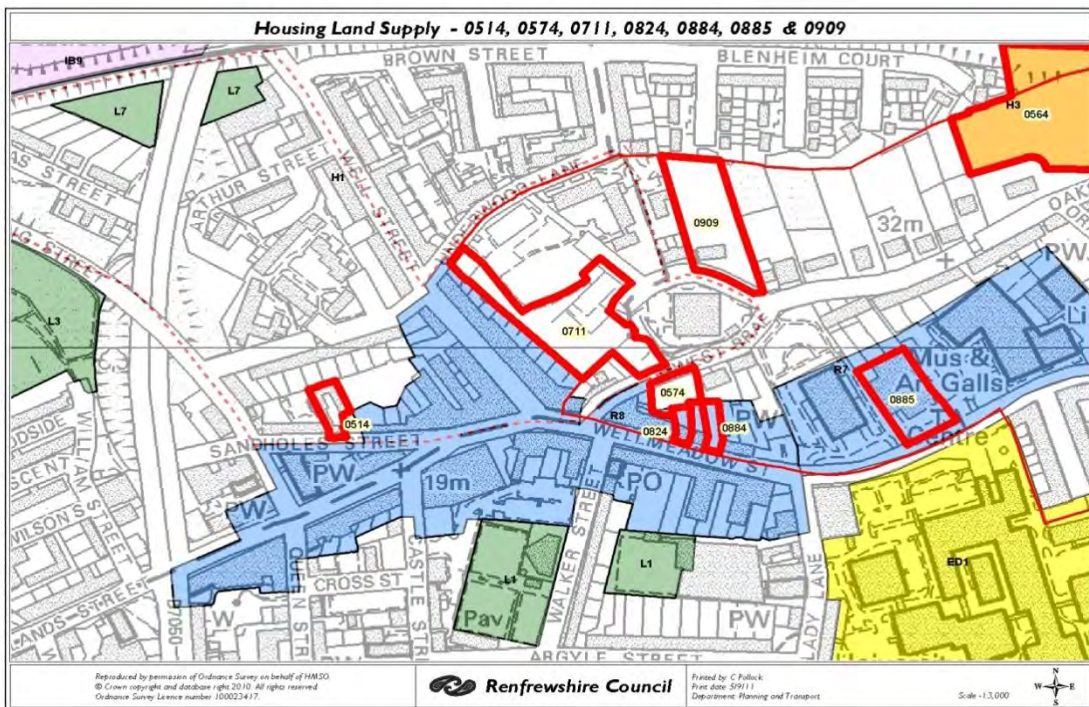
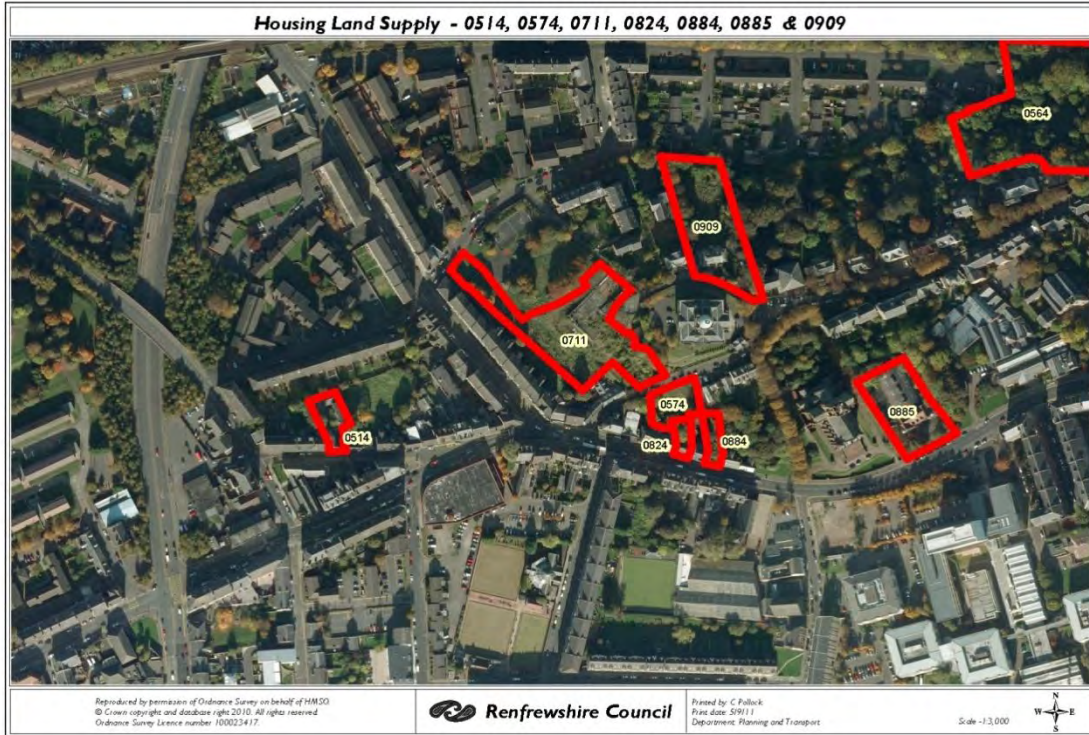
Biodiversity, Flora and Fauna	The site plays a role in urban biodiversity with a dense tree and shrub coverage. There is some poorly draining land to east end.
Historic Environment	The site is located within the Paisley Conservation Area and is bounded to the south by category B Listed Buildings. The site is also within a WoSAS consultation zone.
Material Assets	<p>A core path runs to the east and south of the site. Development of the site could have a detrimental impact on the amount of resources required.</p> <p>New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.</p>
Air	Site is located within the Paisley Air Quality Management Area. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	If developed a drainage impact assessment required.
Climatic Factors	The site is located within the built up area and public transport (railway station and bus stops) is very accessible. Car use is nevertheless likely to increase.
Landscape	This is a large site which slopes steeply from the south to the north. At present the site is overgrown with a mixture of trees and shrubs.
Population and Human Health	Access to the site is either from Stoney Brae or Oakshaw Street, from where public transport is available. The site is also well located for a variety of other services and facilities.
Soil	Redevelopment of the site would provide an opportunity for remediation. Although site of a former graveyard so there may be issues related to development.

SEA Overall Assessment of the Site -

SEA issues related to biodiversity, potential increase in emissions and the historic environment. Although located within an urban area, the north of the site creates a green corridor following the rail line possibly a wildlife corridor. Given that the site is in close proximity to good public transport links, increased emission is unlikely to be a significant issue. Preserving the historic environment will require good design.

RFRF0574

Site Address: West Brae, Paisley
Proposed Use: Residential
Site Size (Ha): 0.10



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	-	+	0	+	+	+

Detailed SEA Appraisal

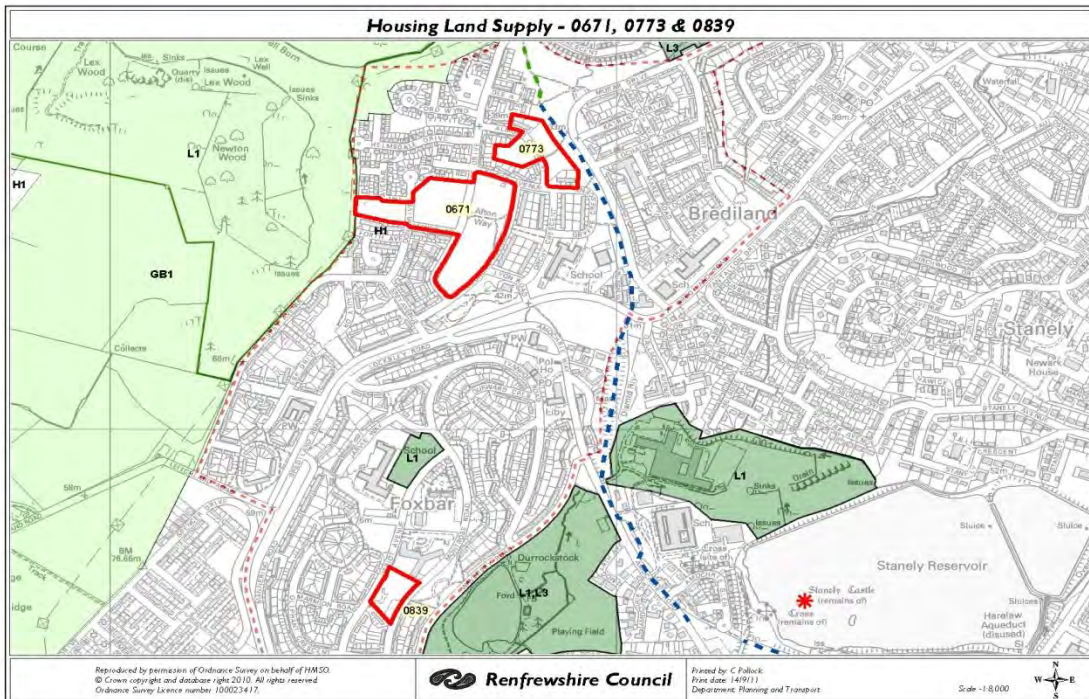
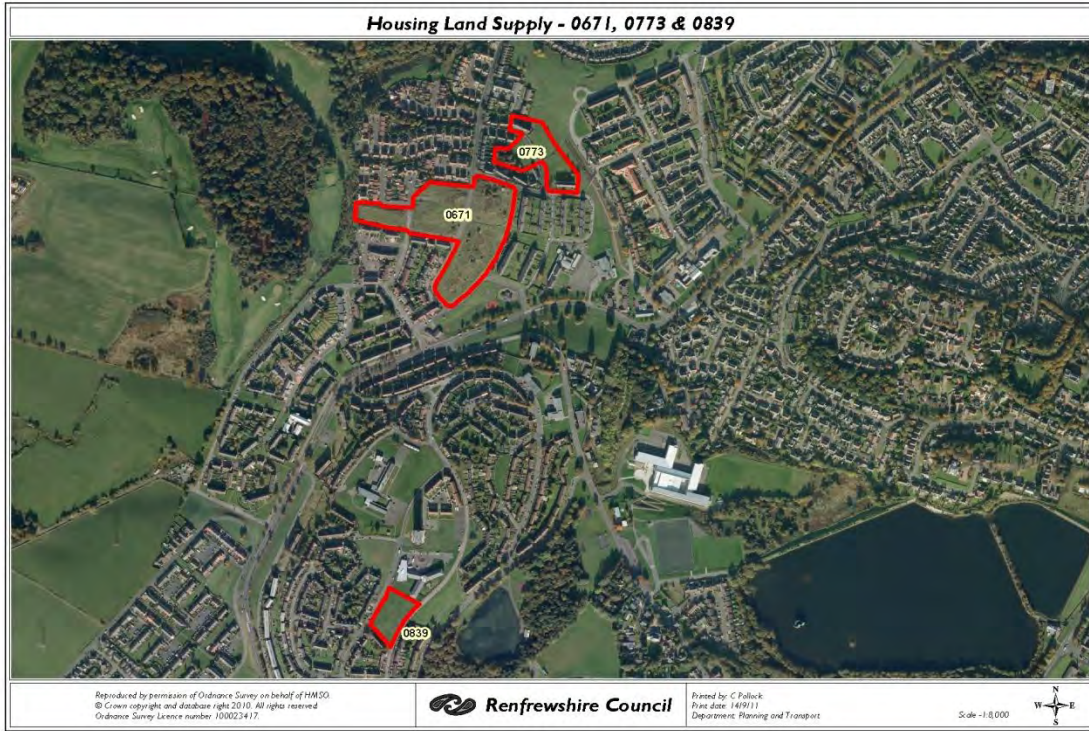
Biodiversity, Flora and Fauna	Urban scrubland, vacant site. Site has limited biodiversity, flora and fauna value.
Historic Environment	The site is located within the Paisley Town Centre Conservation Area and within a trigger WoSAS zone.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Site is located within the Paisley Air Quality Management Area however development of the site is unlikely to decrease air quality. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage assessment required.
Climatic Factors	The site is located within the built up area and public transport (railway station and bus stops) is very accessible. Vehicular traffic may nevertheless increase due to development.
Landscape	The site is vacant and overgrown, and slopes down from east to west and from front to rear. It is flanked to the east by pair of semi detached villas of modern design, while to the west is the Wellmeadow Annexe of Paisley University. The south side of the site is bounded by tenements fronting onto Wellmeadow Street while to the north is the John Neislon Institution, a listed building. The site is located within The Cross/Oakshaw Outstanding Conservation Area.
Population and Human Health	Public transport is available. Increased car usage for commuting may result from the site's development.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Limited SEA issue related to potential increase in emission caused by vehicular movements. However this is a small site with good access to public transport and other services and facilities.

RFRF0671

Site Address: Foxbar Rivers Phase 3A
Proposed Use: Residential
Site Size (Ha): 3.76



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	-	+	0	+

Detailed SEA Appraisal

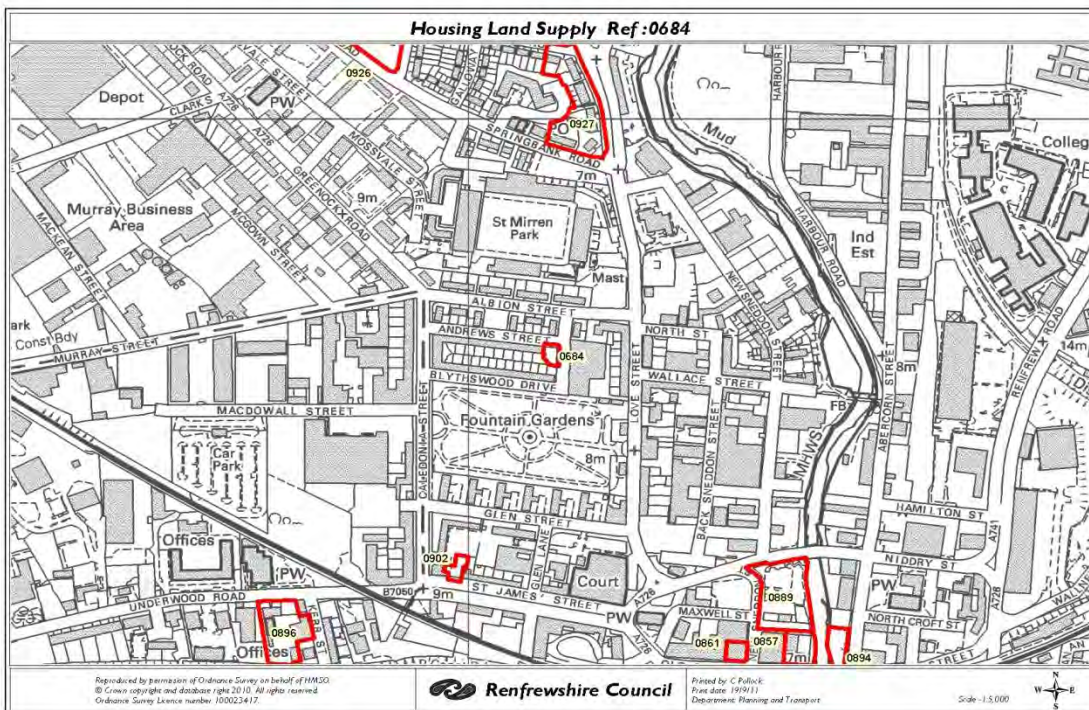
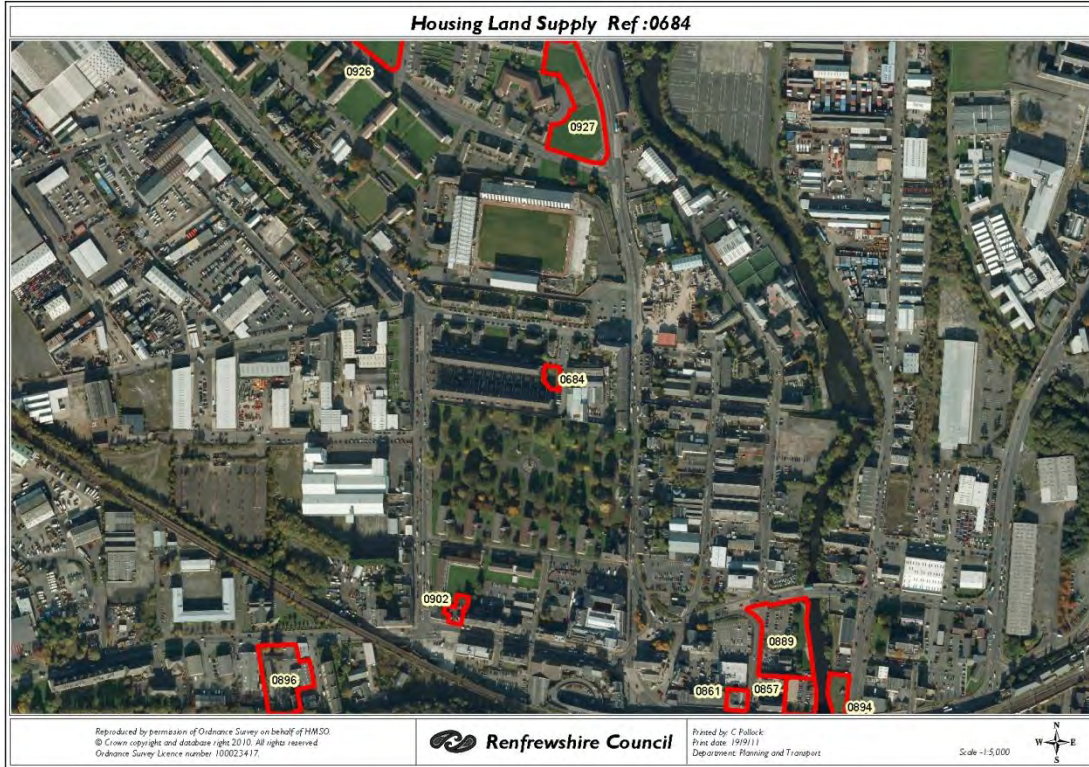
Biodiversity, Flora and Fauna	The eastern part of the site is a large site of low scrub with limited paths to access either within the site or across it. Site has unusual character for surrounding area and is mounded at the northern edge to the paths making access difficult. Development of the site would have a limited effect on biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There is no risk to the site itself, however there is a risk downstream to Morar Drive. Mitigation and attenuation will be required as part of the drainage assessment.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	The site has also been completely cleared and now is covered by overgrown grass and small shrubs.
Population and Human Health	Public transport is available on Brediland Road. Increase vehicular movements are likely to result due to redevelopment.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Minor SEA issue related to potential increase in vehicular movements as a result of redevelopment. However this issue is unlikely to be significant given that the previous use of this site was flatted dwellings.

RFRF0684

Site Address: Andrew Street/Blythwood Drive, Paisley
Proposed Use: Residential
Site Size (Ha): 0.05



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	0	0	+	+	+
Ranking									

Detailed SEA Appraisal

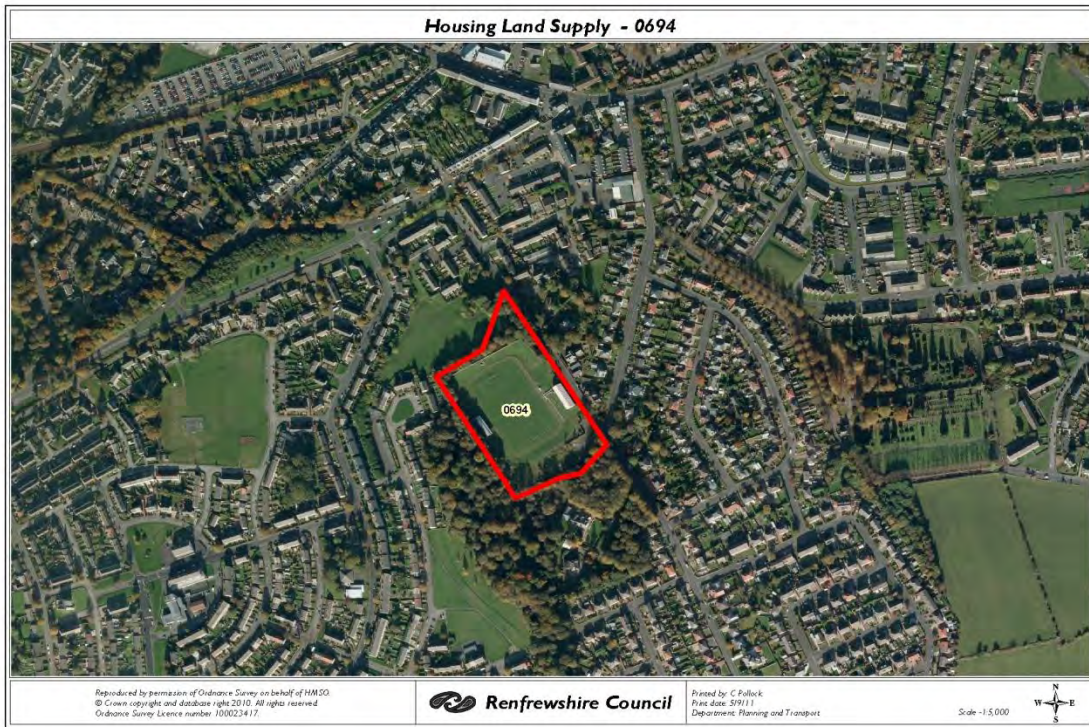
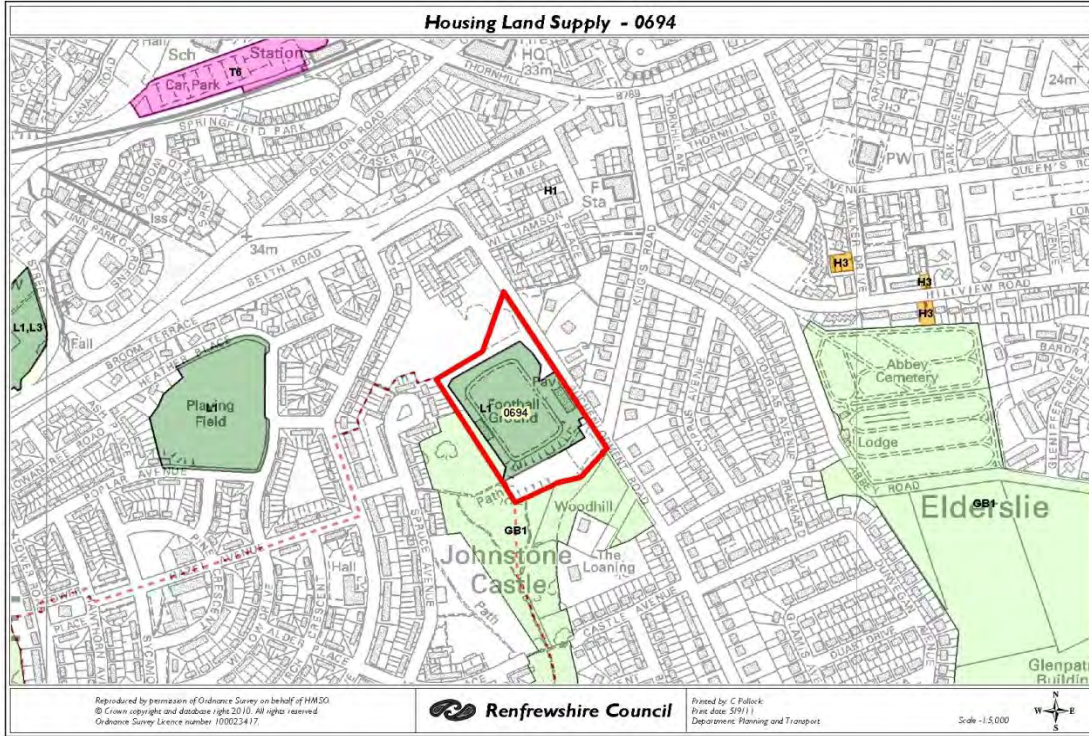
Biodiversity, Flora and Fauna	Former storage yard now covered with weeds. The site has no value in terms of its biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Within Air Quality Management Area. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Due to the size of the site there is no flooding or drainage assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	The site consists on mainly scrubby grassland with a few small bushes and trees.
Population and Human Health	Access to the site is from a local road to the north of the site, from where public transport (bus) is available, within 200m. Site lies within 700m of Paisley Town Centre.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Minor SEA issue related to possible increase in emission due to vehicular traffic. However this is a small site therefore any impact is unlikely to be significant.

RFRF0694

Site Address: Auchenlodment Road, Elderslie
Proposed Use: Residential
Site Size (Ha): 2.7



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	-	-	+	-	0	-	0
Ranking									

Detailed SEA Appraisal

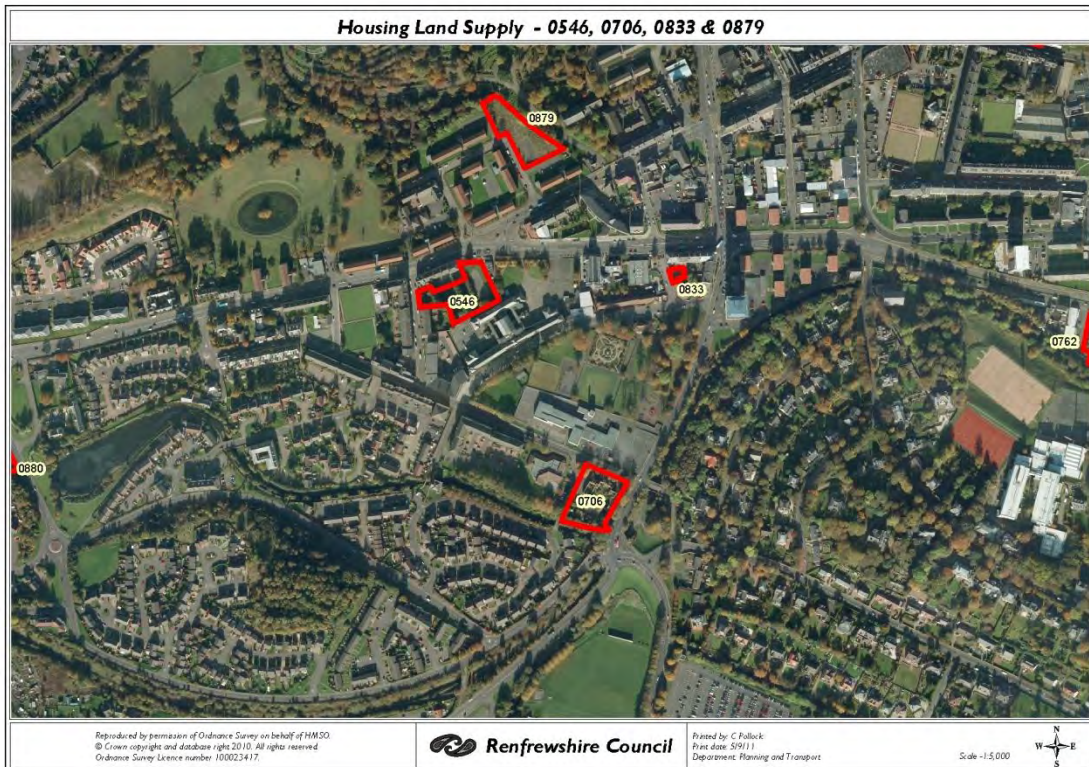
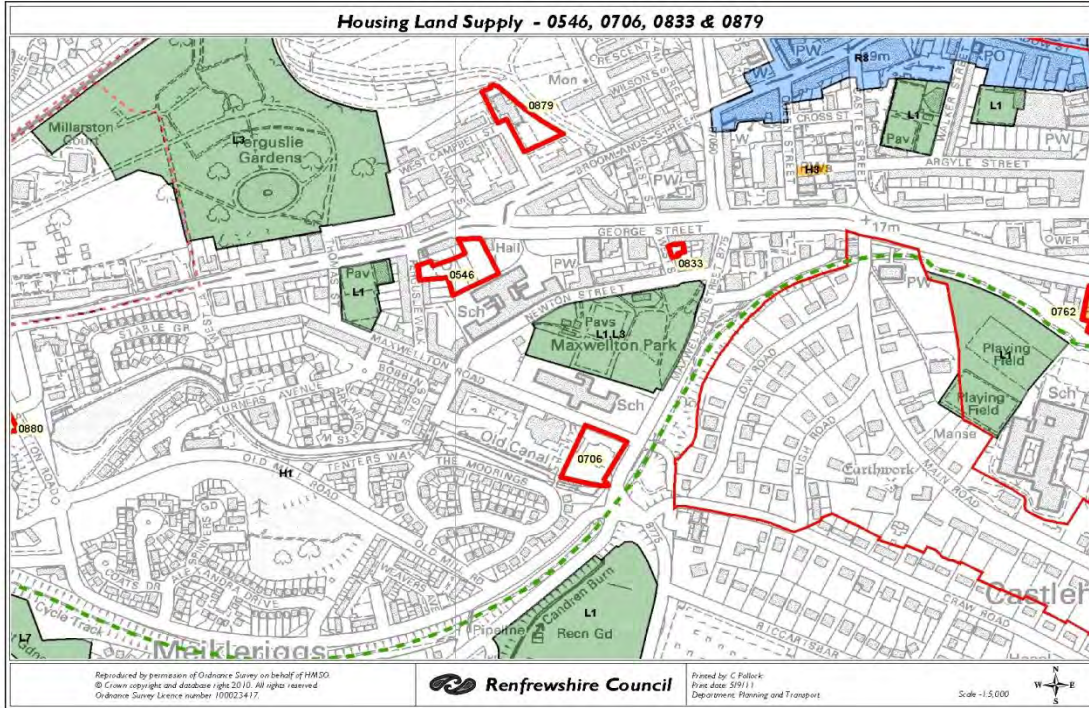
Biodiversity, Flora and Fauna	Site is currently utilised as an active football pitch so any development is unlikely to have a significant impact on biodiversity, flora and fauna. Site is covered by a tree preservation order. The site is bounded by woodland, with some mature parkland trees close to Auchenlodment Road which will have a significant role to play in urban biodiversity and should be retained if development was to happen.
Historic Environment	No known cultural heritage issues identified.
Material Assets	Redevelopment of site would result in loss of an active football pitch. A number of Core Paths run to the rear of the site and redevelopment of the site may offer the opportunity to extend the paths to Auchenlodment Road. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Some pluvial risk to north of site to a maximum depth of 1.0m. Drainage assessment to required. No flood risk assessment required.
Climatic Factors	The site is located within the built up area, public transport and local services are easily accessible by foot. However development of this site is likely to increase vehicular movements.
Landscape	This is a large rectangular site which is predominantly flat and at present comprises an active football pitch. The site is bound to the North and west by open space and to the South by the wooded garden area of a large residential property. The eastern boundary of the site is formed by Auchenlodment Road.
Population and Human Health	Redevelopment would result in loss of an active recreational facility. Site is well located for public transport.
Soil	Part of the site is covered by potentially contaminated land and redevelopment of the site may offer the opportunity for remediation.

SEA Overall Assessment of the Site -

Development of this site would result in the loss of an active recreational resource which could have a negative impact on both material assets and population and human health. This is also an issue regarding possible increase in emissions as a result of vehicular traffic.

RFRF0706

Site Address: The Institute, Maxwellton St, Paisley
Proposed Use: Residential
Site Size (Ha): 0.38



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	-	+	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna Vacant and derelict site where vegetation is growing. This potentially provides an urban species habitat and opportunity for dispersal.

Historic Environment Category B Listed Building in a state of disrepair. Any development of remains of listed building which are in a poor condition and would have to be addressed as part of any development proposal.

Material Assets Development of new housing will contribute to improvements housing stock for type and quality and would improve this Category B Listed Building. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.

A core path is located adjacent to the site.

Air Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.

Water Drainage assessment required.

Climatic Factors The site is located within the built up area, however, and public transport and local services are easily accessible by foot. Redevelopment will provide an opportunity for including low carbon technologies.

Landscape The site is located at the corner of Maxwellton Road and Green Road. To the north and on the opposite side of the road is a primary school; to the west is an existing day centre; and to the south the application site slopes down to a retaining wall adjacent to the Ferguslie Canal. The property was gutted by fire on 3 July 1997 leaving only the masonry.

Population and Human Health Re-development of the Category B Listed Building would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place. Demolition of listed building in whole or part could have a negative impact on the character of the area.

Soil

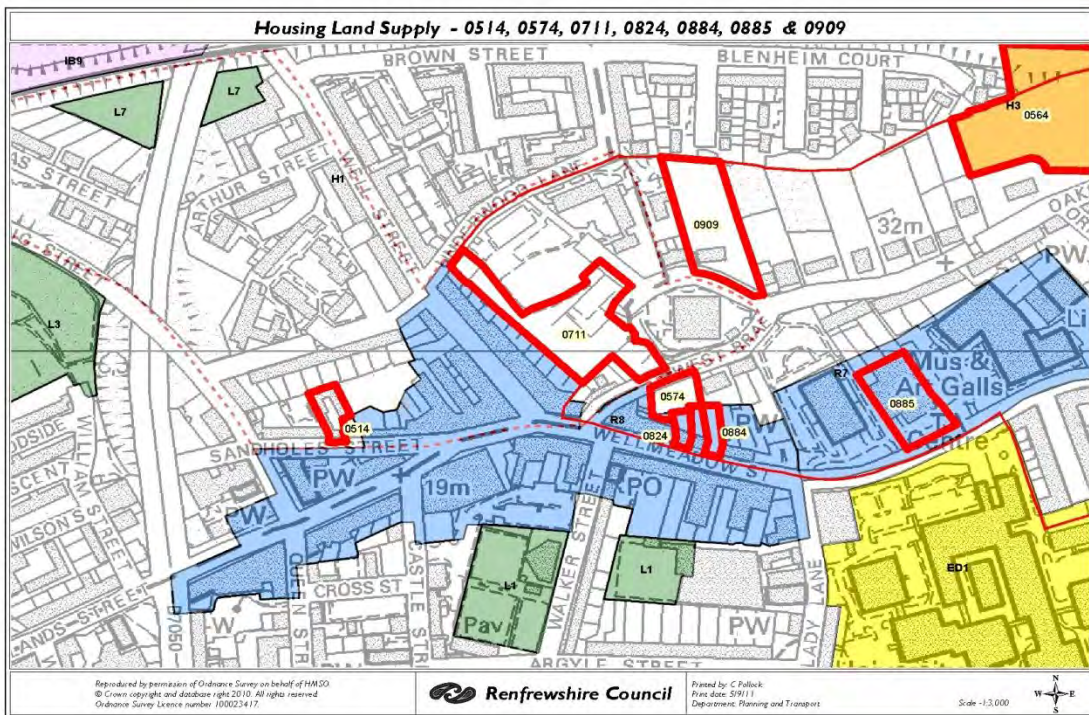
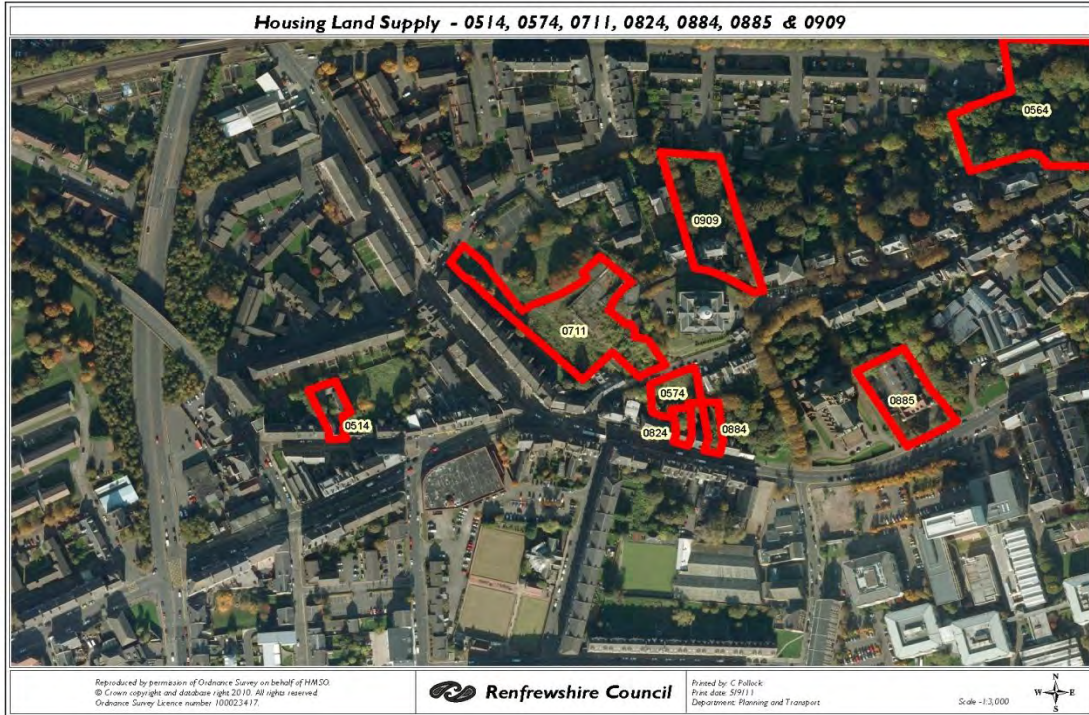
Brownfield development which could utilise existing infrastructure and reduce the need to use currently undeveloped land. Redevelopment would improve the Category B Listed Building.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site especially in relation to improvements to the Category B Listed Building. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0711

Site Address: West Brae, Paisley
Proposed Use: Residential
Site Size (Ha): 0.60



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	-	-	0	-	+	-	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	The site lies on the north western slope of Oakshaw hill within the urban area. A few clusters of bushes and mature trees are located within the site, especially on the northern and western parts, and vegetation has colonised the cleared area. The south eastern corner has dense scrub land. The site has some value in terms of its biodiversity, flora and fauna.
Historic Environment	The southern half of the site lies within an Archaeological Trigger Zone.
Material Assets	Development of new housing will contribute to improvements in housing stock for type and quality. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.
Climatic Factors	Location of the site may encourage carbon emissions through an increase in car usage. The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. Climate change may result in increased instances of flooding.
Landscape	A few clusters of bushes and mature trees are located within the site, especially in the northern and eastern parts, and vegetation has colonised the much of the site. The south eastern corner has dense scrub land. Although primary school buildings have been cleared from the eastern corner of the site, some of the foundations remain.
Population and Human Health	The main access to the site is from the north side, Underwood Lane, from where public transport is available, with a secondary access from West Brae. The site lies adjacent to a local centre.

Although in close proximity to public transport and local services and facilities the development of this site is likely to result in an increase in vehicular traffic to and from the site.. Two listed buildings lie within 20 metres of the site, the Grade A listed John Neilson Institute and a B listed building at 5-7 West Brae. The site is also located within the Paisley Town Centre Conservation Area.

Soil

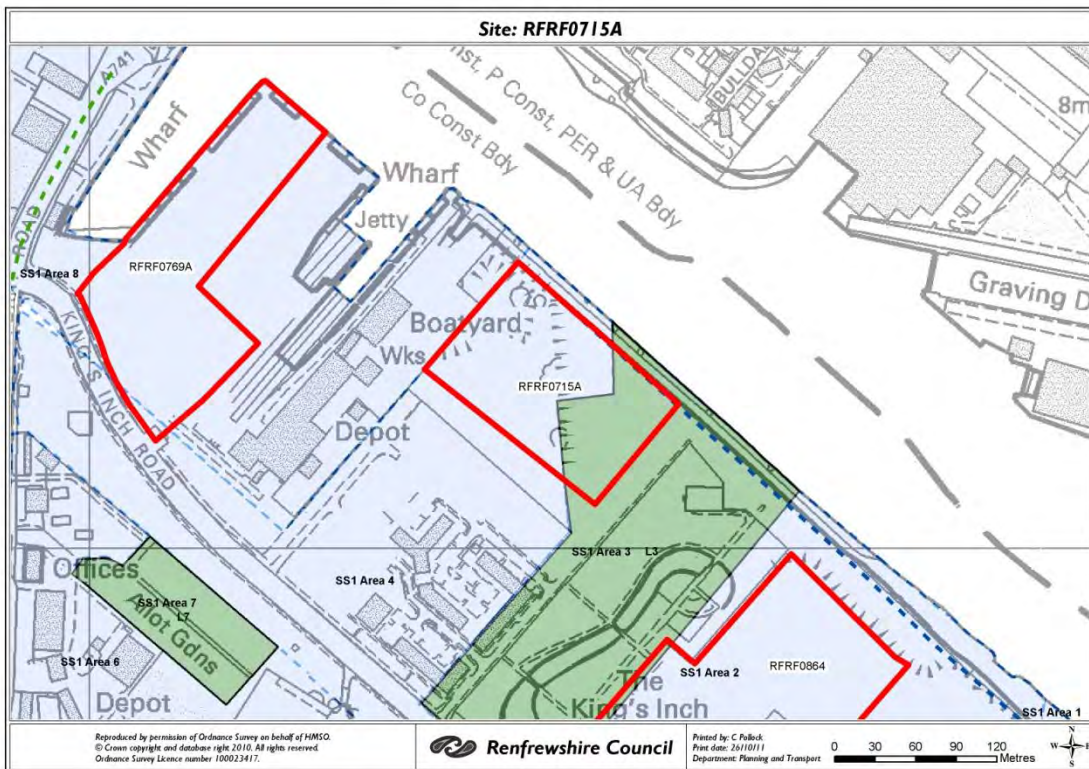
The north west corner of the site is potentially contaminated. Redevelopment of this site will provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Minor SEA issues related to possible increase in vehicular movements to and from the site as a result in development, other SEA relate to minor impact on biodiversity and the affect on the historic and cultural aspects. However good design used in the redevelopment of this site may preserve and enhance the area.

RFRF UC 0715

Site Address: Ferry Village, Renfrew
Proposed Use: Residential
Site Size (Ha): 3 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

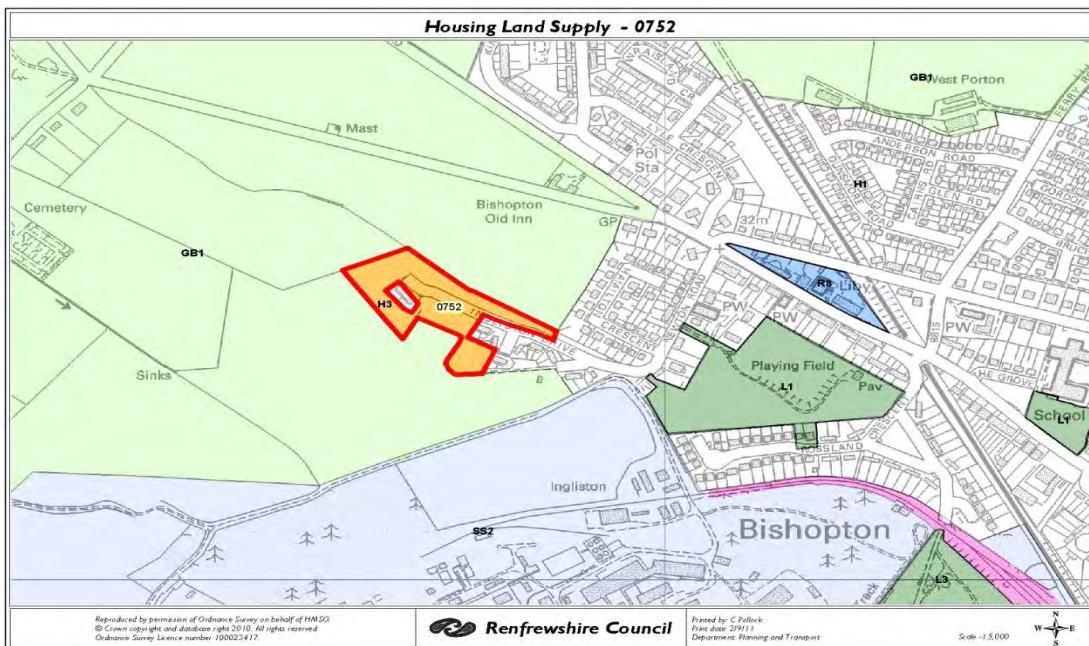
Biodiversity, Flora and Fauna	Cleared former industrial harbour land which is covered in grass and weeds. No biodiversity, flora and fauna interest. Development has potential to enhance biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flood risk is controlled via the water infrastructure works which have been implemented as part of the Renfrew North development. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	Vacant site covered in scrubby vegetation with a northern frontage to the River Clyde. Local Service road constructed along west and north boundaries and in a diagonal line through the south corner. New flatted residential development lies to south, whilst another vacant site lies to the west of site. A new urban park / landscaped area lies to the south east. Development has potential to enhance townscape.
Population and Human Health	Access to the site is from a local road south of the site. Public transport (bus) is available within 200m of the site. Renfrew Town Centre lies approximately 500m to south west of site. Braehead Retail centre lies approximately 1km distant to south east.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Minor SEA issues in relation to potential increase in vehicular traffic to and from the site resulting in an increase in emissions. There is good frequent public transport links in close proximity to this site along with access to other services and facilities, this issue should not be significant.

RFRF0752

Site Address: Ingliston Drive Bishopton
Proposed Use: Residential
Site Size (Ha): 1.64



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	0	+	-	+	-	-	-	-

Detailed SEA Appraisal

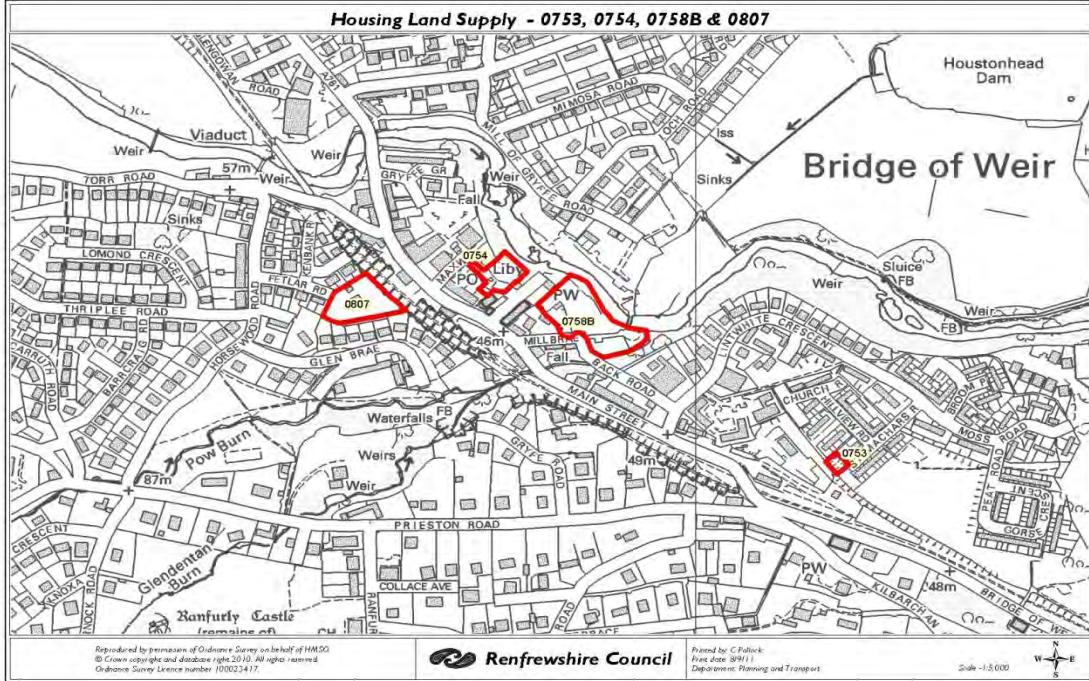
Biodiversity, Flora and Fauna	Area of amenity grass surrounding housing planted in some areas with mixed broadleaved trees. Offers landscaping value to local houses. The site may play a role in species dispersal.
Historic Environment	No known cultural heritage issues identified.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials. A Core Path runs up Ingliston Drive.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Extreme North East of site floods to a maximum of 500mm from existing ditch. Drainage assessment required.
Climatic Factors	Public transport, limited services and facilities are available within walking distance of this site, however the location is likely to increase the amount of vehicular traffic in the area.
Landscape	This site is located within and adjacent to an established residential area. The site at present comprises areas of maintained grass opposite the existing housing and a smaller area located between two areas of housing. The northern part of the site sits generally lower than the housing to the south. The site is bounded by active agricultural land on tree sides and residential on the eastern most edge. There are mature trees on the site which add significantly to the character of the area.
Population and Human Health	Although adjacent to an existing urban area and reasonably close to a bus stop service, frequency in the evenings and at weekends is an issue. It is likely therefore, that residents will travel by car.
Soil	Development will result is removal of green amenity land.

SEA Overall Assessment of the Site -

Green land on the edge of Bishopton. There is the potential for environmental effects on a number of the SEA criteria, primarily in relation to landscape and biodiversity. Access to public transport may also be an issue so the development would rely on car based travel which could have an impact on air quality.

RFRF0753

Site Address: St Machars Road, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 0.04



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	0	-	0	+	+	+
Ranking									

Detailed SEA Appraisal

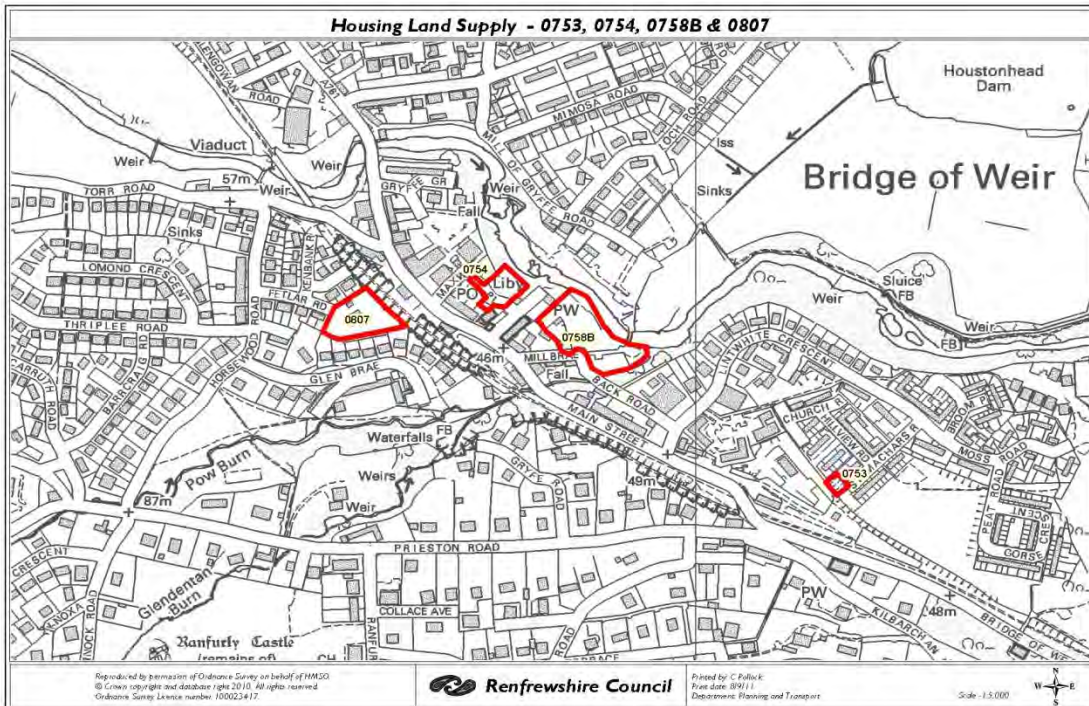
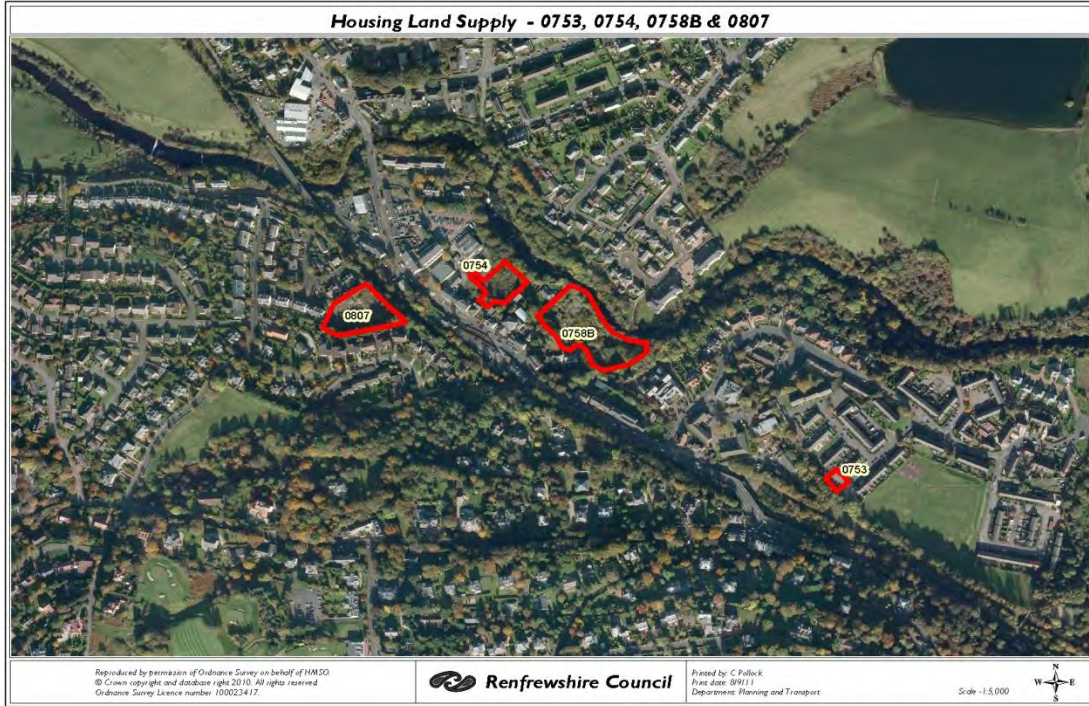
Biodiversity, Flora and Fauna	Small area of hardstanding currently utilised for parking. Development is unlikely to have any significant impact on biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Pluvial risk 300mm over entire site and land raising would be required with compensatory storage. Drainage assessment to address this but resultant development area would be minimum
Climatic Factors	The site is located within the built up area and public transport is accessible however this is limited in the evenings and at weekends. Therefore development is likely to result in an increase in vehicular movements.
Landscape	This is a small square level site which is located within an established residential area. The site is bounded on 2 sides by residential properties to 1 side by a wooded/shrubbed area and to the front by an existing roadway which terminates adjacent to the site. The site was formerly used for lock up garages in association with the existing residential properties.
Population and Human Health	Site is located within an established urban area so there is access to services. Site is well located for public transport. New housing should provide opportunity to improve the quality of the housing stock.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related to potential flooding and increase in emissions. The flood risk is likely to result in remedial measures which would decrease the amount of land available for development. As this is a small site, development is unlikely to significantly increase the amount of vehicular traffic to and from the site.

RFRF0754

Site Address: Maxwell Place, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 0.21



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	0	0	0	0	0	+	+
Ranking									

Detailed SEA Appraisal

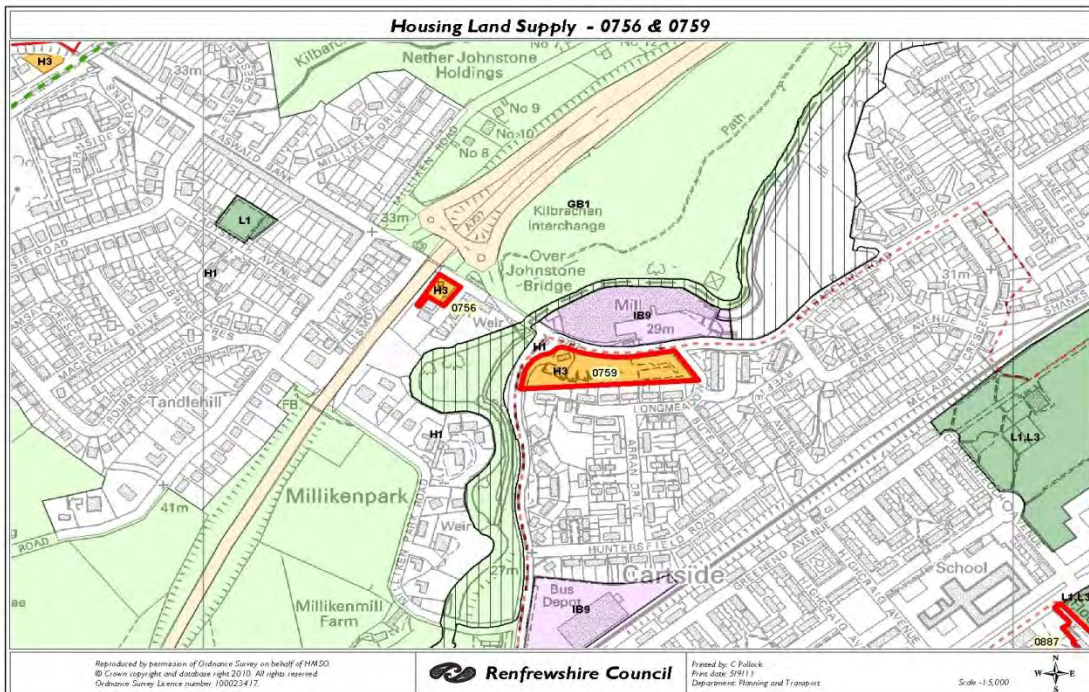
Biodiversity, Flora and Fauna	Some self seeded trees on site, mixture of mature and semi-mature. Northern boundary of site is formed by River Gryfe which will act as a wildlife corridor.
Historic Environment	No known historic interest at this location.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not an issue in this area. This is a small site, development unlikely to have any impact on air quality.
Water	Potential flood risk affecting northern part of site due to river Gryfe, however, this is thought to be minimal. Any development could provide an opportunity to improve the quality of the water environment.
Climatic Factors	Location of the site may encourage carbon emissions through car usage for commuting. However the site is in close proximity to a bus route, no significant impact.
Landscape	The site is currently vacant and has been for a number of years. The landform slopes away to the north and the river. It is located behind the high street, therefore, it is not visually prominent, except to the uses immediately surrounding it. The site is screened from the uses on the other side of the river by trees.
Population and Human Health	Site is in the village centre close to public transport, although some increased car usage for commuting may result. Close proximity to the cycle track could have associated health benefits.
Soil	Brownfield could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure, the site is located in the village centre and close to National Cycle Network route 75. Increased commuting may be encouraged, however, could be offset by other SEA benefits.

RFRF0756

Site Address: Waterside Lane Kilbarchan
Proposed Use: Residential
Site Size (Ha): 0.11



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	0	+	0	0	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Small brownfield site that that is overgrown with shrubbery and has limited biodiversity value.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flood risk constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. However development of this site is likely to increase vehicular traffic to and from the area.
Landscape	Small brownfield site to the east of the A737. Scrubby vegetation which included small trees, bushes and grassland.
Population and Human Health	Site is located within an established urban area so there is access to services. Site is well located for public transport, so commuting should be minimised. New housing should provide opportunity to improve the quality of the housing stock.
Soil	Redevelopment of the site would provide an opportunity for remediation.

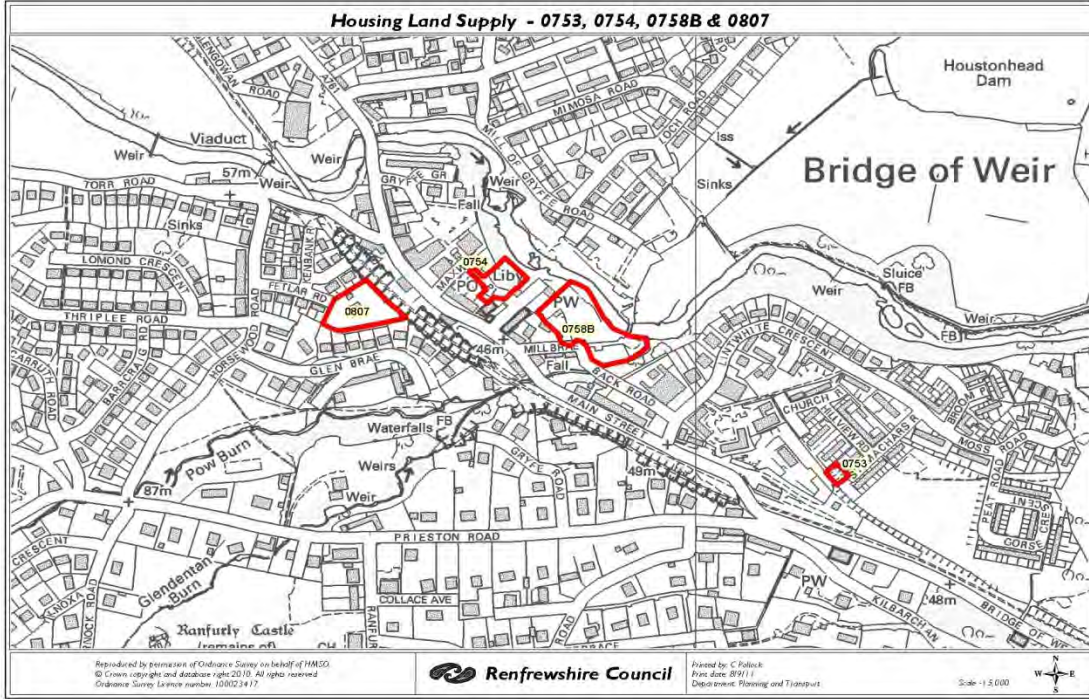
SEA Overall Assessment of the Site -

Minor SEA issues related to possible increase in emission. However this is a small site and therefore the increase in vehicular movements as a result of development will not be significant.



RFRF0758B

Site Address: Mill of Gryffe Road, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 0.70



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	0	+	-	0	0	+	+	+

Detailed SEA Appraisal

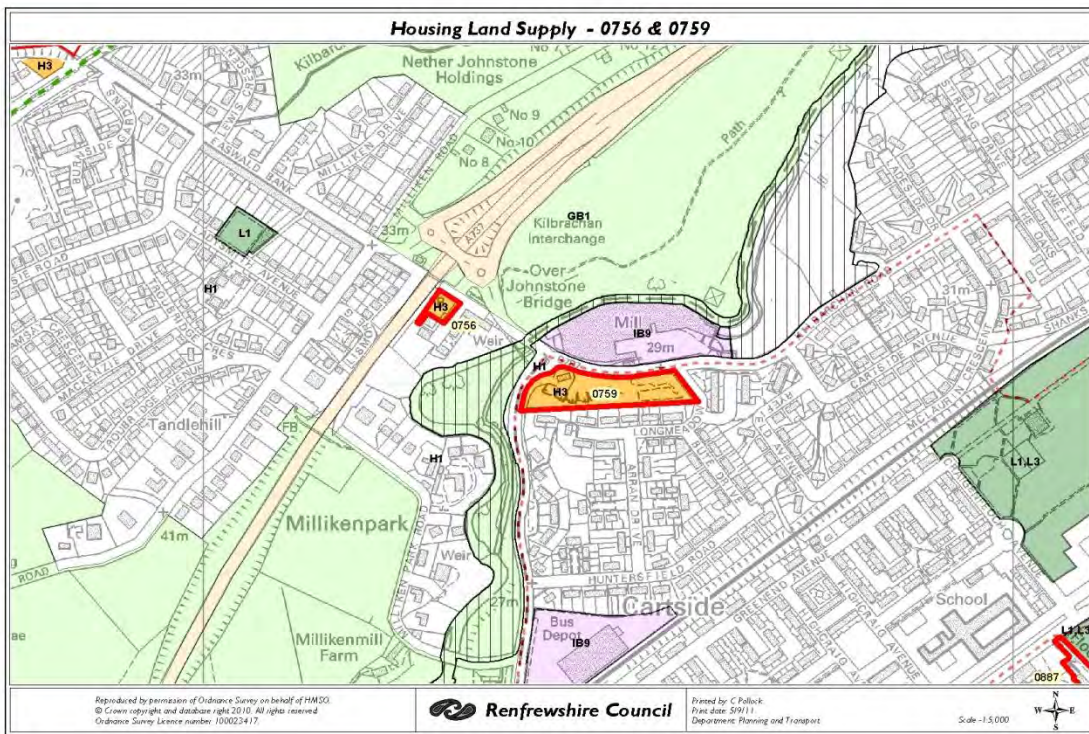
Biodiversity, Flora and Fauna	Vacant brownfield urban site that is overgrown with shrubbery. Site is adjacent to the River Gryffe and may play a role in biodiversity corridors, The Gryffe Walkway SINC borders the eastern edge of the site and contains valuable biodiversity, flora and fauna. If developed mitigation measures should be utilised to minimise the impact on the biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Fluvial risk to Northern boundary of the site. Flood Risk Assessment required due to River Gryffe and Pow Burn. Drainage Impact Assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Climate change may result in increased instances of flooding.
Landscape	This site is located to the South of the River Gryffe and is accessed from Mill Brae. The site extends to 0.7 Ha, although not all of this is developable. The site generally slopes downwards towards the river Gryffe and is surrounded by mature trees. The site is bounded to the north by the river and to all other sides by other properties which are a mixture of residential and village centre uses. The majority of the site is overgrown with shrubbery.
Population and Human Health	Site is located within an established urban area so access to services is good. Site is well located for public transport, so commuting should be minimised. New housing should provide opportunity to improve the quality of the housing stock.
Soil	Brownfield development. New development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Development of the site may have an effect on biodiversity, flora and fauna and especially on the SINC to the east of the site. However, there are potential positive SEA benefits associated with the redevelopment of this site as the site is currently underused and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0759

Site Address: Kilbarchan Road South, Johnstone
Proposed Use: Residential
Site Size (Ha): 0.84



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	-	+	-	0	+	+

Detailed SEA Appraisal

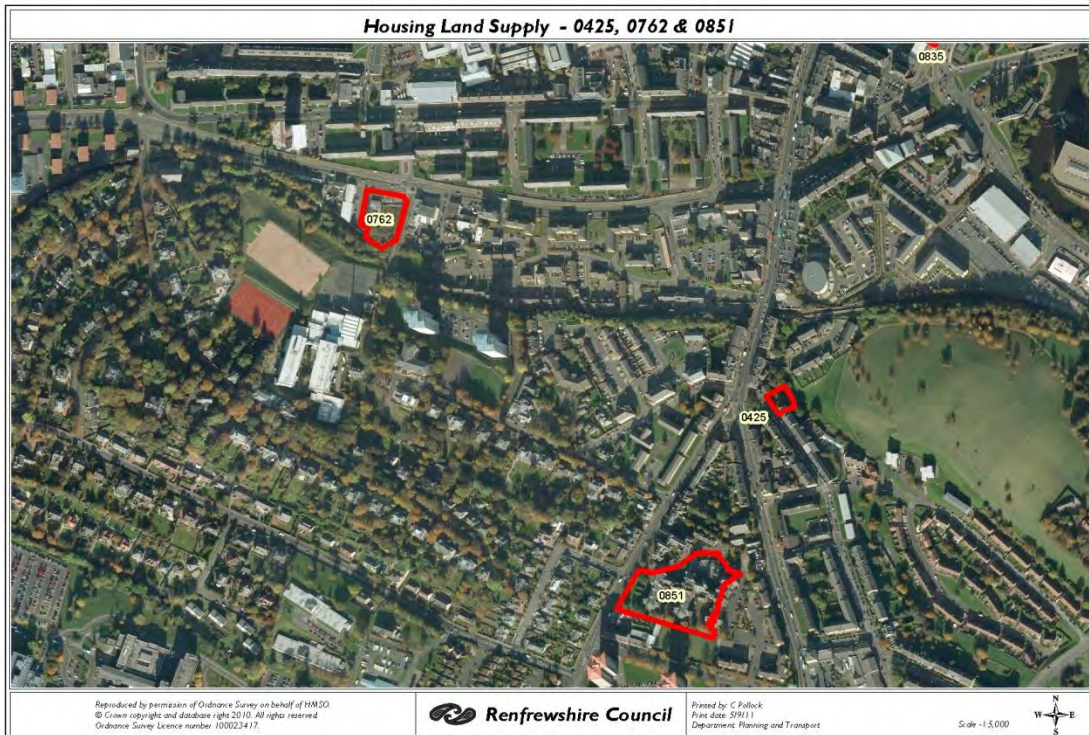
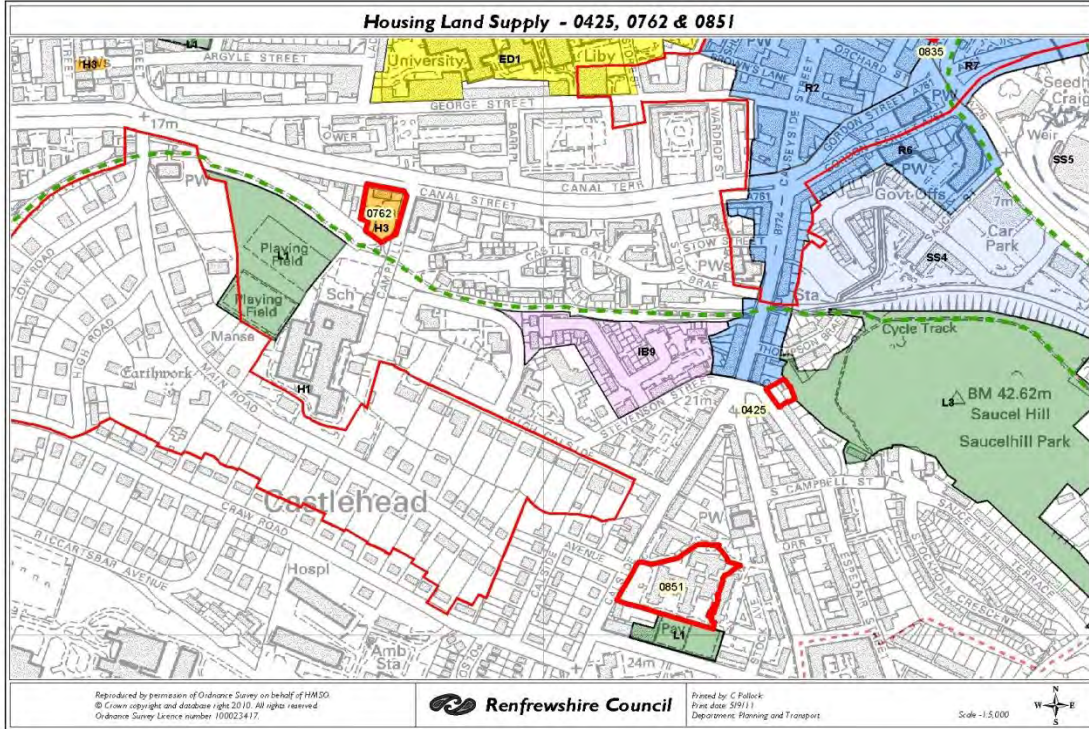
Biodiversity, Flora and Fauna	There are a number of mature trees and shrubs on the site which are dense along the base of the quarry face. Development may have a minimal impact on biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment required.
Climatic Factors	The site is located on the edge of the built up area and both rail and bus public transport is accessible. However development of the site may result in an increase in vehicular traffic to and from the site.
Landscape	The site is located on the opposite side of the B787 Kilbarchan Road, Johnstone from Cartside Mill, and extends to some 0.8 hectares and is currently occupied by a parking area for the mill and a disused quarry. A dwelling house once occupied the north west corner but has been demolished. The site is bound by housing to the south and east. The mill is located on the opposite side of Kilbarchan Road to the north and wooded land forms the banks of the Black Cart Water and associated mill lade on the opposite side of Cochranemill Road to the west. The site slopes downwards from south to north and the quarry has an exposed rock face located in the south western part of the site. There are a number of mature trees and shrubs on the site which are dense along the base of the quarry face.
Population and Human Health	Site is located near public transport, so vehicular movements should be minimised
Soil	Part of the site is covered by potentially contaminated land and development may offer the opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. Part of the site is brownfield and part of the site is covered by potentially contaminated land. The site is located on the edge of the settlement and has good accessibility to public transport.

RFRF0762

Site Address: Canal Street/ Camphill Paisley
Proposed Use: Residential
Site Size (Ha): 0.3



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	0	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

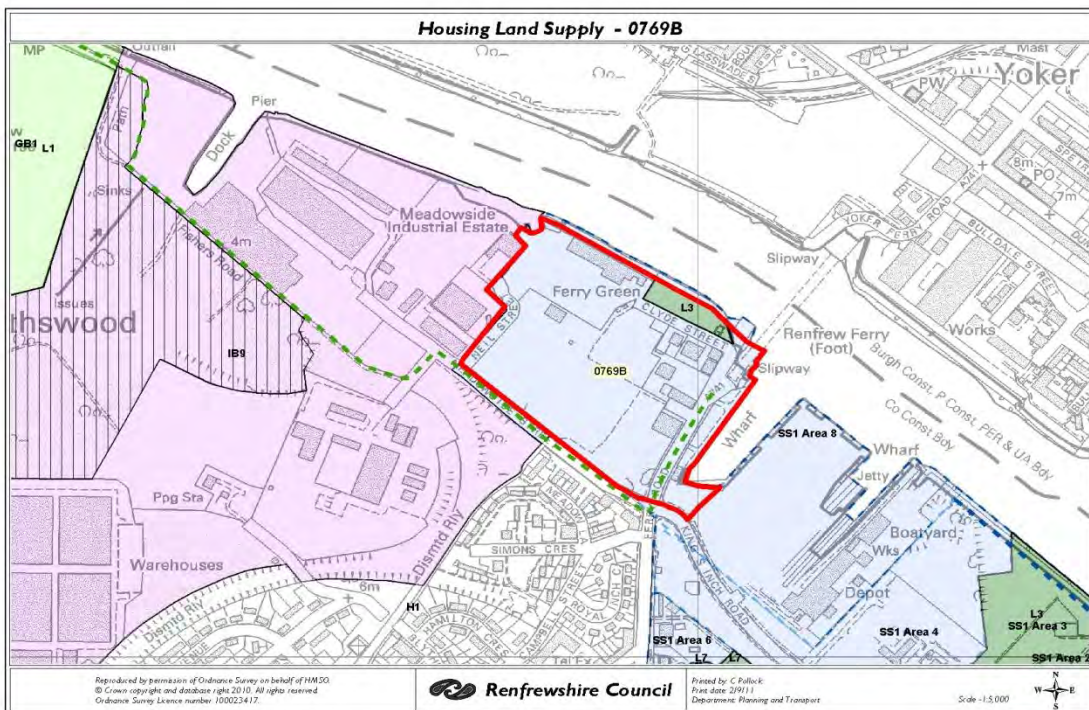
Biodiversity, Flora and Fauna	The main part of this site has been demolished and cleared, leaving a surfaced area and building which houses car wash facilities. The remainder of this part of the site has an earth surface which has been colonised with vegetation. A narrow, smaller part of the site was formerly a railway solumn and this is bordered by dense bushes. The site has some value in terms of its biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	The redevelopment of this site will decrease the amount vacant land. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Surface water risk along the southern boundary of the site, however risk is minimal to around 0.5 metres maximum.
Climatic Factors	The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase due to suggested use.
Landscape	Since clearance of the structures on this site it has naturally regenerated with scrubby vegetation, small bushes and trees. A narrow strip of the site runs westwards along a former railway solumn and this is bordered by dense bushes.
Population and Human Health	Access to the site is from a main road to the west of the site, from where public transport is available. The site lies within 1km of a local centre. Increased vehicular traffic may result from the site's development.
Soil	Redevelopment of this site will provide opportunities for remediation.

SEA Overall Assessment of the Site -

Minor SEA issue related to the likely increase in emissions from vehicular movements to and from the site.

RFRF0769B

Site Address: Ferry Village 3 West, Renfrew
Proposed Use: Residential
Site Size (Ha): 8.1



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	+	0	0	+	+	+

Detailed SEA Appraisal

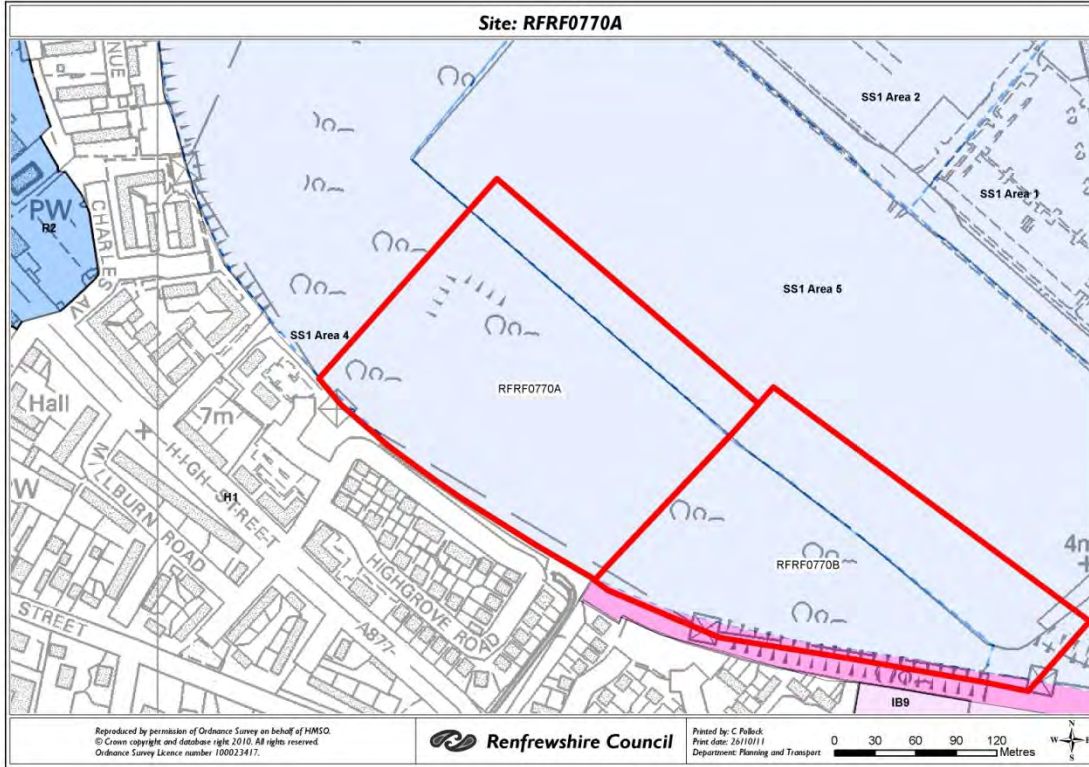
Biodiversity, Flora and Fauna	Primarily industrial area adjacent to the River Clyde. Small area to the north east of site that is a landscaped area, although this landscaped area is not well maintained and has limited biodiversity, flora and fauna value.
Historic Environment	Two category C Listed Buildings in the north east of the site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Site subject to tidal risk. Flood prevention scheme under construction, likely completion 2013. The completion of flooding scheme is required to facilitate the development of site. Both Flood Risk Assessment and Drainage Impact Assessment required.
Climatic Factors	The site is located between a residential and industrial area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	A large site comprising several different land uses ie predominantly older industrial buildings in engineering / storage uses; scrap metal storage; woodland which includes the cleared area of a former sewage works; a former ship dock (approximately 0.5ha) which lies at an angle of 90 degrees to the River Clyde. A flood barrier, in the form of an embankment (2 metre high), has been constructed through the eastern part of the site in recent years.
Population and Human Health	Public transport can be accessed from the site, so potential commuting should be minimised. Core path will link to network. Potential contamination may have an impact on human health.
Soil	Brownfield could utilise existing infrastructure and reduce the need to use currently undeveloped land. Redevelopment may provide opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently utilised as an industrial area and may potentially be contaminated and detracts from the surrounding area. Brownfield development could reuse existing infrastructure. Vehicular movements may occur as a result of the residential use although this should be limited due to accessibility to public transport and also be less of an impact than the existing use.. Overall this impact should be offset by other SEA benefits.

RFRF UC 0770A

Site Address: Kings Inch Road, Renfrew
Proposed Use: Residential
Site Size (Ha): 1.8 Ha





SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

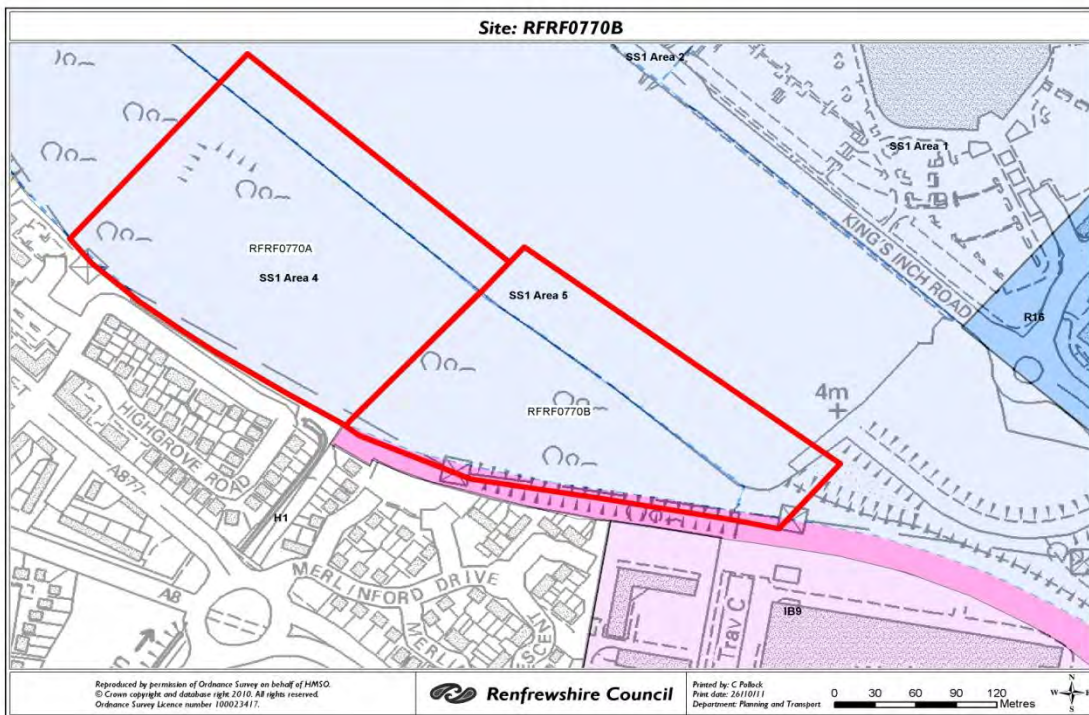
Biodiversity, Flora and Fauna	Cleared former industrial and storage land which is covered in grass and weeds. Scrubby vegetation and semi mature trees fringing old railway embankment to south of site. Some biodiversity, flora and fauna interest. Development has potential to enhance biodiversity and green network.
Historic Environment	Archaeological Trigger Zone covers small part of the north of site. Another lies within 200m to south west.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flood risk is controlled via the water infrastructure works which have been implemented as part of the Renfrew North development. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	Cleared former industrial and storage land between Kings Inch Rd and established residential area of Renfrew, to south west, and new flatted residential area to north east. Another vacant site lies adjacent to the east of the site.
Population and Human Health	Access to the site is from a local road west of the site. Public transport (bus) is available within 200m of the site to south. Renfrew Town Centre lies approximately 400m to north west of site. Braehead Retail centre lies approximately 1km distant to south east.
Soil	Development of the site may result in the sealing of previously undeveloped land.

SEA Overall Assessment of the Site -

Minor SEA issues in relation to potential increase in vehicular traffic to and from the site resulting in an increase in emissions. There is good frequent public transport links in close proximity to this site along with access to other services and facilities, this issue should not be significant.

RFRF 0770B UC

Site Address: Kings Inch Road, Renfrew
Proposed Use: Residential
Site Size (Ha): 6 Ha



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

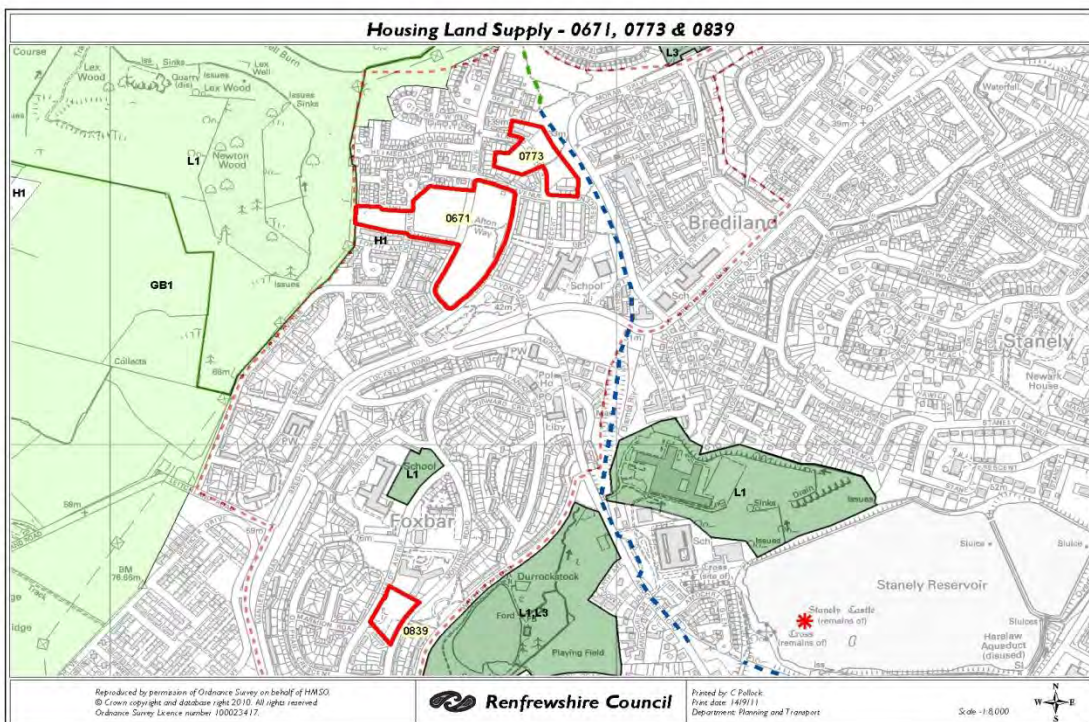
Biodiversity, Flora and Fauna	Cleared former industrial and storage land which is covered in grass and weeds, on western half, and gravel on east side. Scrubby vegetation and immature trees fringing old railway embankment to south of site. Some biodiversity, flora and fauna interest. Development has potential to enhance biodiversity and Green Network.
Historic Environment	Archaeological Trigger Zone lies within 200m to south west.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flood risk is controlled via the water infrastructure works which have been implemented as part of the Renfrew North development. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	Cleared former industrial and storage land between Kings Inch Rd and established residential area of Renfrew, to south west, and new flatted residential area to north east. Another vacant site lies adjacent to the east of the site.
Population and Human Health	Access to the site is from a local road west of the site. Public transport (bus) is available within 200m of the site to south. Renfrew Town Centre lies approximately 400m to north west of site. Braehead Retail centre lies approximately 1km distant to south east.
Soil	Development of the site may result in the sealing of previously undeveloped land.

SEA Overall Assessment of the Site -

Minor SEA issues in relation to potential increase in vehicular traffic to and from the site resulting in an increase in emissions. There is good frequent public transport links in close proximity to this site along with access to other services and facilities, this issue should not be significant.

RFRF0773

Site Address: Foxbar Rivers 3B(Priv)
Proposed Use: Residential
Site Size (Ha): 1.26



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	-	+	0	+

Detailed SEA Appraisal

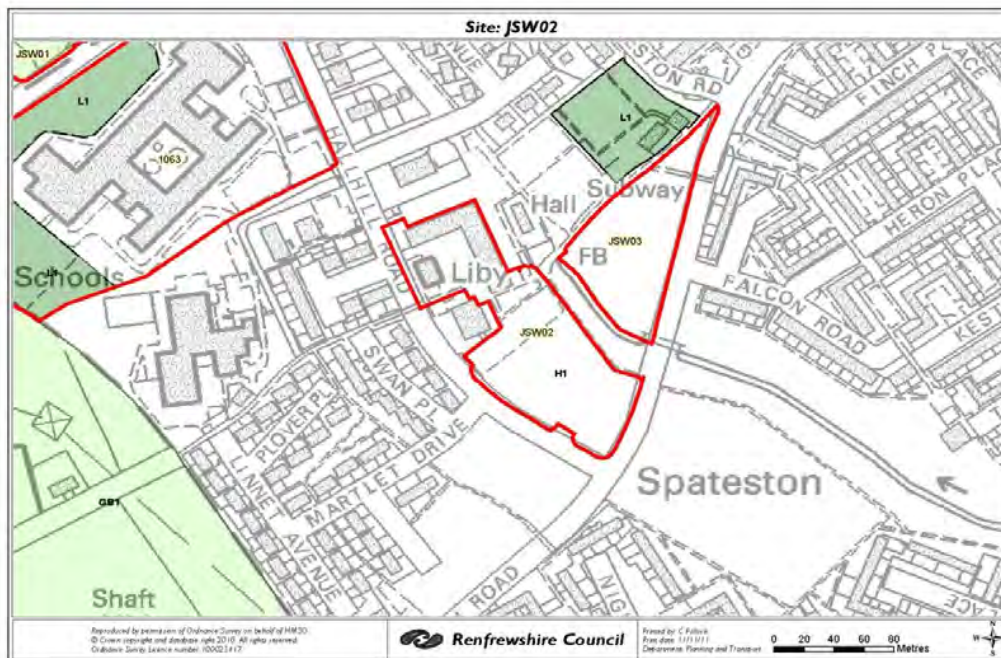
Biodiversity, Flora and Fauna	The eastern part of the site is a large site of low scrub with limited paths to access either within the site or across it. Site has unusual character for surrounding area and is mounded at the northern edge to the paths making access difficult. Development of the site would have a limited effect on biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There is no risk to the site itself, however there is a risk downstream to Morar Drive. Mitigation and attenuation will be required as part of the drainage assessment.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	The site has also been completely cleared and now is covered by overgrown grass and small shrubs.
Population and Human Health	Public transport is available on Brediland Road. Increase vehicular movements are likely to result due to redevelopment.
Soil	There is an area of open ground which benefits from mature tree coverage which is located at the south western section of the site.

SEA Overall Assessment of the Site -

Minor SEA issue related to potential increase in vehicular movements as a result of redevelopment. However this issue is unlikely to be significant given that the previous use of this site was dwellings.

JSW 3

Site Address: Spateston Road, Johnstone.
Proposed Use: Residential
Site Size (Ha): 0.7 ha
Local Plan Policy: H1



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	0	-	-	++	-	0	0	-

Detailed SEA Appraisal

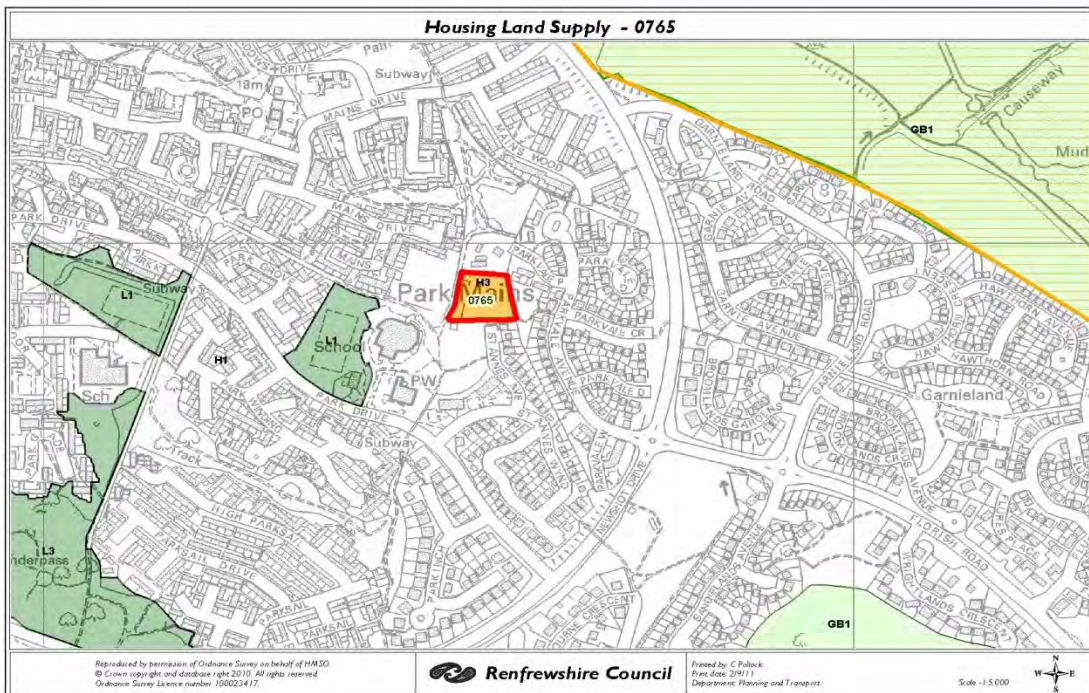
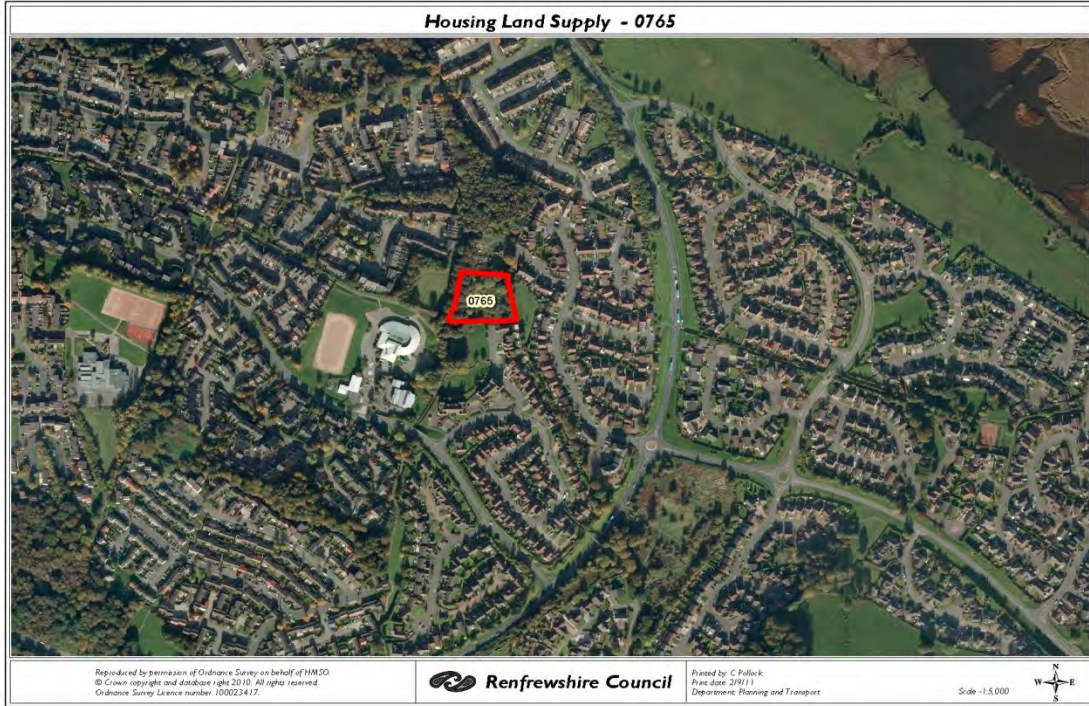
Biodiversity, Flora and Fauna	The site consists of two distinct land uses, one which is buildings and the other which is maintained public open space. The site's biodiversity, flora and fauna value is low.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality within this area is not an issue. Development of the site is not likely to significantly decrease air quality, although the potential increase in the number of car journeys related to residential development may have a minor impact. There is good public transport service in the vicinity of the site.
Water	Burn cuts across site from east to west, flood risk assessment required. The risk from surface water affects the majority of the site. Development of this site may cause problems downstream given the historical localised flooding at Churchhill Avenue and Hallhill Road. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.
Climatic Factors	Site is located towards the southern edge of the built up area. There is good public transport provision. Climate change may result in increased instances of flooding.
Landscape	The site is irregular in shape and is bounded by housing, recreational and open space and local roads. It also comprises a number of areas of maintained public open space, which are separated by a local road and a number of footpaths. The open space areas slope gently northwards.
Population and Human Health	The site includes the local centre at Hallhill Road, however this is now largely vacant and is proposed for redevelopment. Johnstone town centre lies more than 1km away. There is good access to public transport, however increased car usage for commuting may result from its development.
Soil	Development may result in sealing of previously undeveloped land

SEA Overall Assessment of the Site -

Development of this site would have an impact on the landscaping and visual amenity of this area. However there is an abundance of open space surrounding this site and although development would reduce the area of open space there would still continue to be sufficient amount of open space remaining. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change, however there is good public transport links so this impact should not be significant. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment downstream of the site.

RFRF0765

Site Address: St Annes Ave, Erskine
Proposed Use: Residential
Site Size (Ha): 0.44



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	-	0	+	-	+	-	-	-	-

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	An area of semi-natural mixed woodland that provides a biodiversity, flora and fauna resource.
Historic Environment	No known cultural heritage issues identified.
Material Assets	Two Core Paths border the site which strengthens the role of this area as a recreational resource. New housing is likely to contribute to improvements in housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Development and resulting use of materials could have a carbon foot print.
Landscape	This site is located within the existing built up area and comprises a square site which is currently wooded. The site is bounded by a footway an area of formal open space and other residential properties. The site due to its wooded nature is adding to the character of the area as a whole.
Population and Human Health	Development of this site would result in the loss of a wooded area that contributes to the character of the area. Site is located within an established urban area so there is access to services. Site is well located for public transport, so commuting should be minimised. New housing should provide opportunity to improve the quality of the housing stock.
Soil	Development of the site may result in the sealing of previously undeveloped land.

SEA Overall Assessment of the Site –

A key SEA issue relates to the impact that development of this site would have on the loss of the woodland area that not only plays a role in biodiversity, flora and fauna but also the setting of the area. Residential development at this location is likely to increase the amount of vehicular movements, resulting in an impact on air quality. However this is not a large site and there is access to a high frequency bus corridor, therefore this issue should not be significant.

SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	+	+	0	+	0	+	+	+

Detailed SEA Appraisal

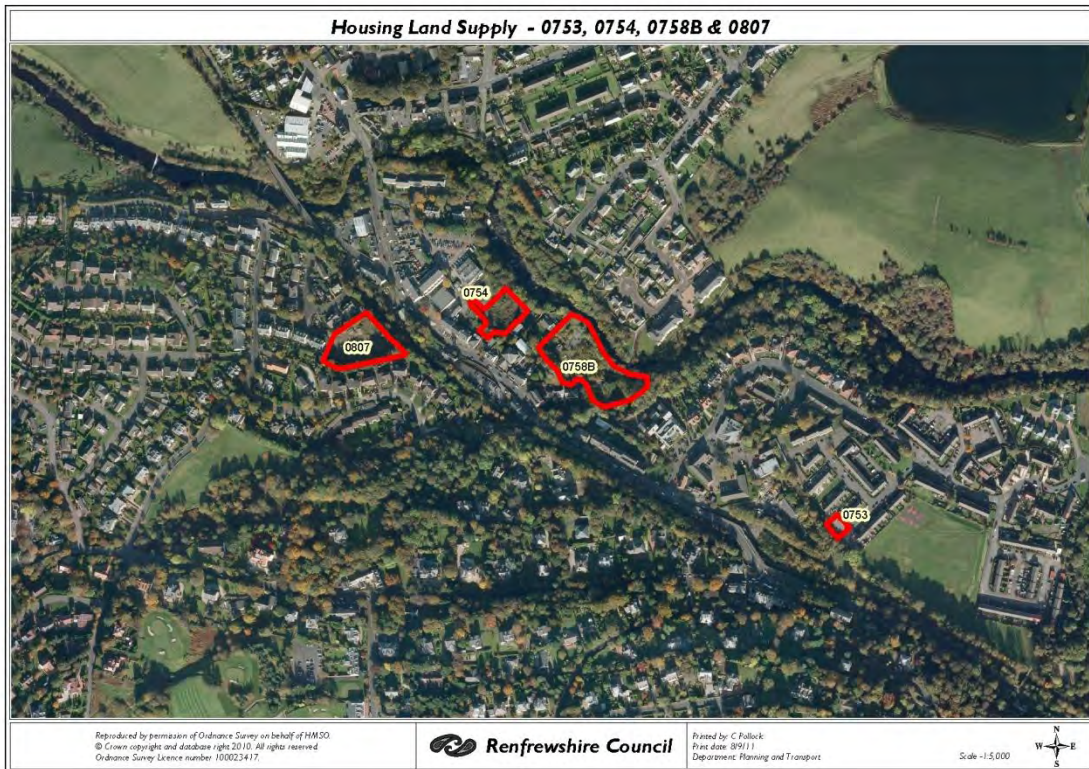
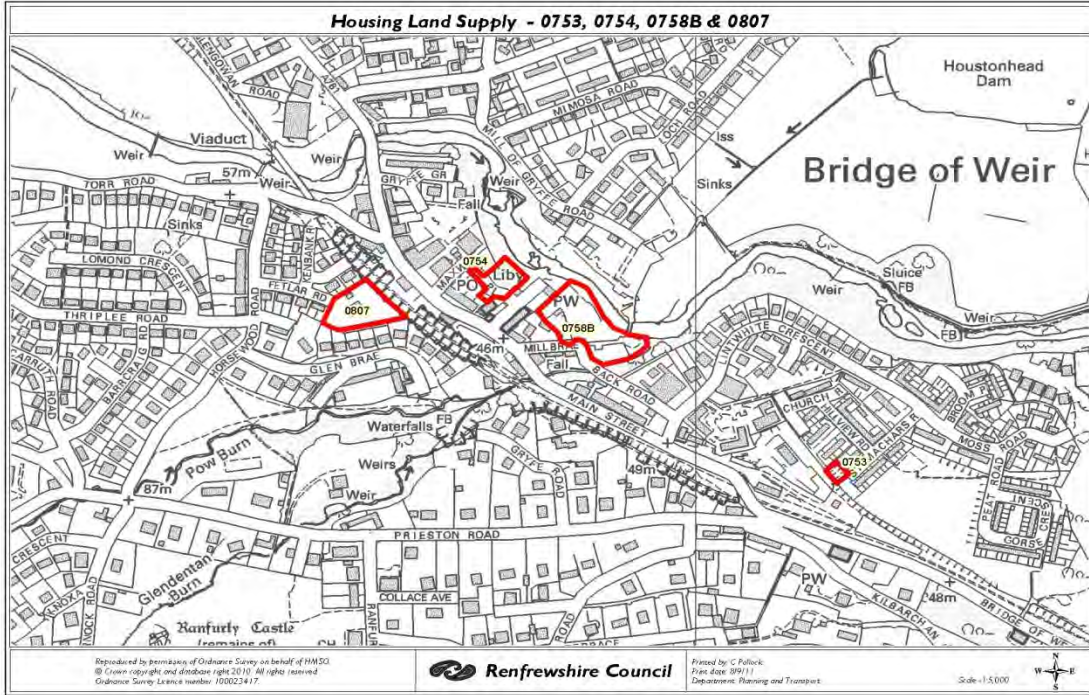
Biodiversity, Flora and Fauna	Small vacant brownfield gap site in urban area. Site is fenced off from road and contains scrubland with a mix of grasses, bushes and small trees which may provide habitats for species but is unlikely to have a significant biodiversity, flora and fauna value.
Historic Environment	Site is within the Paisley Conservation Area. Redevelopment would help improve the impact on the townscape.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Site is within the Paisley Air Quality Management Area, the site is a small gap site in the urban area with limited capacity so development of the site is unlikely to have a significant impact on air quality.
Water	A Drainage Assessment is required. The implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area where public transport is in close proximity and has a high frequency. Vehicular traffic is nevertheless likely to increase through development of the site, however given the size of the site this is not likely to be significant.
Landscape	The site comprises an area of land which is currently vacant at the western end of Hunter Street on the south side of the street and at the corner of Stoney Brae. The land which forms the site falls steeply from the rear boundary and continues sloping downwards less steeply to the front boundary in a west to east direction. There is an existing stone wall on the site frontage to Stoney Brae and part of the original wall on the Hunter Street frontage. The site is currently derelict and consists of scrubby vegetation.
Population and Human Health	Site is well located for public transport and local services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently derelict and could contribute more to the sense of place and townscape of the conservation area if sensitively developed. Brownfield development would provide the opportunity to reuse existing infrastructure.

RFRF0807

Site Address: Fetlar road, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 0.39



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Vacant brownfield site in urban area. Site previously consisted of a residential property and garden ground. Site is now overgrown. Site backs onto the cycle path and there are a number of mature trees which are mainly Acer species of sycamore and maple around the perimeter site which is likely to provide a valuable biodiversity, flora and fauna resource.
Historic Environment	No known cultural heritage issues identified.
Material Assets	<p>New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.</p> <p>The cycle path to the rear of the site is a Core Path.</p>
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	A Drainage assessment will be required. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites and address potential surface water runoff from development to cycle track.
Climatic Factors	The site is located within the built up area and public transport is accessible however the level of service in the evenings and at weekend is limited therefore development is likely to result in an increase in vehicular movements. Although given the size of the site this is not likely to be significant.
Landscape	This site is located within an established residential area which is characterised by large dwellings located within relatively large mature plots. The site consists of overgrown scrubby vegetation. The boundaries consist of mature planting.
Population and Human Health	The site has access to public transport as well as services and facilities.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

There are minor SEA issues related to potential biodiversity on the boundaries of the site and possible increase in vehicular movements as a result of development. However there are also potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development provides the opportunity to reuse existing infrastructure.

SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	0	+	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Site was formerly a department store, which has been partly demolished and cleared. Vegetation has colonised part of the area that has been cleared. The site has little value in terms of its biodiversity, flora and fauna.
Historic Environment	The site is covered by an Archaeological Trigger Zone. Redevelopment of this site is not likely to have an impact.
Material Assets	Development of new housing will contribute to improvements in housing stock for type and quality. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air Quality area lies within 20 metres of site. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	A drainage assessment is required to ensure attenuation and treatment of any resultant surface water from the site.
Climatic Factors	The site is located within the built up area and public transport is easily accessible.
Landscape	The site sits in a sensitive position and is relatively flat. The southern edge of the site lies within the Paisley Town Centre Conservation Area and the site includes several Listed Buildings. A number of other buildings have been demolished and cleared, in particular at the south east corner of the site, and this has resulted in an open aspect here. Vegetation has now colonised parts of the cleared area. The former car park (hard surface) remains in use for this purpose. The west of the site is defined by Smithhills Street and the Piazza Centre. The north is defined by a railway viaduct, whilst the southern boundary is defined by Gauze Street, beyond which lie the grounds of Paisley Abbey. Development of the site has the potential to enhance the townscape of this part of the urban area.
Population and	Public transport is easily accessible from the site. The site lies

Human Health within the Paisley Town Centre boundary.

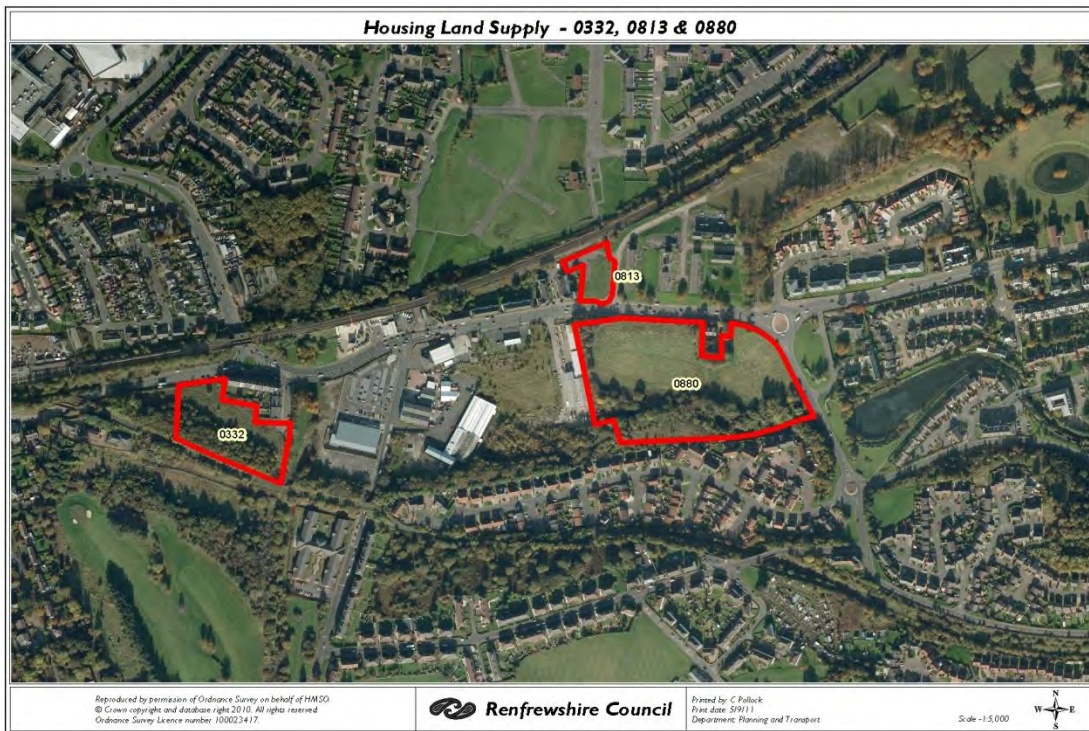
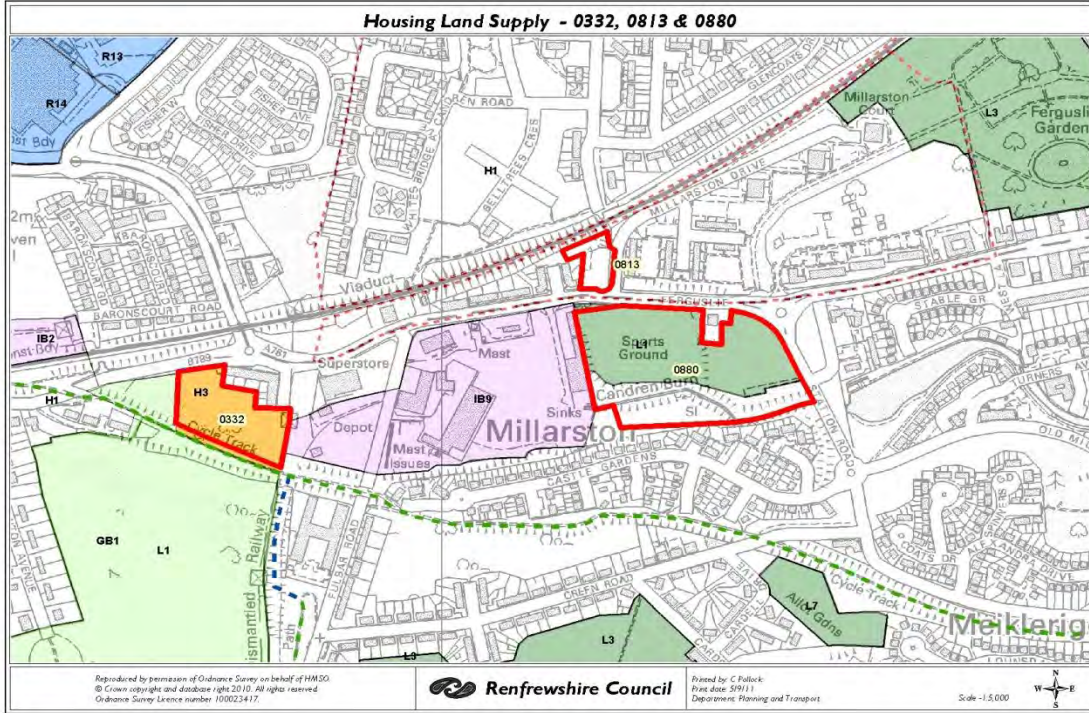
Soil Potentially contaminated land within 50 metres of site.
Redevelopment will result in remediation of the site.

SEA Overall Assessment of the Site -

Minor SEA issues relating to potential impact on air quality.

RFRF0813

Site Address: Millerston Dr/Ferguslie Paisley
Proposed Use: Residential
Site Size (Ha): 0.03



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

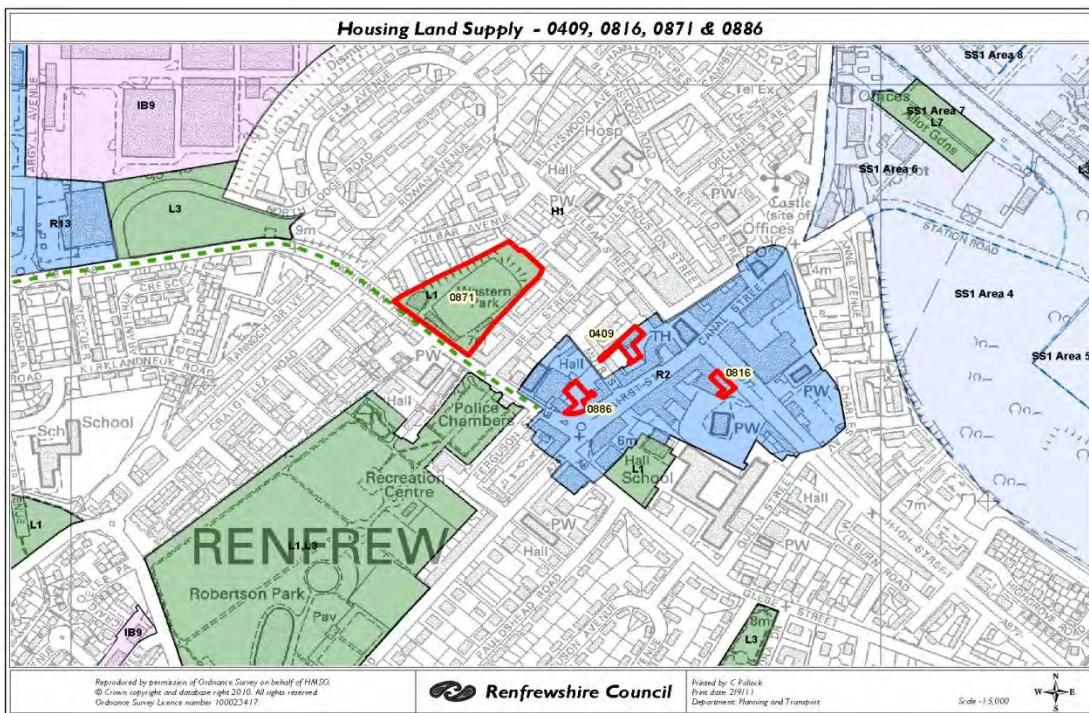
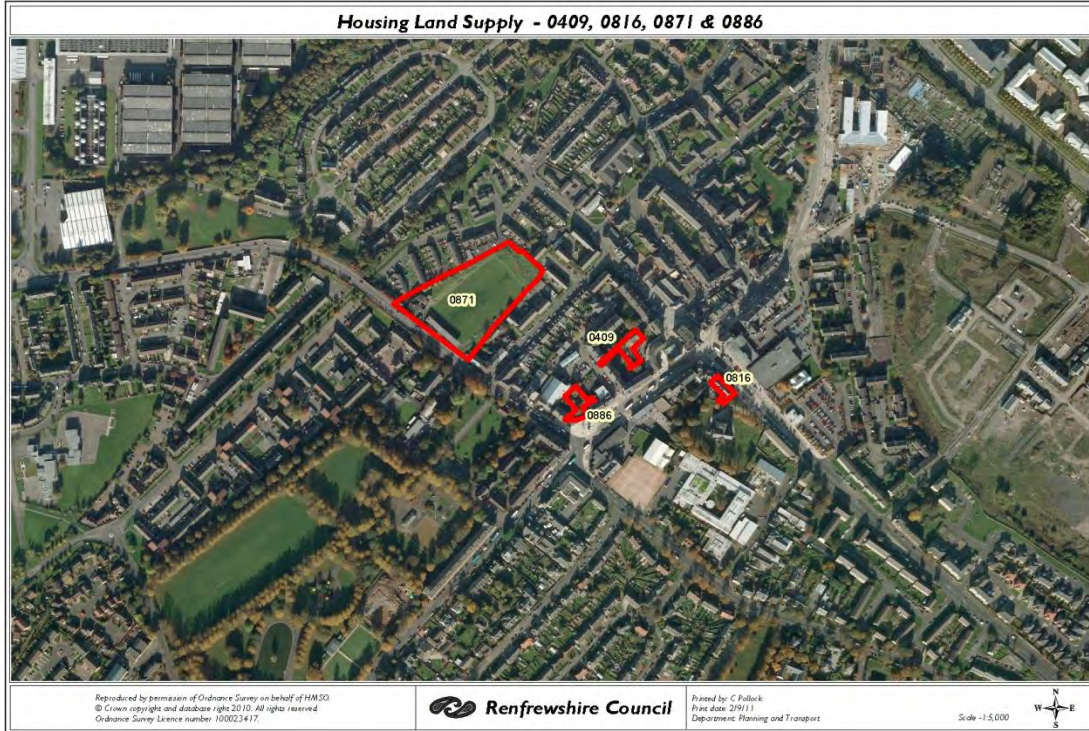
Biodiversity, Flora and Fauna	Site consists of open grass land and an area of hard standing and development is unlikely to have an impact on biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment required. The implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. However development of the site is likely to increase vehicular movements to and from the site.
Landscape	The site is bordered by three storey council-built flats to the west and by the Paisley - Ayrshire railway line, on an embankment at this location, to the north. There is a vacant site that is partially hard standing parking area and part open grass land.
Population and Human Health	The site has access to public transport and some services and facilities, however the range is fairly limited.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

There is a minor SEA issue related to the potential increase in vehicular movements to and from the site as a result of redevelopment. However there are also potential positive SEA benefits associated with the reuse of land which could contribute more to the sense of place if designed appropriately as well as providing an opportunity for the reuse of existing infrastructure.

RFRF0816

Site Address: 24 High Street, Renfrew
Proposed Use: Residential
Site Size (Ha): 0.04



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	+	+	-	0	0	0	+	0

Detailed SEA Appraisal

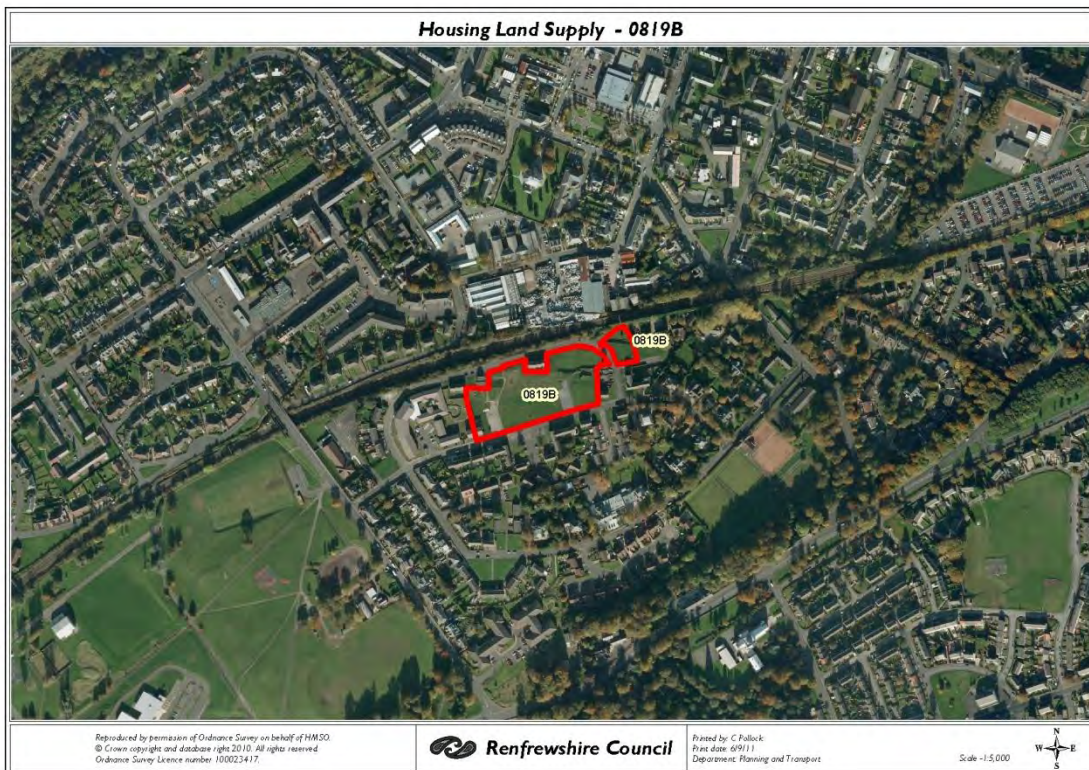
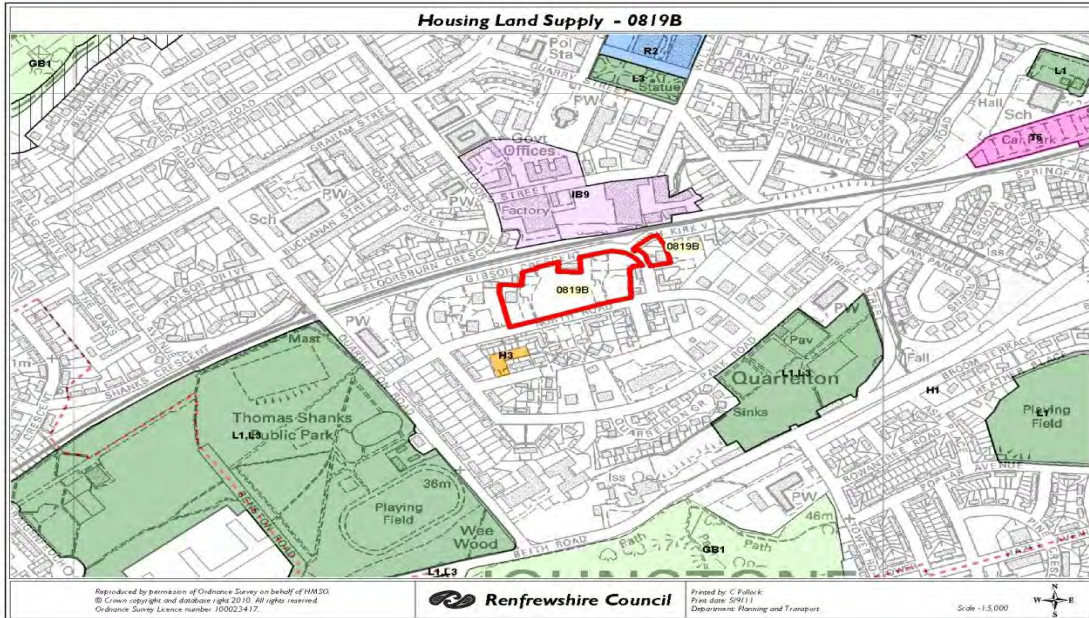
Biodiversity, Flora and Fauna	This is the conversion of an existing building to flats. The roof is completely sealed and therefore the presence of bats is likely to be low. No biodiversity, flora or fauna interest.
Historic Environment	Category B Listed Building. Opportunity to bring building back into active use which will assist with the maintenance of important heritage resource.
Material Assets	Opportunity to bring building back into active use which will assist with the maintenance of important heritage resource and improve the quality of the material asset.
Air	Located close to public transport and a range of services and facilities, however air quality may be poorer due to town centre location.
Water	No issues related to water.
Climatic Factors	The site is located within the built up area and public transport is accessible. Development and resulting use of materials could have a carbon foot print, however, re-use of the building should reduce this and redevelopment will provide an opportunity for retro-fitting of features that could be more sustainable.
Landscape	The premises are a 3 storey red sandstone building with a slated roof, fronting onto High Street. The premises are on the 1st and 2nd floor, while the ground floor is occupied by two retail outlets. The property is a Category B Listed Building. The locality is part of the commercial centre of Renfrew, and is adjoined by the Renfrew Old Parish Church to the south, and by upper floor residential uses to the west. Below and opposite the locality is characterised by a variety of town centre uses. Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is well located for public transport, so an increase in vehicular movements associated by the redevelopment should be minimised.
Soil	No redevelopment taking place, therefore no change in the status of the soil.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment/reuse of this site. Reuse of existing infrastructure and building will secure its future and benefit the listed building. There is good accessibility to public transport and many services are within easy walking distance.

RFRF0819B

Site Address: North Road/Gibson Cres Johnstone
Proposed Use: Residential
Site Size (Ha): 1.28



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

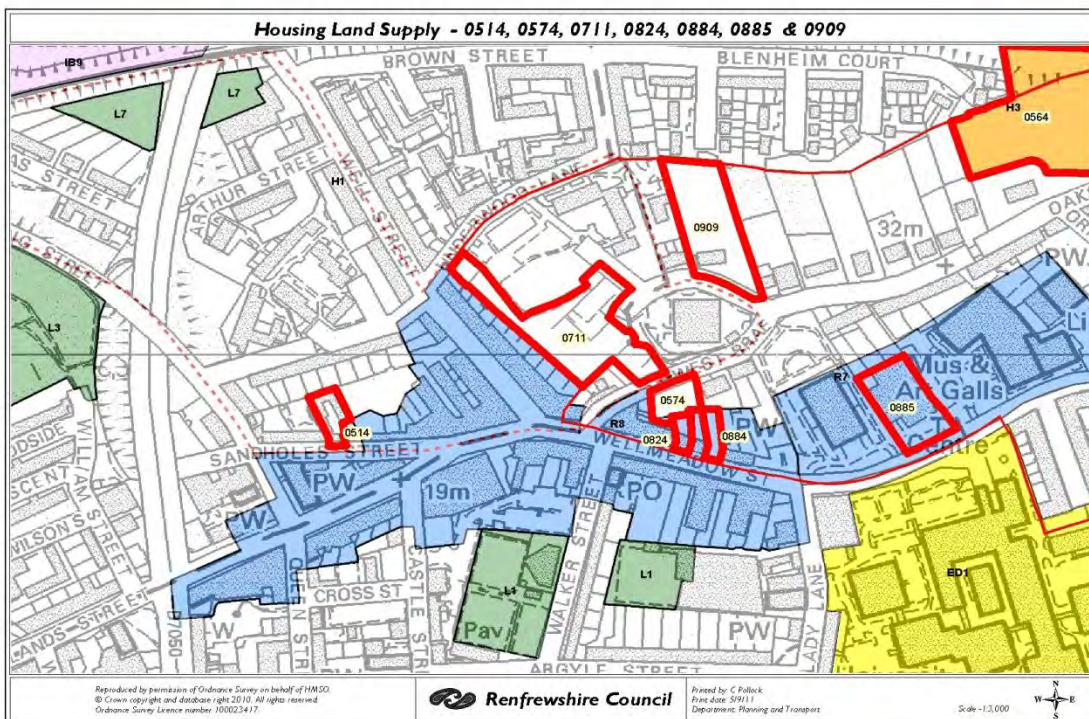
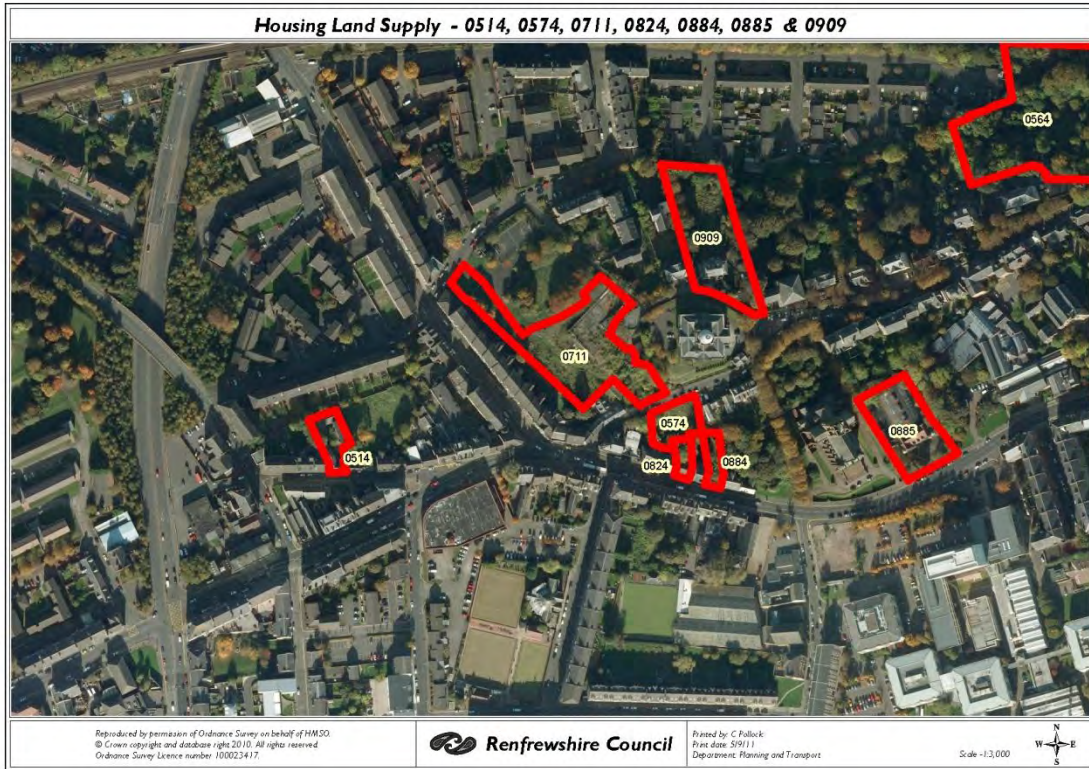
Biodiversity, Flora and Fauna	Amenity grass on an area of vacant land. Low landscape value. If development occurred there will be opportunities for tree, shrub and flower planting.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment required.
Climatic Factors	The site is located on the edge of the built up area and public transport is accessible. However redevelopment of this site is likely to result in an increase in vehicular movements.
Landscape	This is a large rectangular site which is bounded on the north by the rail line and on all other boundaries by either access roads or residential properties. The site is predominantly level, although the rear slopes down steeply to the rail line. At present the area contains unkempt grassland, where there was previously housing which has since been demolished.
Population and Human Health	The site has access to public transport, however redevelopment of the site will still result in an increase in vehicular movements. New housing should provide opportunity to improve the quality of the housing stock.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently consists of unkempt grassland. Well designed development of this brownfield site, in preference to a green field site, would be more sustainable.

RFRF0824

Site Address: Wellmeadow Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.04



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	-	+	-	+	0	0	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Small site located between two tenement buildings with a single storey building in-situ with garden ground to the rear of the property. Development of this site is unlikely to have a significant impact on biodiversity, flora and fauna.
Historic Environment	Site is within the Paisley Conservation Area and within an architectural trigger zone.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage impact Assessment required.
Climatic Factors	Site is located within the built up area and public transport is accessible. This is a small site therefore the increase in vehicular traffic to and from the site is unlikely to be significant.
Landscape	The site consists of a single storey pitched roof, traditional sandstone building previously used as a mission hall. There are four storey tenemental buildings adjoining the unit. The tenemental buildings have primarily commercial uses on the ground floor and residential above. The property has garden ground to the rear.
Population and Human Health	Site is located within the urban area and is close to public transport and services, so the increase in emission due to vehicular movements should be minimised.
Soil	Brownfield could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. Brownfield development could reuse existing infrastructure.

SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	0	0	0	0	0	+	0

Detailed SEA Appraisal

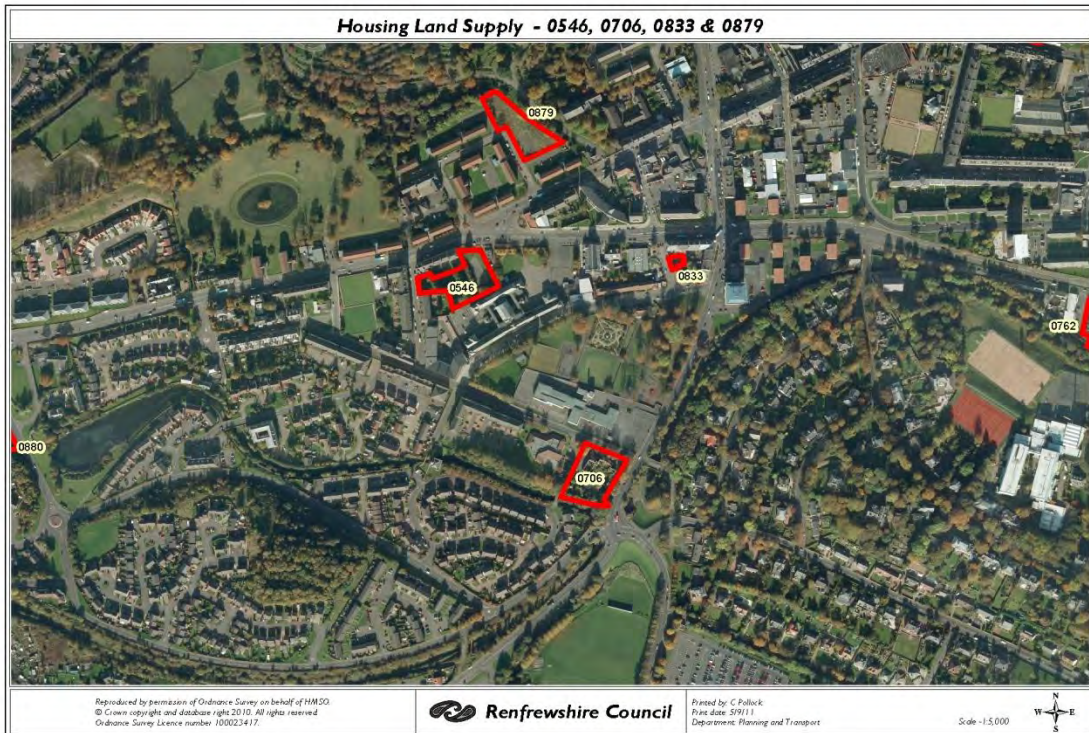
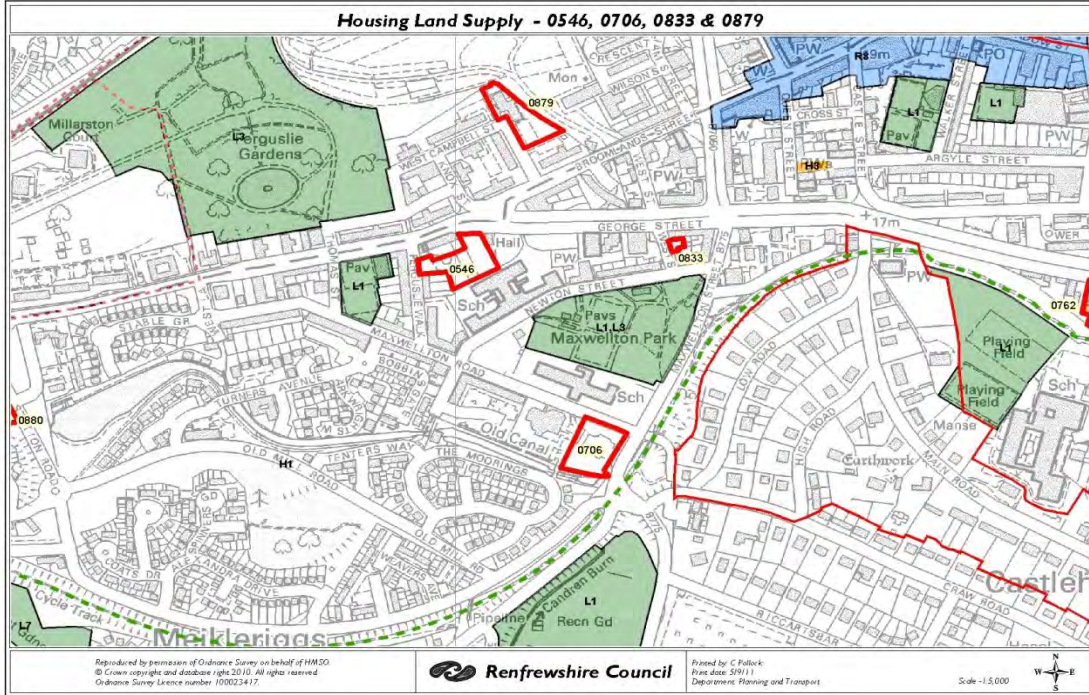
Biodiversity, Flora and Fauna	N/A – upper floor conversion
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there may be an increase in vehicular movements should this site be developed, however this is a small site therefore this is unlikely to have an impact on air quality.
Water	No flooding issues and therefore no drainage impact assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Redevelopment will provide an opportunity for retrofitting of features that could produce a more sustainable development.
Landscape	The site relates to the upper floor use of traditionally designed two storey property on Rankine Street, Johnstone. The property was previously used as a meeting hall but is now vacant. The lower floor of the building is used as a restaurant. The site, located within Johnstone Town Centre, is within a mixed use area with commercial and residential properties south and west, new residential development to the north and three storey residential properties to the east.
Population and Human Health	Site is well located for public transport and a mix of town centre facilities and services.
Soil	No redevelopment taking place, therefore no change in the status of the soil.

SEA Overall Assessment of the Site –

Potential positive SEA benefits associated with the redevelopment/reuse of this site. The building is currently underused and reuse could improve the townscape. Reuse of existing infrastructure and building will secure its future and benefit the area. Good access to public transport and many services are within easy walking distance.

RFRF0833

Site Address: West Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.02



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	--	-	0	+	+

Detailed SEA Appraisal

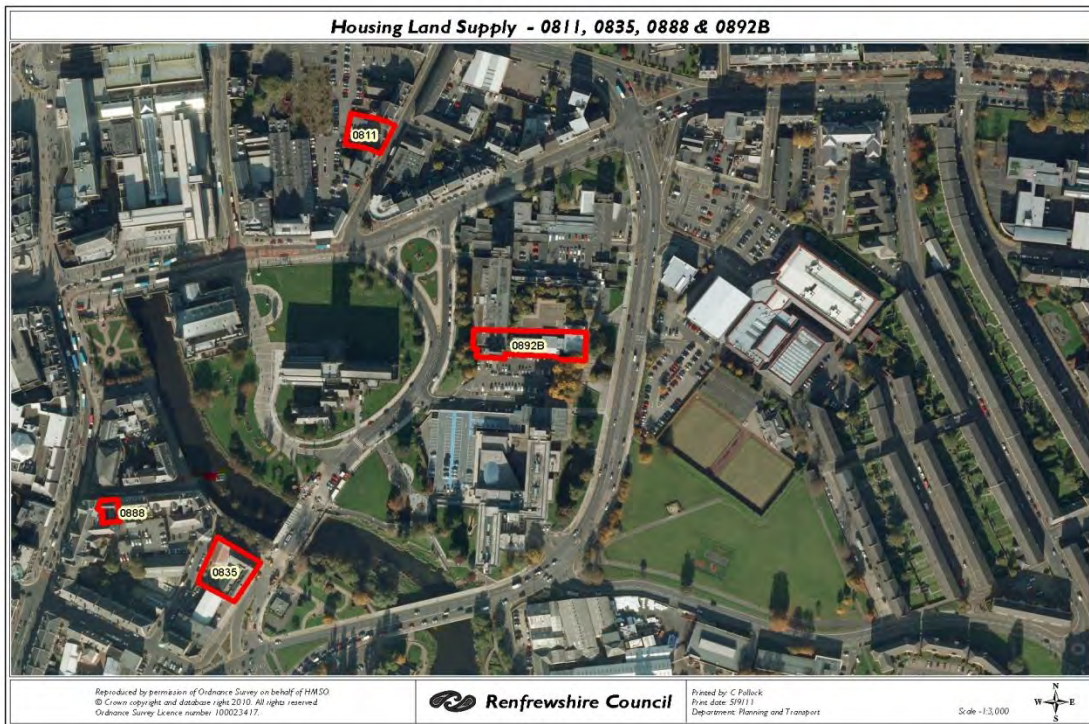
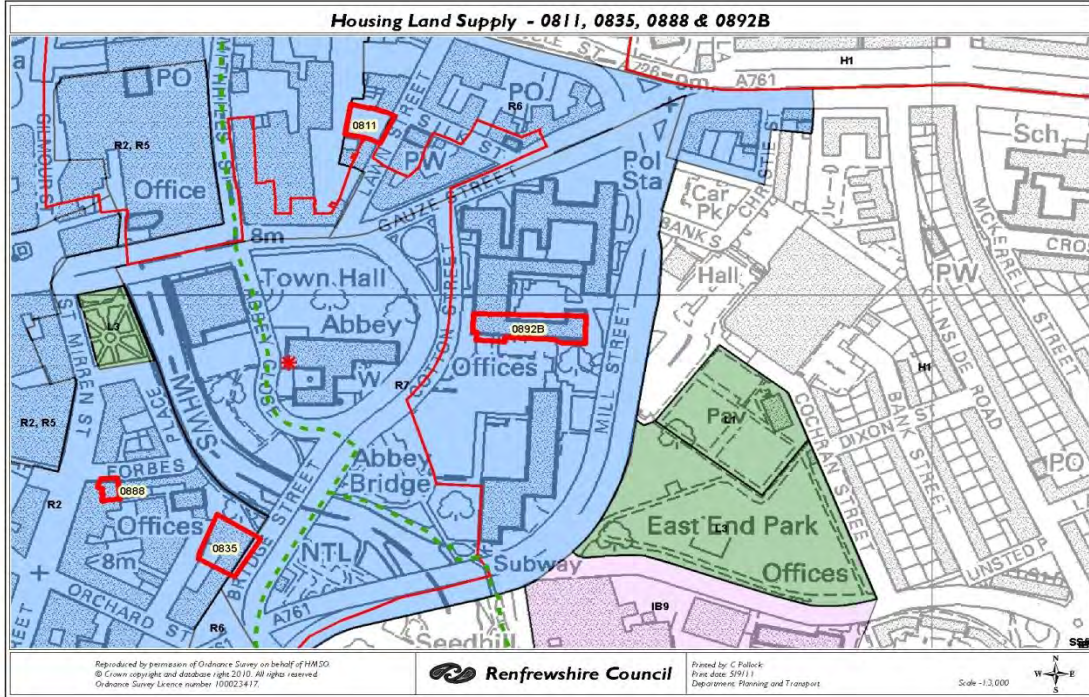
Biodiversity, Flora and Fauna	Small gap site in the urban area. Area of open space with limited biodiversity, flora and fauna value.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Site is located just outside the Paisley AQMA. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Pluvial flooding across site to a maximum of 500mm. Drainage Impact Assessment required. Mitigation measures may reduce the potential development area of the site.
Climatic Factors	Location of the site should limit the amount of vehicular traffic movements. The site is located within the built up area, and public transport and local services are easily accessible by foot. However there is issue with regards to flooding.
Landscape	Small gap site between two residential properties within residential area. To the north of the site is a traditional tenement, stone built and four storeys in height with a public house accommodated in the ground floor of the building.
Population and Human Health	Site is well located for public transport and local services, so the increase in vehicular movements due to redevelopment should not be significant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

There is an SEA issue related to the impact from flooding which is significant due to flood risk covering most of the site which would be difficult to mitigate and leave sufficient land for development.

RFRF0835

Site Address: Bridge St/ Marshalls Lane Paisley
Proposed Use: Residential
Site Size (Ha): 0.13



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	-	+	-	0	0	+	+	0

Detailed SEA Appraisal

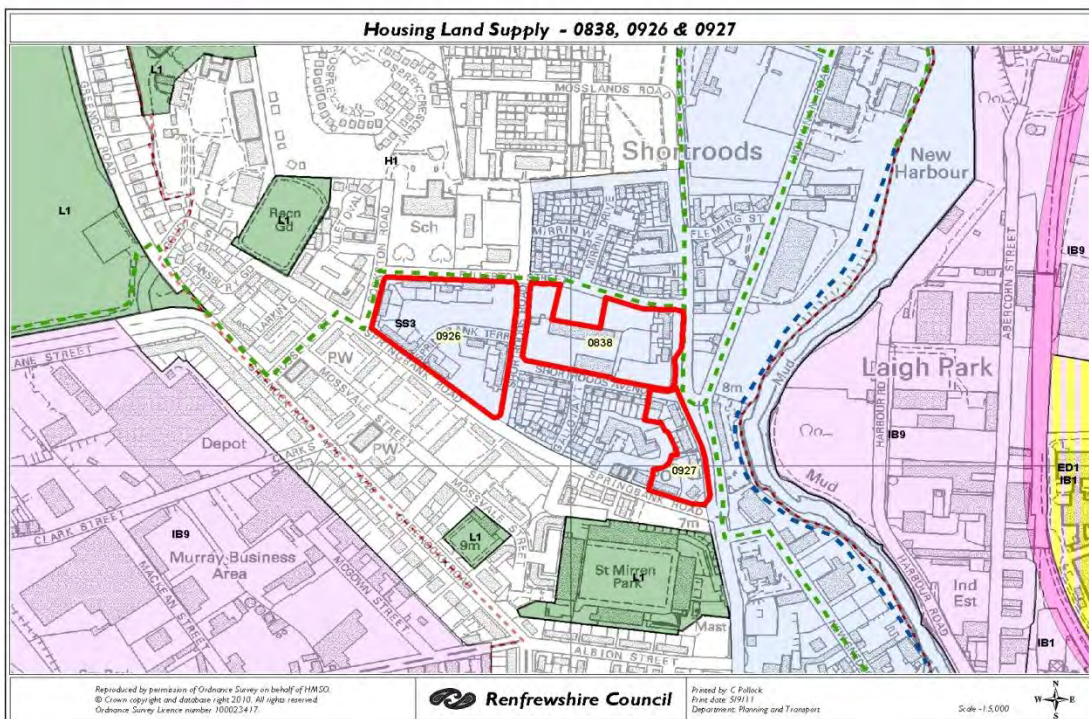
Biodiversity, Flora and Fauna	The site contains a large sealed building, no biodiversity, flora or fauna interest.
Historic Environment	Site lies within an Archaeological Trigger Zone.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Site lies within an Air Quality Management Area (AQMA). Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There is no requirement for any drainage / flooding assessment.
Climatic Factors	The site is located within the built up area and public transport is accessible. Although within a central area on the edge of the town centre, redevelopment of the site may result in increase vehicular traffic to and from the site.
Landscape	Immediately on the north eastern boundary of the site is an area of landscaping which is owned and maintained by the Council, River Cart Walk, the White Cart Water and Paisley Abbey. To the south east and on the opposite side of Bridge Street is a roughly triangular area of landscaped ground. Marshall's Lane forms the north western boundary of the site which contains a mix of business uses.
Population and Human Health	This is a former industrial building which was last used as a night club. Site lies within Conservation Area and Town Centre Heritage Initiative area. Site is centrally located within the settlement and therefore services and public transport are easily accessible. Re-development offers the opportunity to enhance the amenity and townscape.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to the potential increase in vehicular traffic associated with redevelopment of the site which may impact on the Air Quality Management Area. Re-development of this site offers an opportunity to improve the built environment and reduce the amount of vacant land.

RFRF0838

Site Address: Fullerton St, Paisley
Proposed Use: Residential
Site Size (Ha): 1.71



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	+	-

Detailed SEA Appraisal

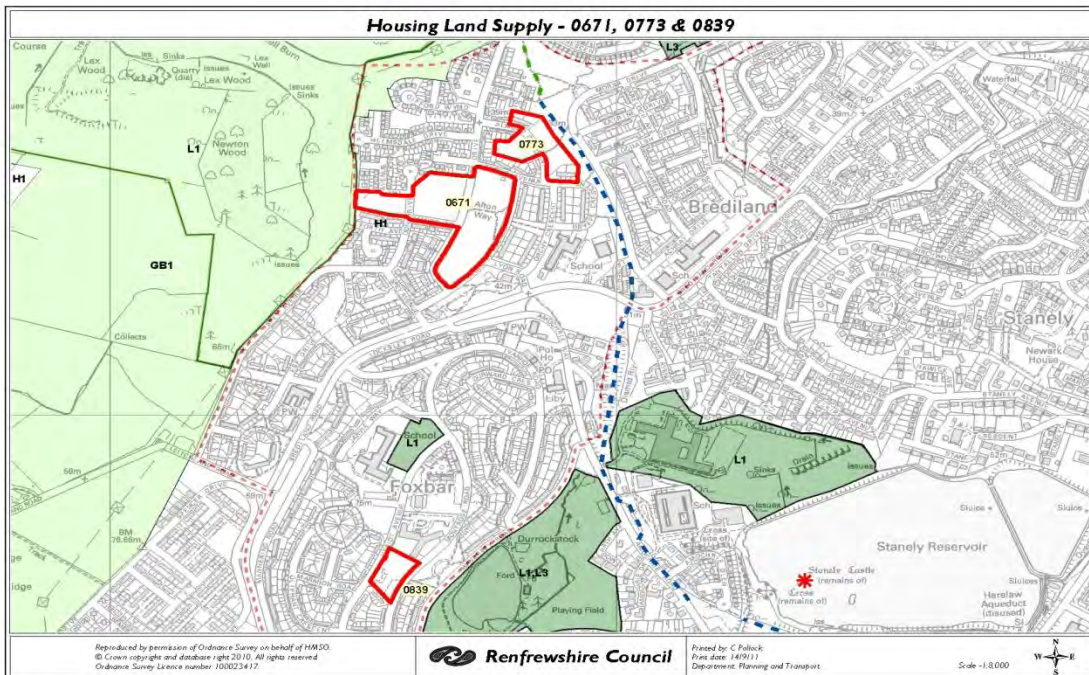
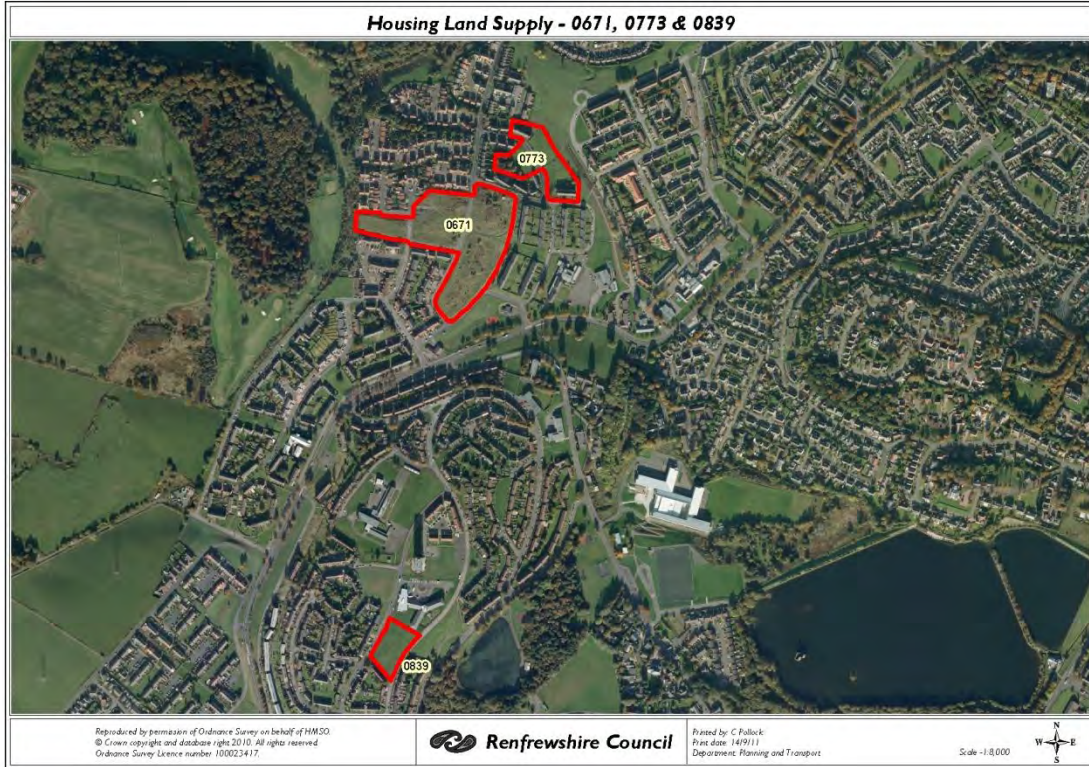
Biodiversity, Flora and Fauna	The site has little value in terms of its biodiversity, flora and fauna only a handful of mature and semi-mature trees are scattered across the site. Re-development of the site has the potential to add biodiversity interest and enhance the Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible. Redevelopment of the site will still result in an increase in vehicular movements to and from the area.
Landscape	The site is located in a prominent location on the corner of New Inchinnan Road and Galloway Avenue. This is a large flat rectangular site which formerly contained tenemental residential properties and a timber yard which have been demolished and the site cleared.
Population and Human Health	Public transport is available from the site (bus stops). The site lies within 500m of several small shops but outwith 1km of Paisley Town Centre.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site –

SEA issue related to the potential increase in emission due to vehicular traffic to and from the site. However, re-development of this site offers the opportunity to improve biodiversity and landscaping as well as enhancing the Green Network.

RFRF0839

Site Address: Foxbar Flats, Paisley
Proposed Use: Residential
Site Size (Ha): 0.55



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

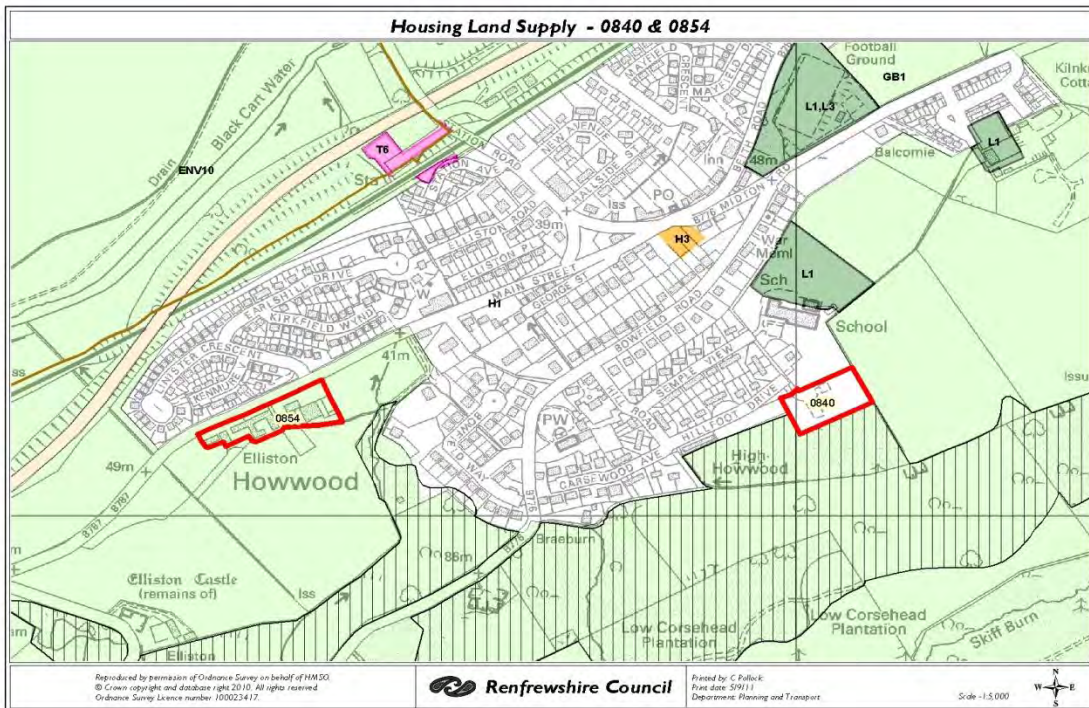
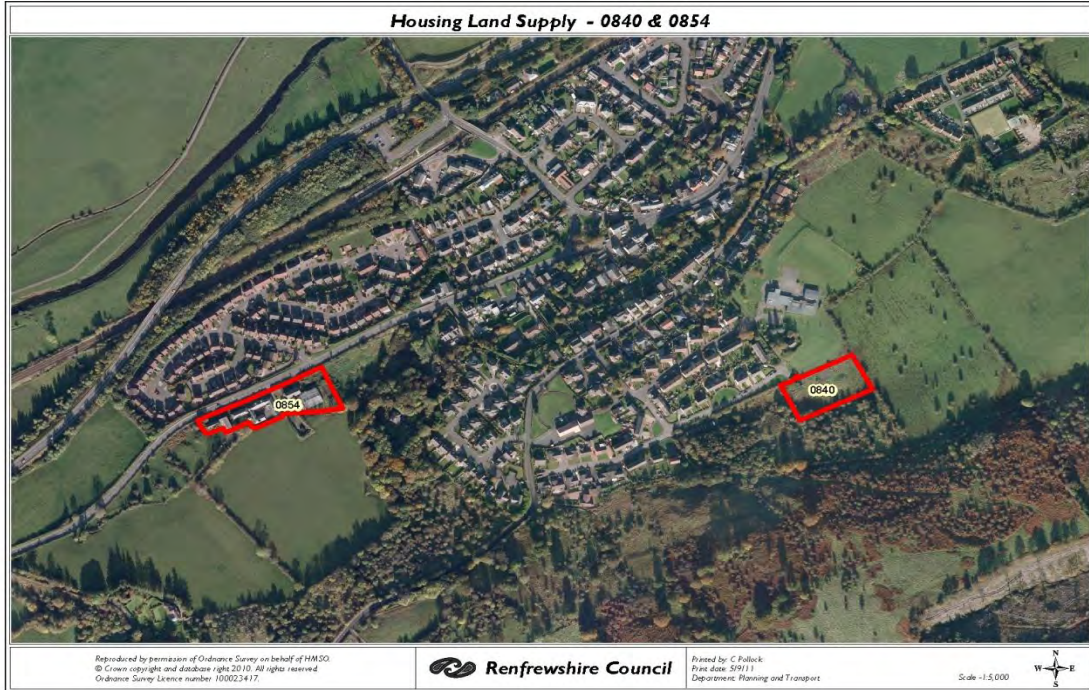
Biodiversity, Flora and Fauna	The site is maintained cut grass and has little value in terms of its biodiversity, flora and fauna. Potential exists to enhance the Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible. However development of this site is likely to lead to an increase in vehicular traffic to and from the site. However this is likely to be less than the impact of the previous multi storey block.
Landscape	This is a cleared housing site which is in the middle of a residential area. A residential care home is located to the north of the site. The site slopes from east to west and is at present an area of maintained cut grass. Re-development has the potential to improve the built environment of this urban area.
Population and Human Health	Access to public transport can be obtained via a bus service. The nearest local centre lies approximately 1km distant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue in relation to the potential increase in emission due to vehicular traffic however this is not considered to be significant and would result in a much less impact than the previous multi-storey block. Redevelopment of the site provides an opportunity for well designed sustainable dwellings that could improve the built environment of this area.

RFRF0840

Site Address: Carsewood House, Hillfoot Drive, Howwood
Proposed Use: Residential
Site Size (Ha): 0.52



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	-	0	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	A former residential care home which has been demolished and cleared. A number of mature trees are positioned inside the site boundary and vegetation has colonised the cleared area. The southern half of the site is designated by a SINC. Potential exists to enhance the Green Network. The site has some value in terms of its biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Access is subject to pluvial flood risk up to 500mm, mitigatory measures required. Drainage Impact Assessment required.
Climatic Factors	The site is located on the edge of the built up area and public transport is accessible. Given the edge of settlement location it is anticipated that vehicular traffic to and from the site will increase.
Landscape	The site of this application extends to some 0.5 hectares and was formerly occupied by the Carsewood House which was used to provide residential care for children. The southern and eastern perimeter of the site is defined by a line of bushes and immature trees. Several conifers are located within the site. Since the demolition of the care home, the site has become colonised with scrubby vegetation.
Population and Human Health	The site lies approximately 700m (via local roads) from nearest public transport (bus) and village centre / local shops and facilities.
Soil	Redevelopment of the site would provide an opportunity for remediation.

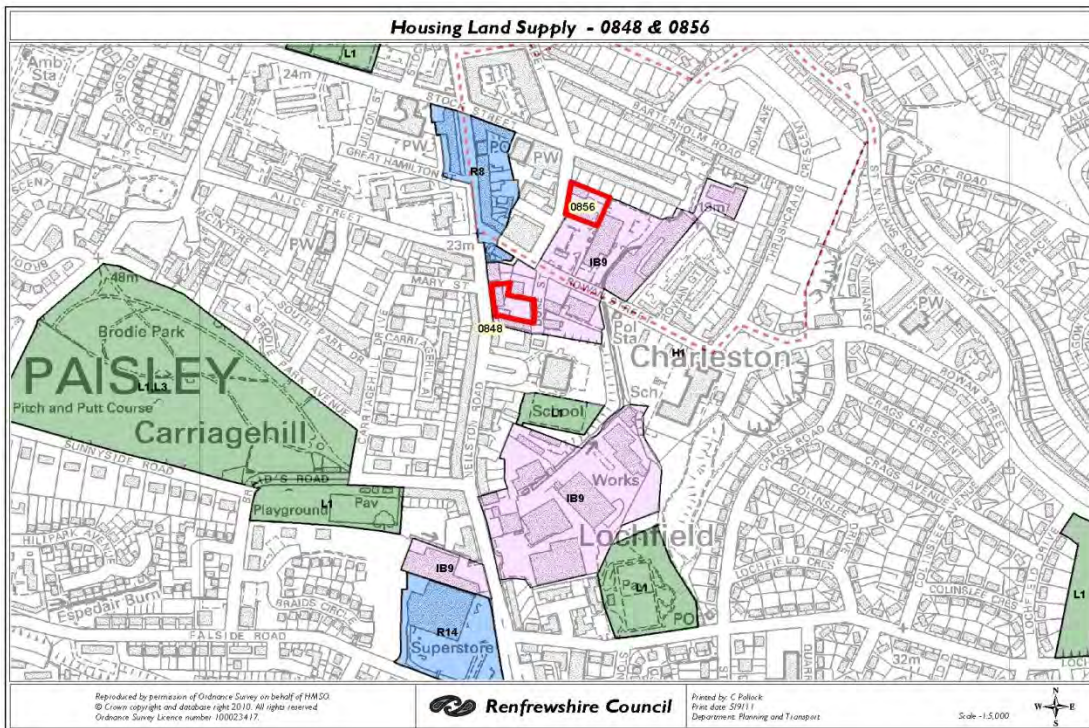
SEA Overall Assessment of the Site -

SEA issues related to the potential increase in emissions caused by vehicular traffic to and from the site, the potential flood risk and the impact on biodiversity. Redevelopment of the site has the potential to improve the built environment of this part of the village.



RFRF0848

Site Address: 85-95 Neilston Road, Paisley
Proposed Use: Residential
Site Size (Ha): 0.17



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

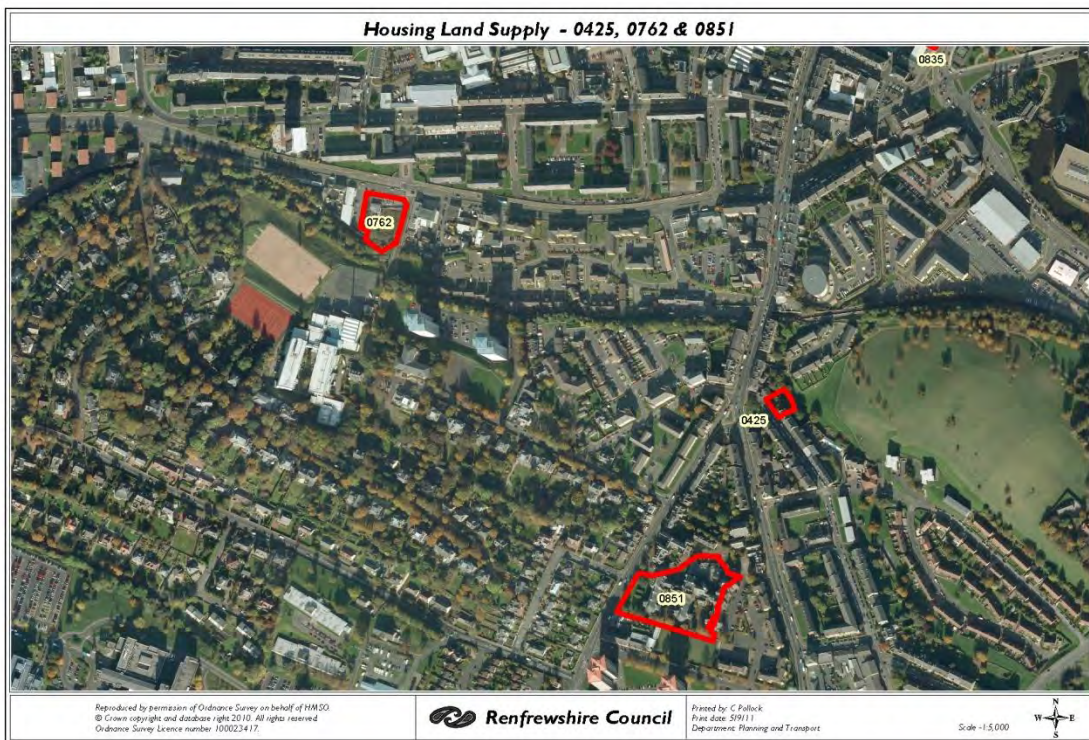
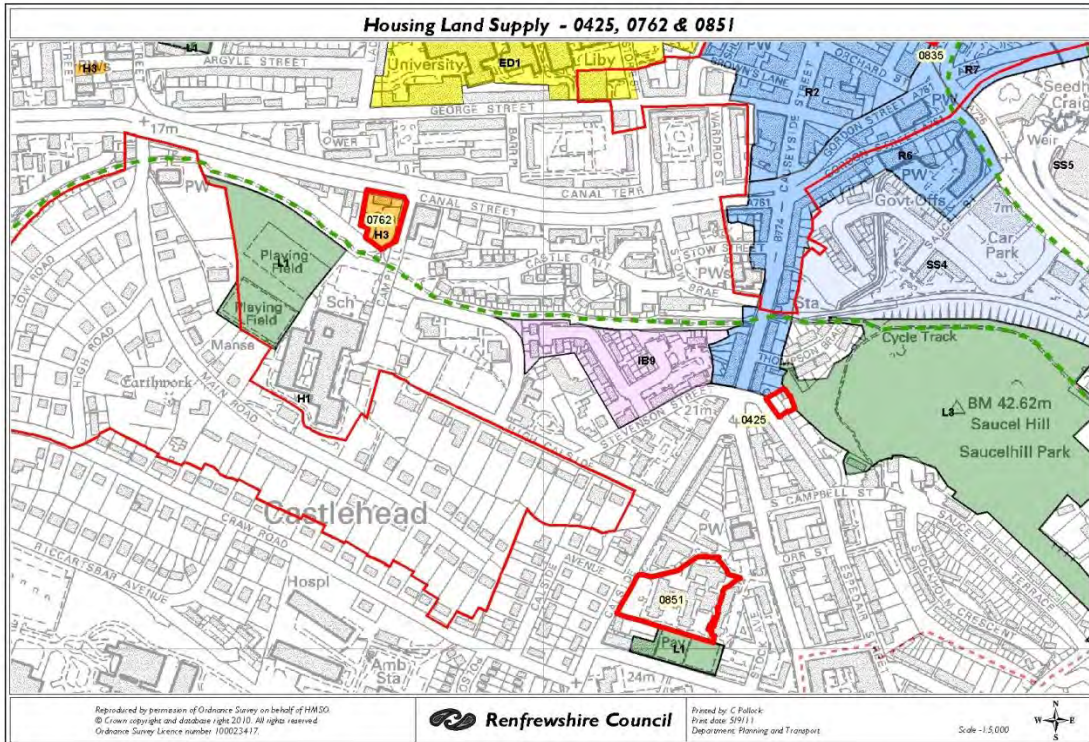
Biodiversity, Flora and Fauna	The site comprises buildings and a yard and has no value in terms of its biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage impact Assessment required.
Climatic Factors	The site is located within the built up area and public transport is accessible from the site. However the development of the site is still likely to result in increased in vehicular traffic.
Landscape	The site is located on Neilston Road site and runs through to Duke Street, where it also has a frontage. The site currently contains 2 buildings, the most substantial of which is a 2 storey brick structure positioned on the heel of the footway of Neilston Road and also extends along the northern boundary of the site. To the south of this is a separate single storey building which is set back from the main road. Vehicular access to the site is from Duke Street into a substantial parking and yard area. The site is roughly L-shaped and slopes down from Neilston Road to Duke Street.
Population and Human Health	This is an industrial/commercial site which is located within a mixed use area. There is access to bus services nearby, however redevelopment of the site is still likely to result in an increase in vehicular movements. The site is in close proximity to a mix of uses and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to the potential increase in emissions due to vehicular traffic. Redevelopment of this site may have a positive impact on the built environment of this area.

RFRF0851

Site Address: 35 Calside, Paisley
Proposed Use: Residential
Site Size (Ha): 0.92



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	+	+	-	+	+	+	+	-
Ranking									

Detailed SEA Appraisal

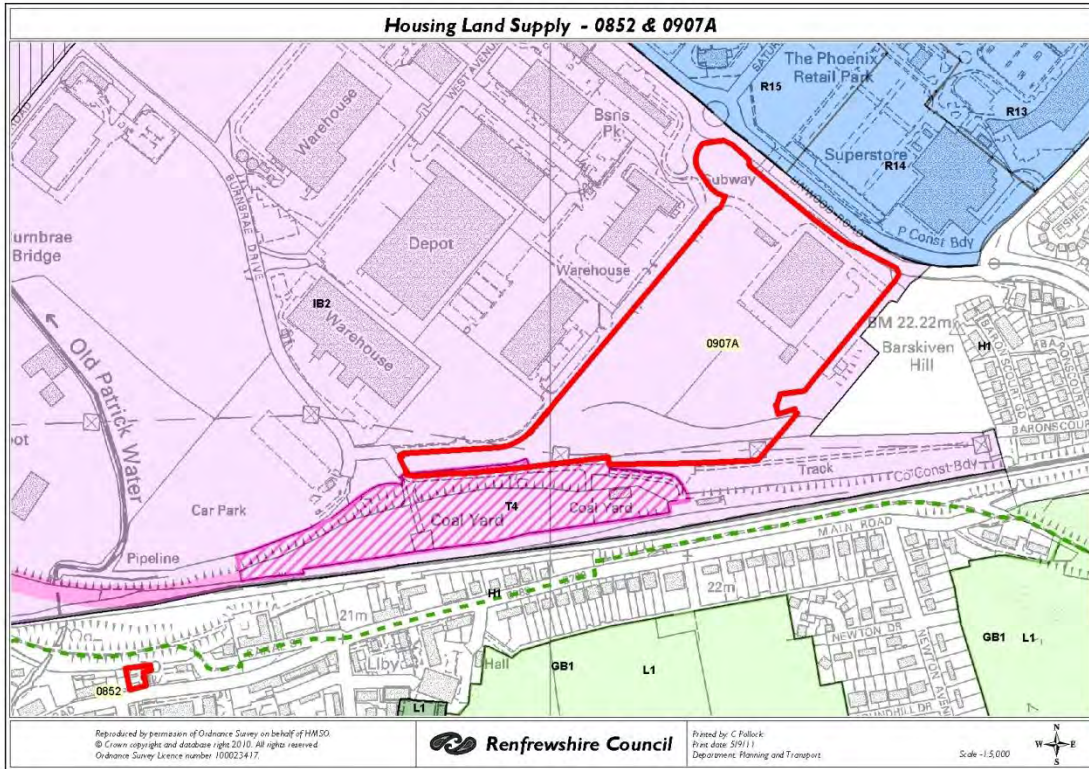
Biodiversity, Flora and Fauna	The site includes small grassed areas within its boundary, the site may have some value in terms of its biodiversity, flora and fauna.
Historic Environment	The site contains a Category 'B' Listed Building, if the site was redeveloped then is likely to lead to preservation and restoration of buildings.
Material Assets	The potential exists to restore the built heritage (listed building) and return it to use. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The location of the site is close to existing public transport provision as well as other services and facilities. However given the size of the site, redevelopment is likely to lead to an increase in emission due to vehicular traffic movements.
Landscape	The site has landscaping and grassed areas located throughout the site. Redevelopment of the site is likely to encourage enhancements to the built and natural environment.
Population and Human Health	There is access to bus services in close proximity of the site with a train station within walking distance. There are also a number of services and facilities surrounding the site.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to the potential increase in emissions due to vehicular movements. There is likely to be positive SEA benefits through redevelopment with an opportunity to improve and enhance the built and natural environment.

RFRF0852

Site Address: 188 Main Road, Elderslie
Proposed Use: Residential
Site Size (Ha): 0.06



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	-	0	+	+	-
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Buildings and yard only, previously used for vehicle storage /sales. There is some scrubby vegetation towards the northern boundary. The site has no value in terms of its biodiversity, flora and fauna. Redevelopment of this site provides an opportunity for a landscaping scheme.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	The majority of the site is at risk from both pluvial and fluvial to a maximum depth of 2 metres. Mitigation would not leave much of the site for development.
Climatic Factors	Redevelopment is likely to have less of an impact than the existing use.
Landscape	Redevelopment provides the opportunity to increase landscaping at the site.
Population and Human Health	The site has access to public transport. There are limited services and facilities surrounding the site. Residential use at this site would have less impact than the current use.
Soil	Redevelopment of the site would provide an opportunity for remediation.

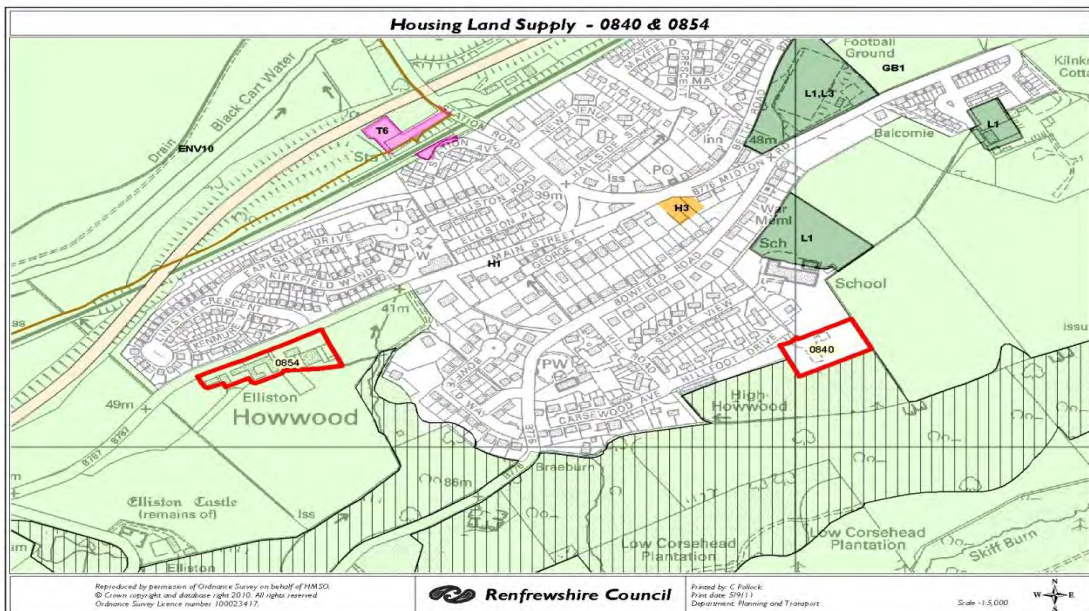
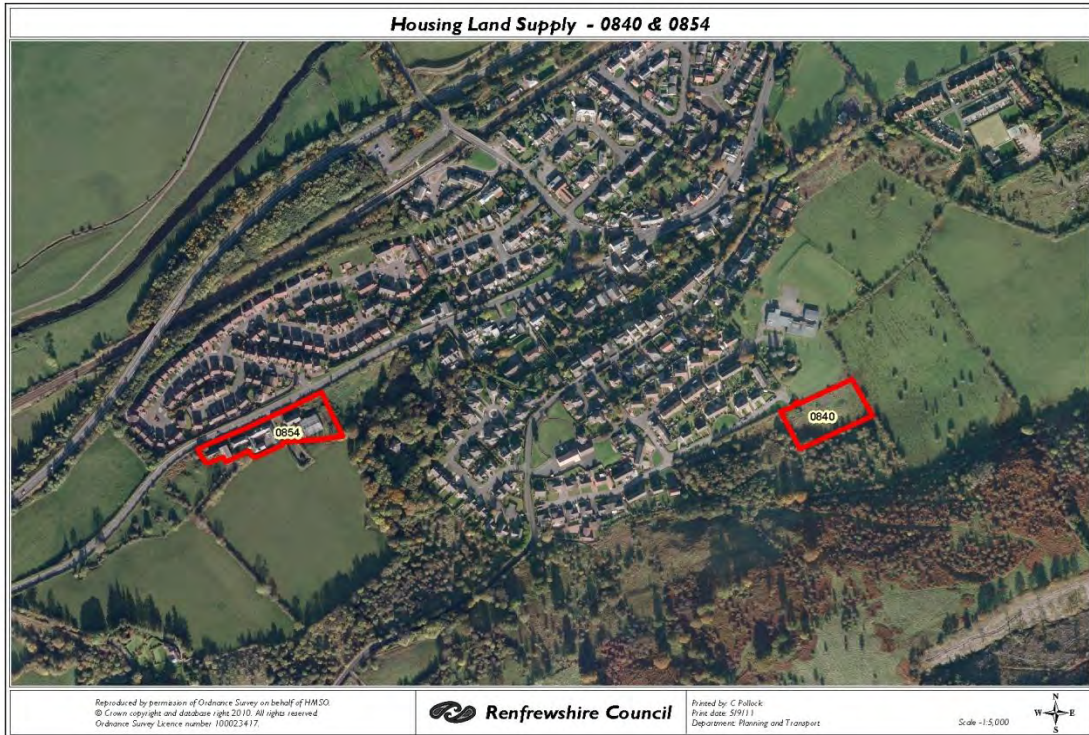
SEA Overall Assessment of the Site -

Positive SEA issues related to redevelopment of this site with opportunities to increase landscaping, enhance the built environment and have better sustainable designed buildings.



RFRF0854

Site Address: Elliston Farm, Beith Road, Howwood
Proposed Use: Residential
Site Size (Ha): 0.66



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

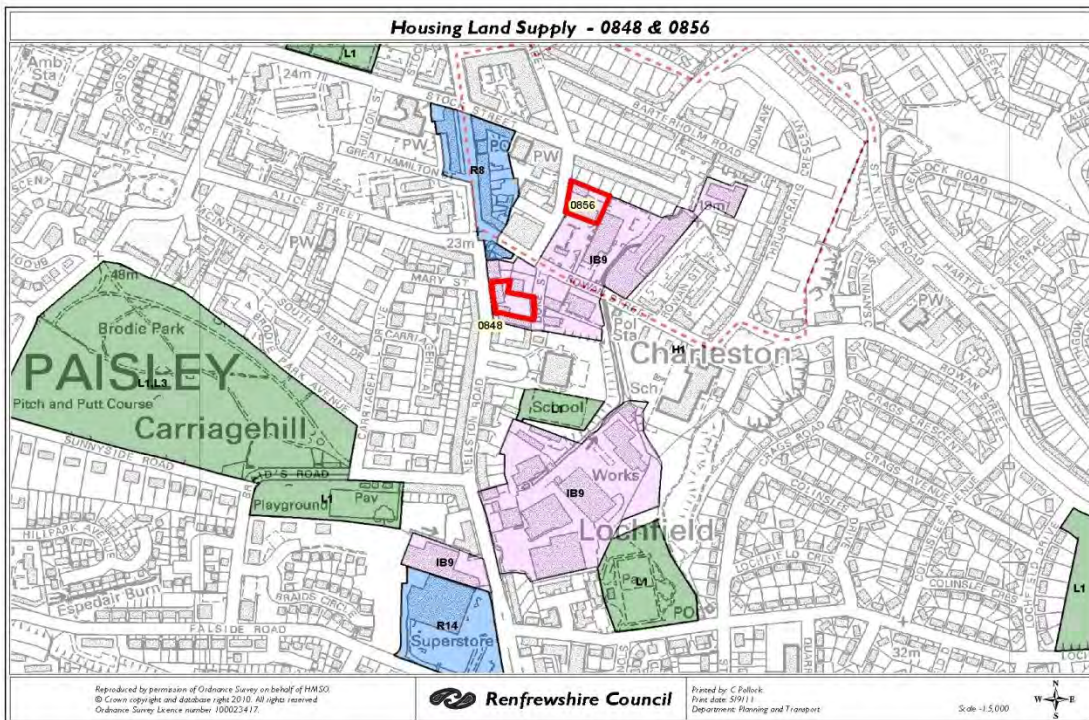
Biodiversity, Flora and Fauna	A small number of mature trees are positioned inside the site boundary and there are some strips of unmaintained vegetation. The site has limited value in terms of its biodiversity, flora and fauna.
Historic Environment	Site comprises a number of 'B' Listed Buildings. If these are retained in a conversion proposal, the built heritage would benefit.
Material Assets	The Listed Buildings have the potential to be retained. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Some surface water risk to east of site running south to north with a maximum depth of 300mm. Drainage assessment is required and drainage infrastructure should control and mitigate any risk from surface water.
Climatic Factors	This site is on the edge of Howwood, redevelopment is likely to increase vehicular movements.
Landscape	The site comprises of a farmhouse and a number of other buildings including byres and sheds. Strips of open space lie between the buildings and the perimeter of the site. These areas are mainly comprised of unmaintained grass, bushes and a few mature trees. Development has the potential to increase landscaping at the site.
Population and Human Health	There is access to public transport (bus stops) within 200 metres of site, to the east and village shops and services are located within 400 metres to the east of the site. However redevelopment of the site is still likely to increase vehicular movements.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to potential increase in emission due to vehicular movements to and from the site. Redevelopment is likely to have a positive impact on retaining and enhancing the listed building on the site.

RFRF0856

Site Address: 65 Espedair street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.19



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

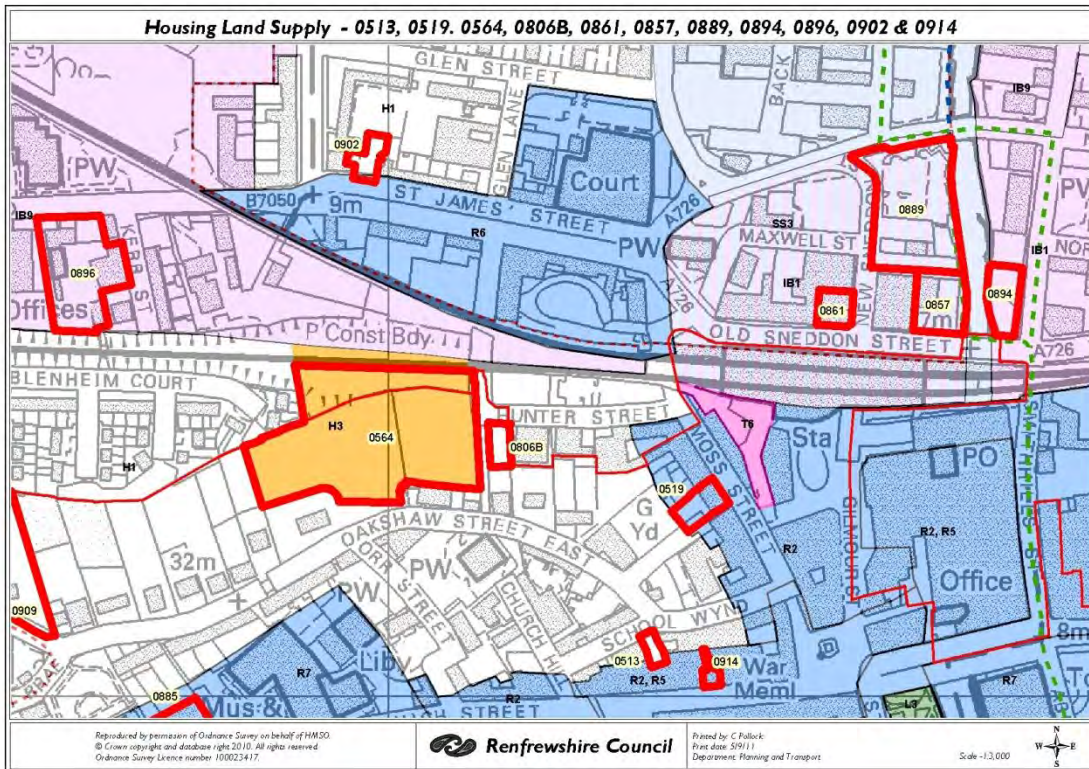
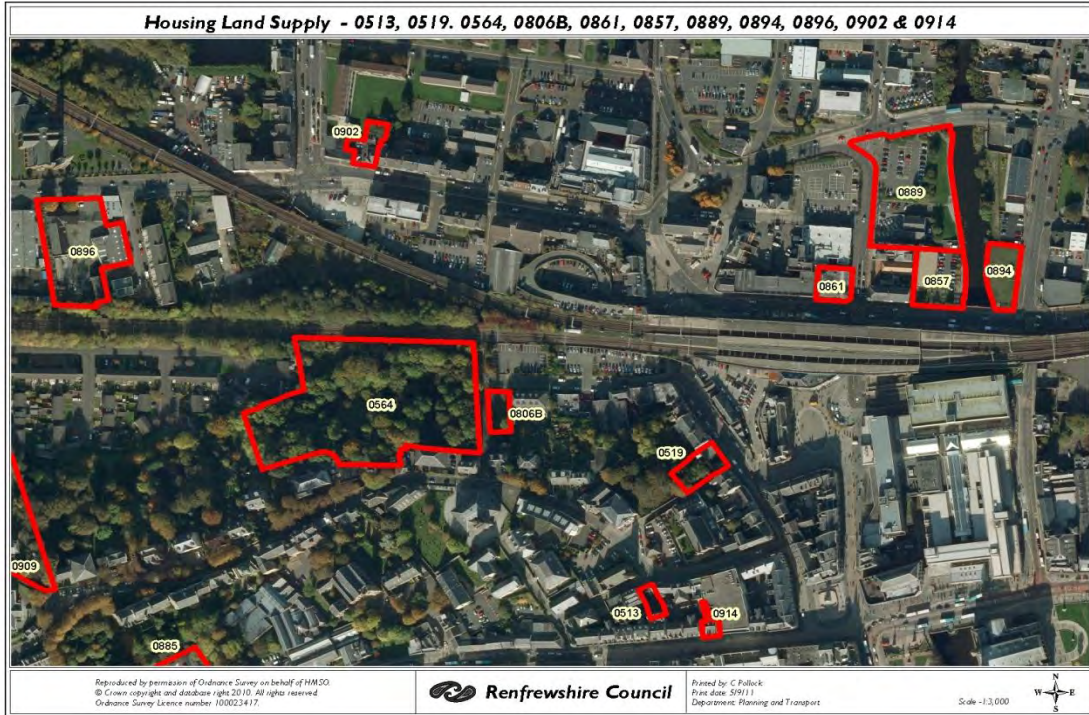
Biodiversity, Flora and Fauna	Former industrial yard which has been cleared. There is some scrubby vegetation of the boundaries of the site consisting of grassland, small bushes and trees. Minimal value in terms of its biodiversity, flora and fauna.
Historic Environment	Listed Building within 50 metres to north west of site.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There are no watercourses on this site and there are no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	Although there is public transport and other services and facilities in the vicinity of the site there is likely to be an increase in vehicular traffic due to redevelopment.
Landscape	Former industrial site which has been cleared of buildings and structures. Since demolition, the site has naturally regenerated and parts of the site have scrubby vegetation.
Population and Human Health	Public transport (bus) is available from within 100 metres of site and there are local services within easy walking distance of the site.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to potential increase in vehicular traffic related to redevelopment which may lead to an increase in emissions. There are positive SEA issues related to the remediation of the soil and the opportunity to erect sustainably designed buildings.

RFRF0857

Site Address: 6 New Sneddon Street, Paisley
 Proposed Use: Residential
 Site Size (Ha): 0.17



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

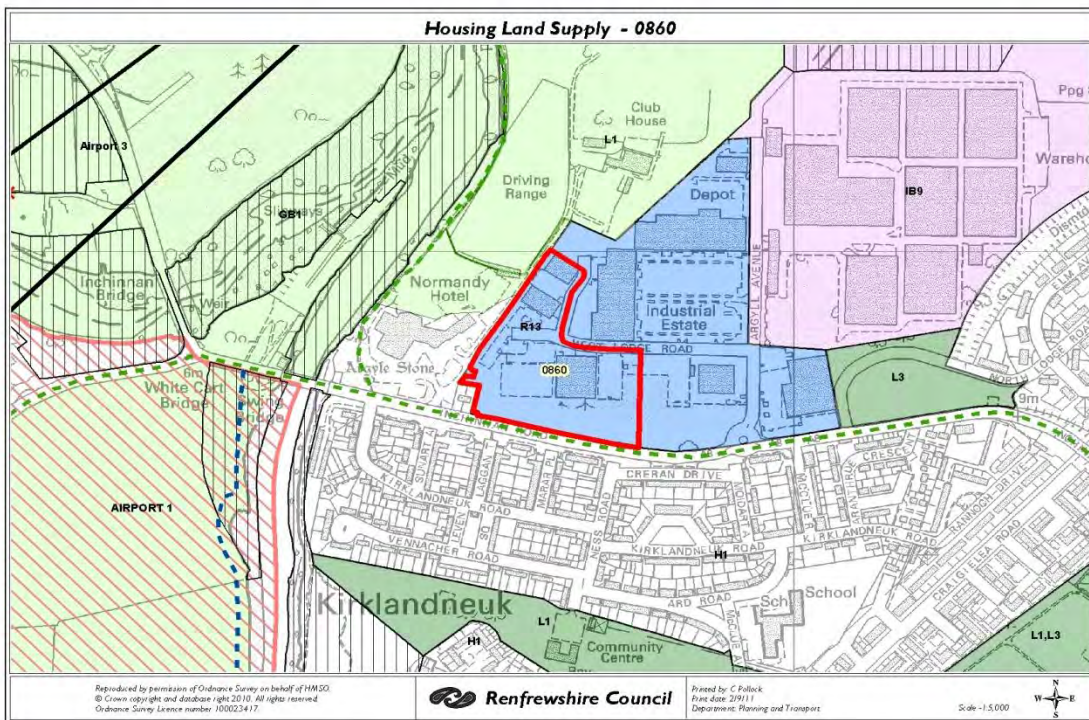
Biodiversity, Flora and Fauna	A former nightclub and car park with a small unmaintained grassed area. However, the site has no value in terms of its biodiversity, flora and fauna.
Historic Environment	Listed Building (Gilmour Street station) within 50 metres.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Within and Air Quality Management Area. Development of this site is likely to increase vehicular movements, therefore this may have an impact on air quality.
Water	A Flood Risk Assessment is required due to the presence of the watercourse within 20metres of the site. A drainage assessment is also required.
Climatic Factors	The location of this site is very central to public transport modes and a range of services and facilities. The site is located in an air quality management area and therefore any development is likely to impact on emissions in this area. However improved design of buildings is likely to have a positive impact on this prominent site.
Landscape	The site currently houses a disused nightclub, there is a small area of unmaintained grass to the front and east side of the site which runs parallel with the River Cart.
Population and Human Health	Central location of this site is ideal for active travel and public transport links as well as providing easy walking distance to a range of facilities and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to the potential impact from an increase in emissions due to vehicular traffic and the effect this may have on the air quality management area. There is also the potential risk from the flooding associated with the watercourse which is in close proximity to the site. There will be positive SEA issues related to redevelopment of this prominent site and the opportunity to have more energy efficient buildings.

RFRF0860

Site Address: Blythwood, Inchinnan Road, Paisley
Proposed Use: Residential
Site Size (Ha): 3.14



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

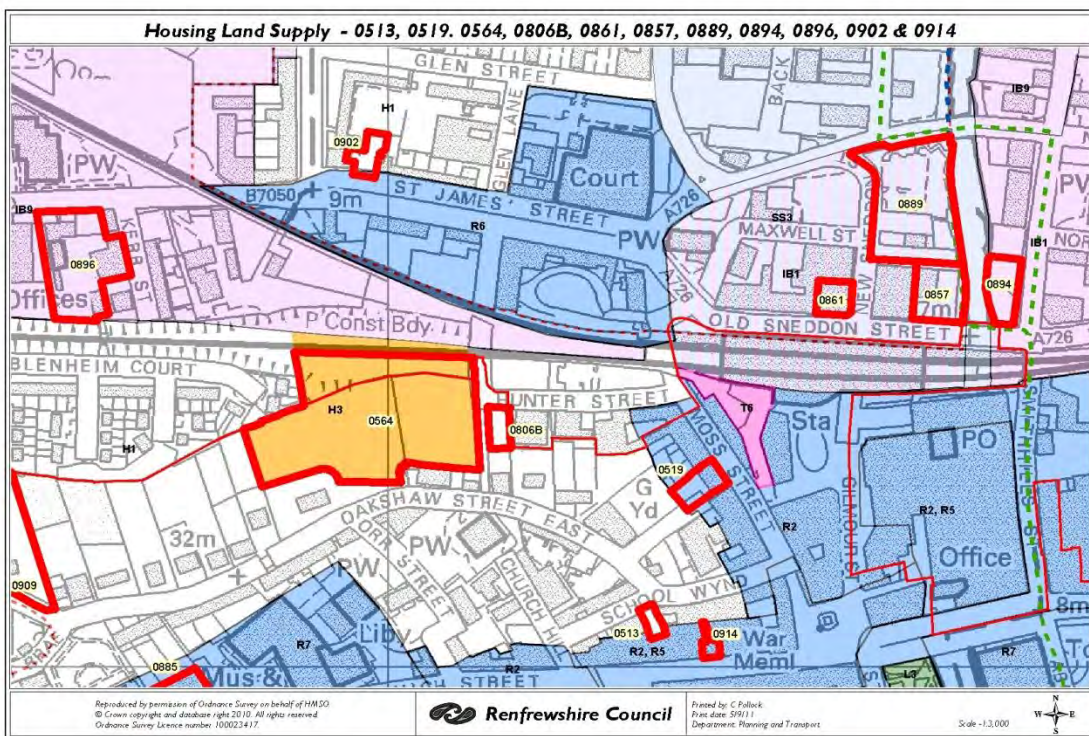
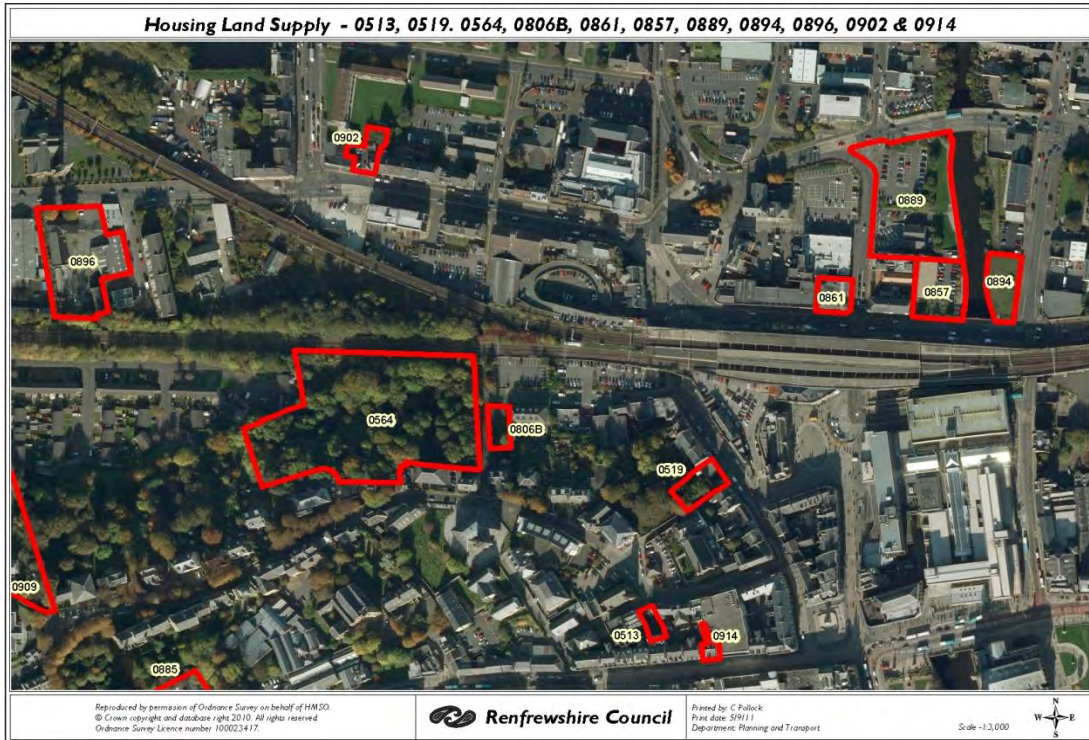
Biodiversity, Flora and Fauna	A number of mature trees are positioned inside the site boundary within a strips of landscaping located throughout. The western boundary also has a line of mature trees. The site has limited value in terms of its biodiversity, flora and fauna. Development of the site offers the opportunity to enhance the Green Network.
Historic Environment	An Archaeological Trigger Zone lies within 50 metres of the site's western boundary. Redevelopment of this site is unlikely to have a significant impact.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Site affected by air noise due to its proximity to Glasgow Airport. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage Impact Assessment Required. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	The site is located within the built up area and public transport is accessible. Redevelopment of this site is nevertheless likely to increase emissions due to vehicular movements.
Landscape	The site is flat and almost two thirds is surfaced comprising car parking / access roads and the concrete base of a former warehouse. A functioning retail warehouse building is located in the middle of the site with two vacant warehouse to the north of the site. A number of mature trees lie along the frontage and these are covered by a Tree Preservation Order. A line of mature trees also lies along the western boundary of the site.
Population and Human Health	There is a bus stop in close proximity to the site where there is access to a high frequency bus service. The site lies approximately 900 metres from Renfrew Town Centre.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related to the possible increase in emissions as a result of vehicular movements and possible impact on existing trees on the site that are covered by a Tree Preservation Order.

RFRF0861

Site Address: 13 old Sneddon Street, paisley
Proposed Use: Residential
Site Size (Ha): 0.07



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	+	0	0	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	A former nightclub building with no value in terms of its biodiversity, flora and fauna.
Historic Environment	Within 20 metres of Paisley Town Centre Conservation Area and Gilmour Street Station ('B' Listed Building).
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Within and Air Quality Management Area. Development of this site is likely to increase vehicular movements, therefore this may have an impact on air quality.
Water	No significant impact. No requirement for a flood risk assessment or drainage assessment.
Climatic Factors	The location of this site is very central to public transport modes and a range of services and facilities. The site is located in an air quality management area and therefore any development is likely to impact on emissions in this area. However improved design of buildings is likely to have a positive impact on this prominent site.
Landscape	The site is currently occupied by a substantial red sandstone two storey building which was last used as a nightclub.
Population and Human Health	Central location of this site is ideal for active travel and public transport links as well as providing easy walking distance to a range of facilities and services.
Soil	Redevelopment of the site would provide an opportunity for remediation.

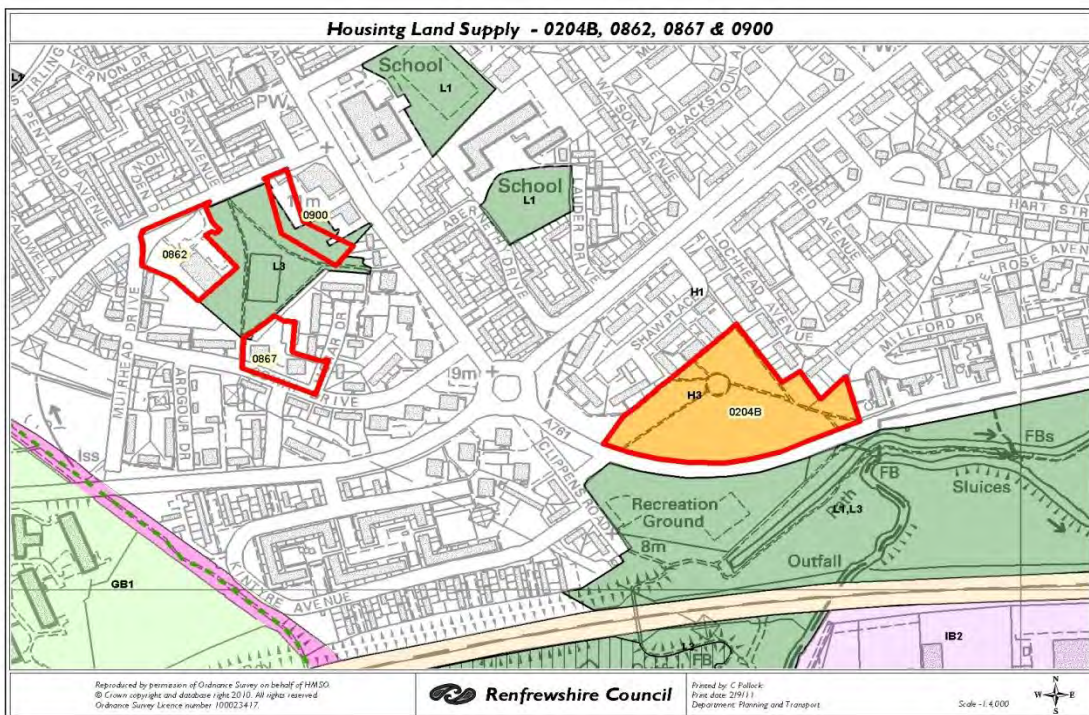
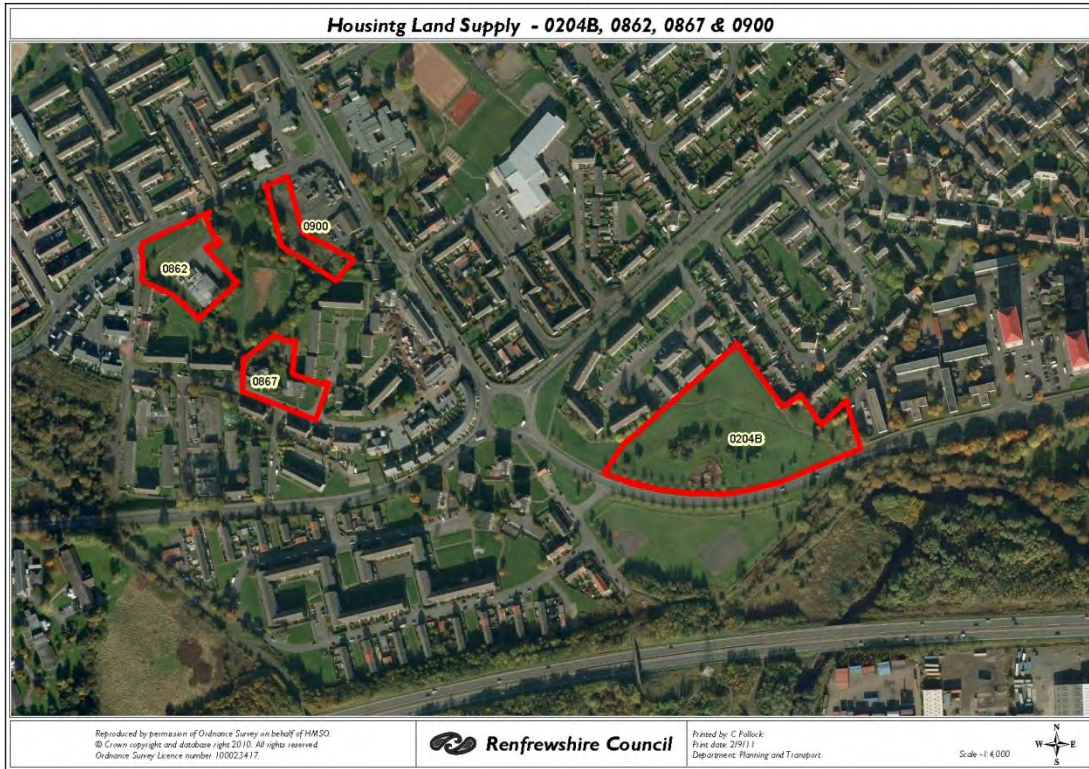
SEA Overall Assessment of the Site -

SEA issue related to the potential impact from an increase in emissions due to vehicular traffic and the effect this may have on the air quality management area. There will be positive SEA issues related to redevelopment of this prominent site and the opportunity to have more energy efficient buildings.



RFRF0862

Site Address: St Brendans, Stirling Drive, Linwood
Proposed Use: Residential
Site Size (Ha): 0.55



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

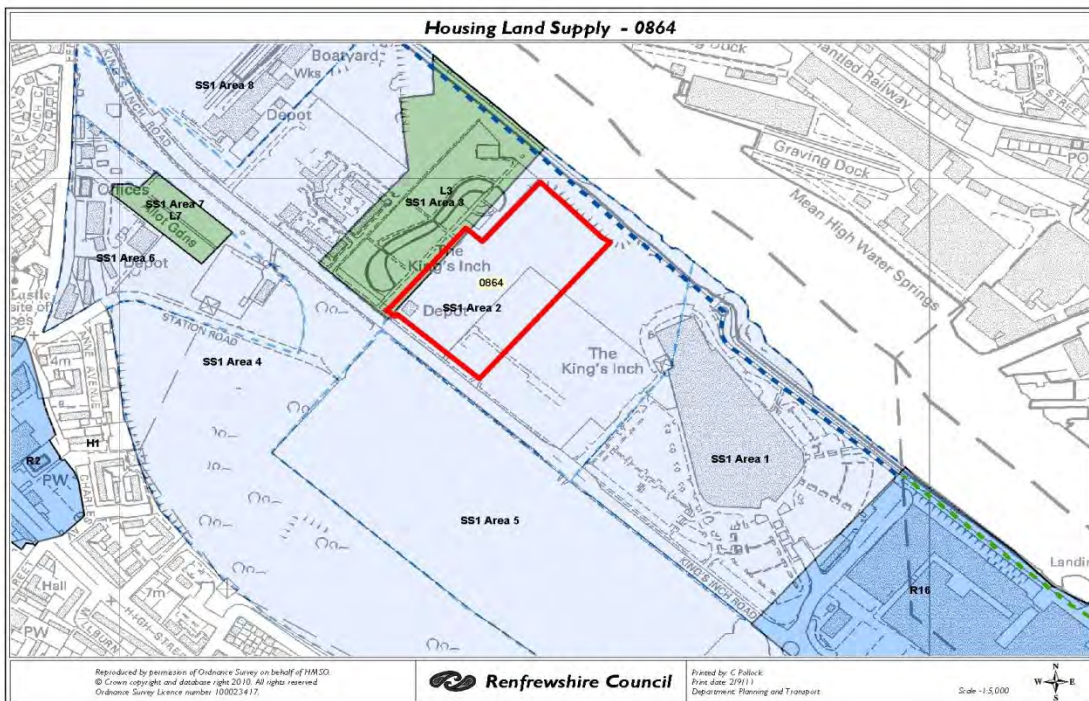
Biodiversity, Flora and Fauna	A former social club site which has been demolished and cleared. A number of mature trees are positioned inside the site boundary and vegetation has colonised the cleared area. The site has some value in terms of its biodiversity, flora and fauna. Development of the site has the potential to enhance biodiversity and the Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Drainage assessment is required. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	The site is located within the built up area and public transport is accessible. Nevertheless, redevelopment of the site is likely to result in an increase in vehicular movement to and from the site having an impact on emissions.
Landscape	The site is a social club located on open ground. There is a car park on the north east side of the building and open grassed land beyond. The north and western parts of the site have maintained grass and a double line of mature trees.
Population and Human Health	Local shops and public transport (bus) is available within 200m of the site.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

There is an SEA issue related to the potential increase in emission as a result of vehicular movements to and from the site. Development of this site offers positive SEA issues with an opportunity to enhance biodiversity on the site and the Green Network.

RFRF0864

Site Address: Kings Inch Rd (old Power station), Renfrew
Proposed Use: Residential
Site Size (Ha): 3.35



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

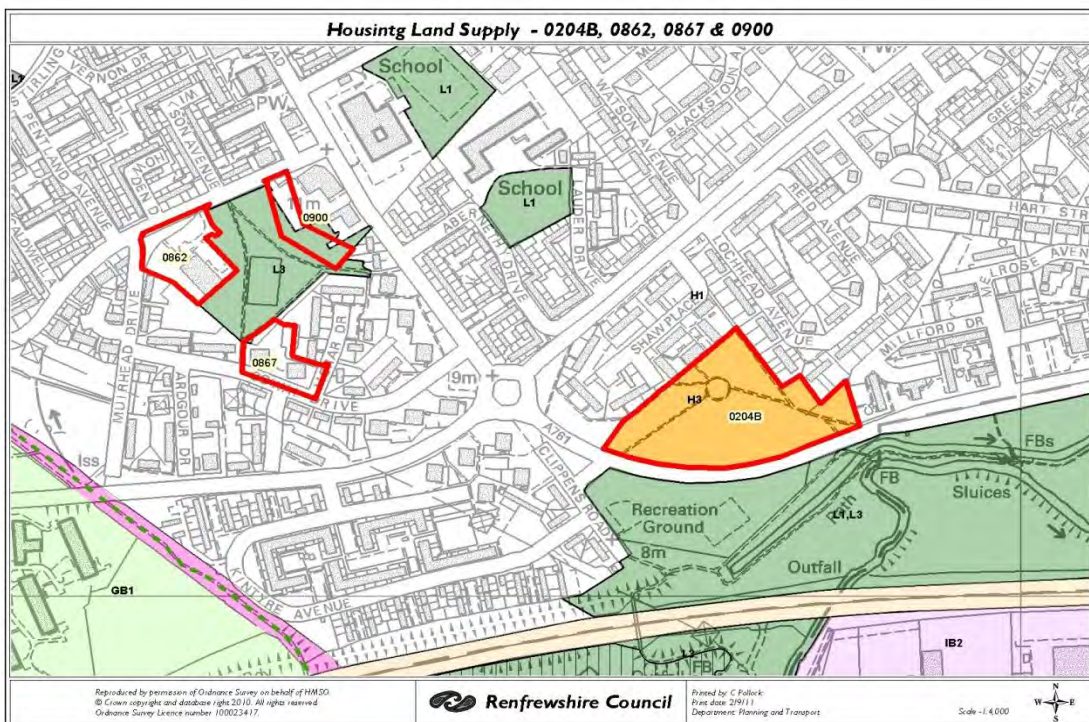
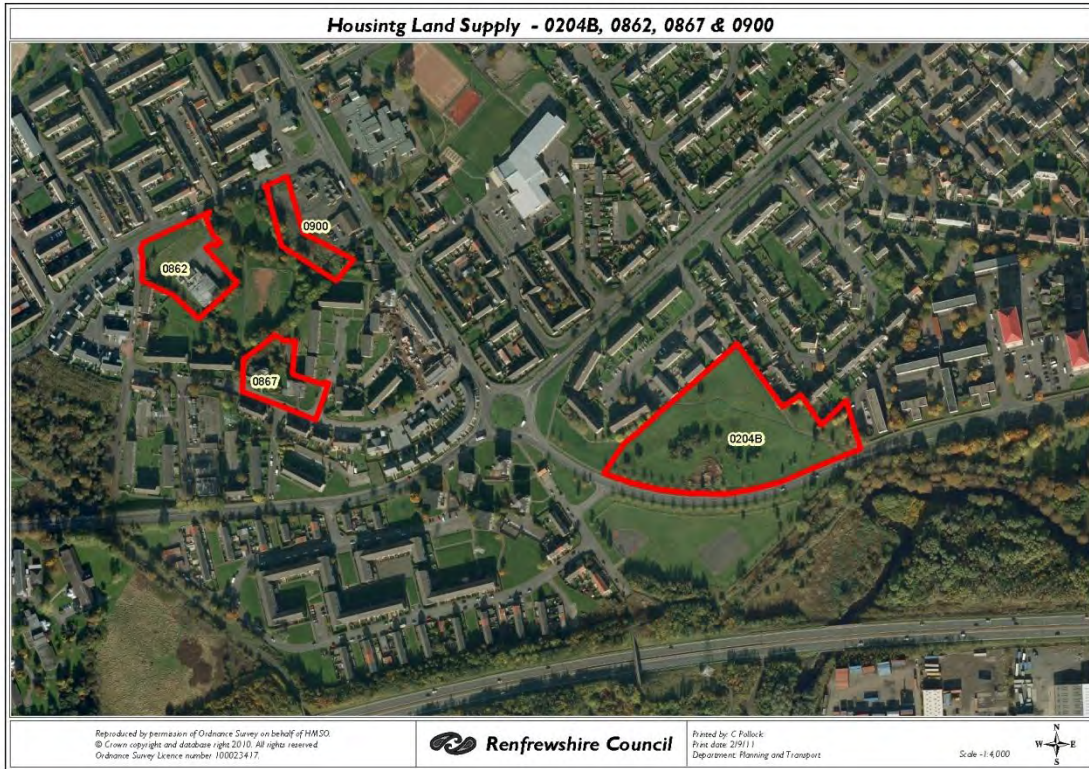
Biodiversity, Flora and Fauna	Cleared former industrial harbour land / power station which is covered in scrubby vegetation. Small part covered with gravel. No biodiversity, flora and fauna interest. Development has potential to enhance biodiversity
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flood risk is controlled via the water infrastructure works which have been implemented as part of the Renfrew North development. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	Cleared former industrial harbour land / power station which is covered in scrubby vegetation.
Population and Human Health	Access to the site is from a main road south of the site. Public transport (bus) is available adjacent to the site. Renfrew Town Centre lies approximately 400m to south west of site. Braehead Retail centre lies approximately 500m distant to south east.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Minor SEA issues in relation to potential increase in vehicular traffic to and from the site resulting in an increase in emissions. There is good frequent public transport links in close proximity to this site along with access to other services and facilities, this issue should not be significant.

RFRF0867

Site Address: Cowal Drive , Linwood
Proposed Use: Residential
Site Size (Ha): 0.38



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Cleared residential site (former flatted stub blocks). Some mature trees, from the original landscape planting, remain on the west side of site. The site has limited value in terms of its biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	A drainage assessment is required. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular movements are nevertheless likely to increase which may increase emissions.
Landscape	Some mature trees, from the original landscape planting, remain on the west side of site.
Population and Human Health	Public transport (bus) is available within 250m. Local shops lie within 300m.
Soil	Redevelopment of the site would provide an opportunity for remediation.

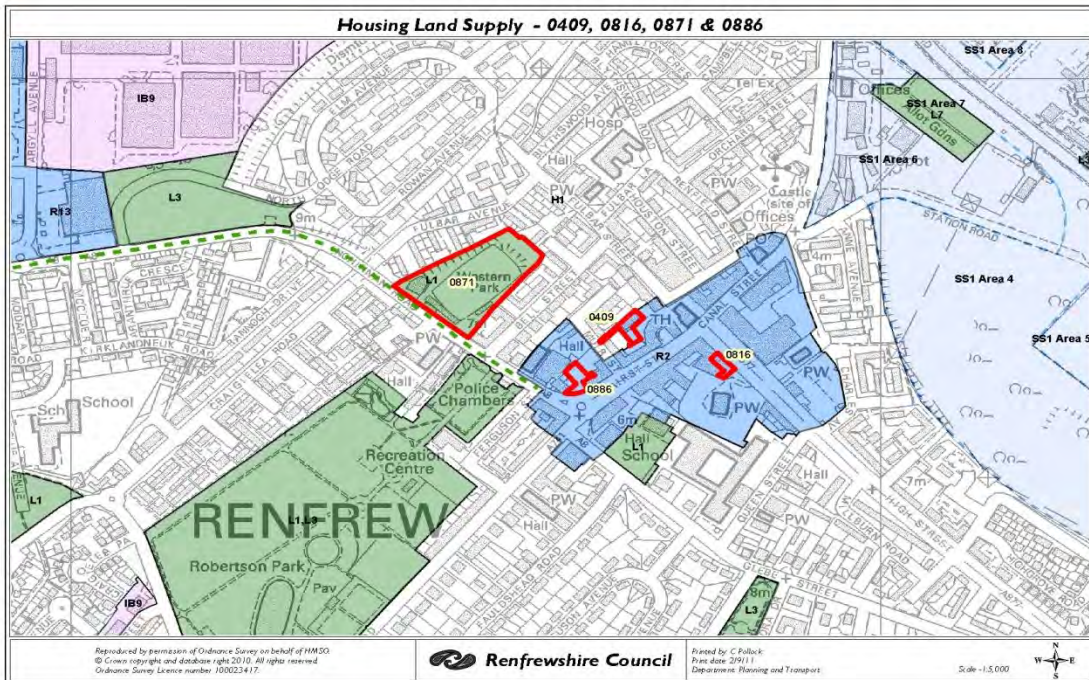
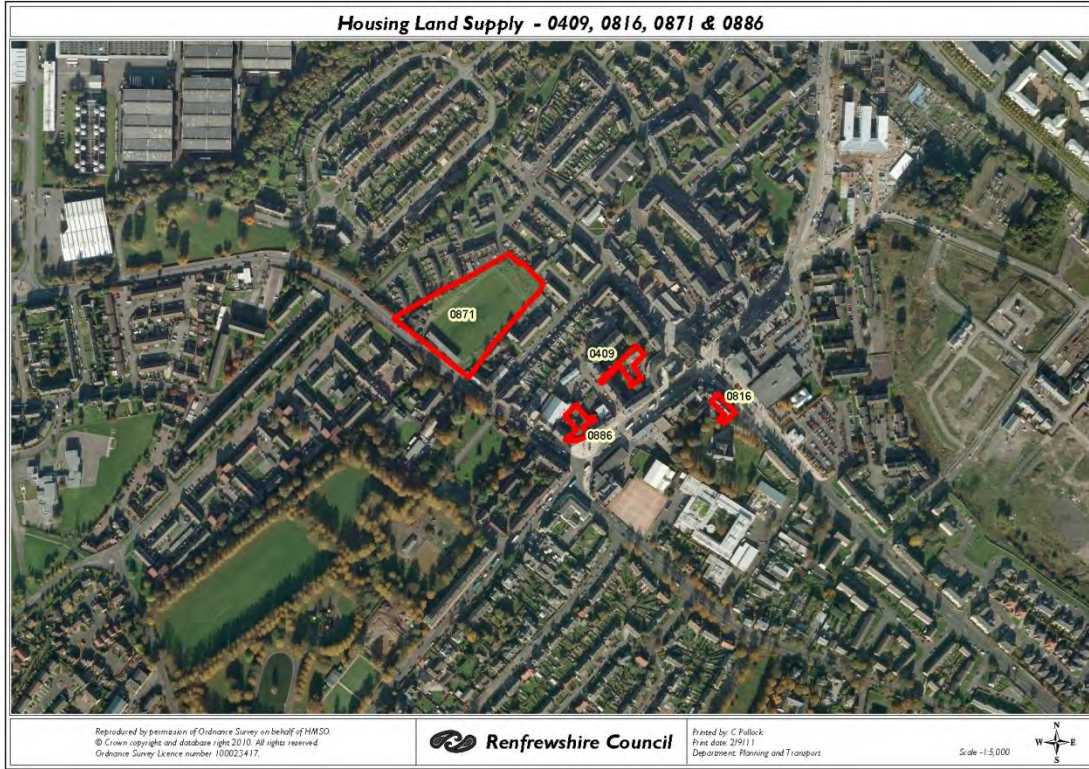
SEA Overall Assessment of the Site -

SEA issue related to potential increase in emission due to vehicular movements associated by redevelopment of the site. Positive SEA issues related to the redevelopment of the site providing opportunities to remediate the soil and improve the landscaping, biodiversity, flora and fauna at the site.



RFRF0871

Site Address: Western Park, Inchinnan Road, Renfrew
Proposed Use: Residential
Site Size (Ha): 1.31



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Currently the ground of a 'Junior' football club. The site has no value in terms of its biodiversity, flora and fauna.
Historic Environment	Archaeological Trigger Zone within 100m to east.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Surface water risk to a maximum depth of 500mm. A drainage assessment is required and there is the potential to compensate within site with mitigation measures.
Climatic Factors	The site is located within the built up area and public transport is accessible. This site has access to a high frequency bus service and is within easy walking distance of the town centre. However vehicular traffic is nevertheless likely to increase with redevelopment of this site.
Landscape	The site is surrounded by residential units on all sides. The site consists of maintained grassland and grassed mounds.
Population and Human Health	Access to public transport and a range of services and facilities is within close walking distance to the site.
Soil	Redevelopment of the site would provide an opportunity for remediation.

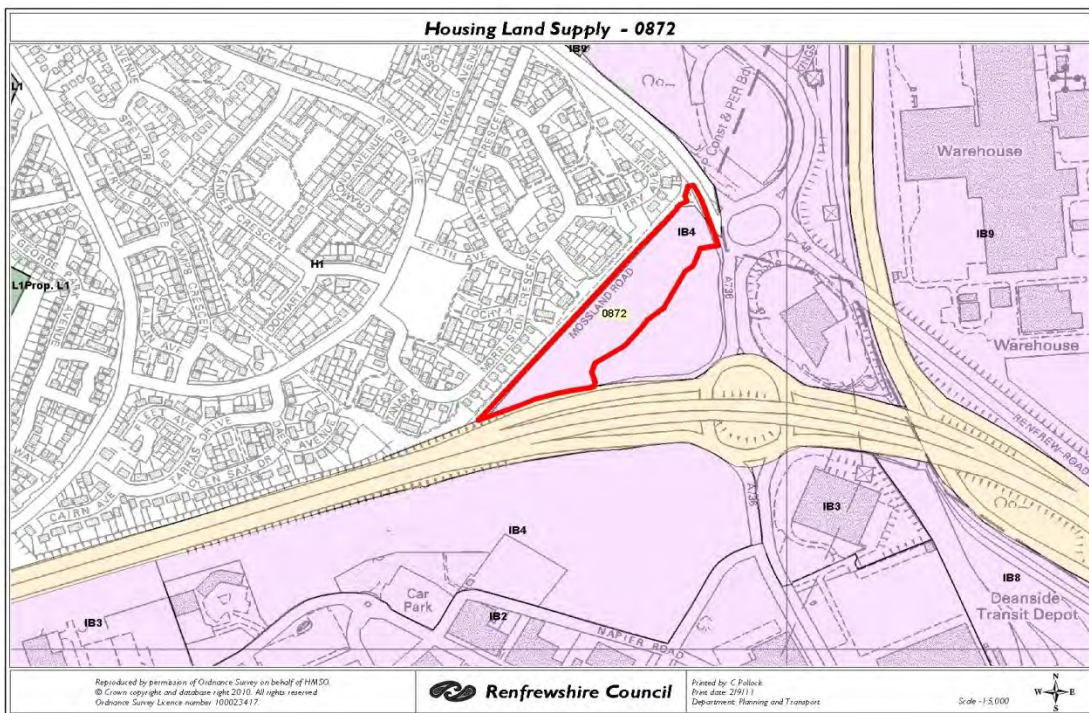
SEA Overall Assessment of the Site -

Minimal SEA issues related to the potential increase in emissions as a result of an increase in vehicular movements to and from the site.



RFRF0872

Site Address: Mossland Road, Renfrew (Park Lane)
Proposed Use: Residential
Site Size (Ha): 2.27



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	-	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

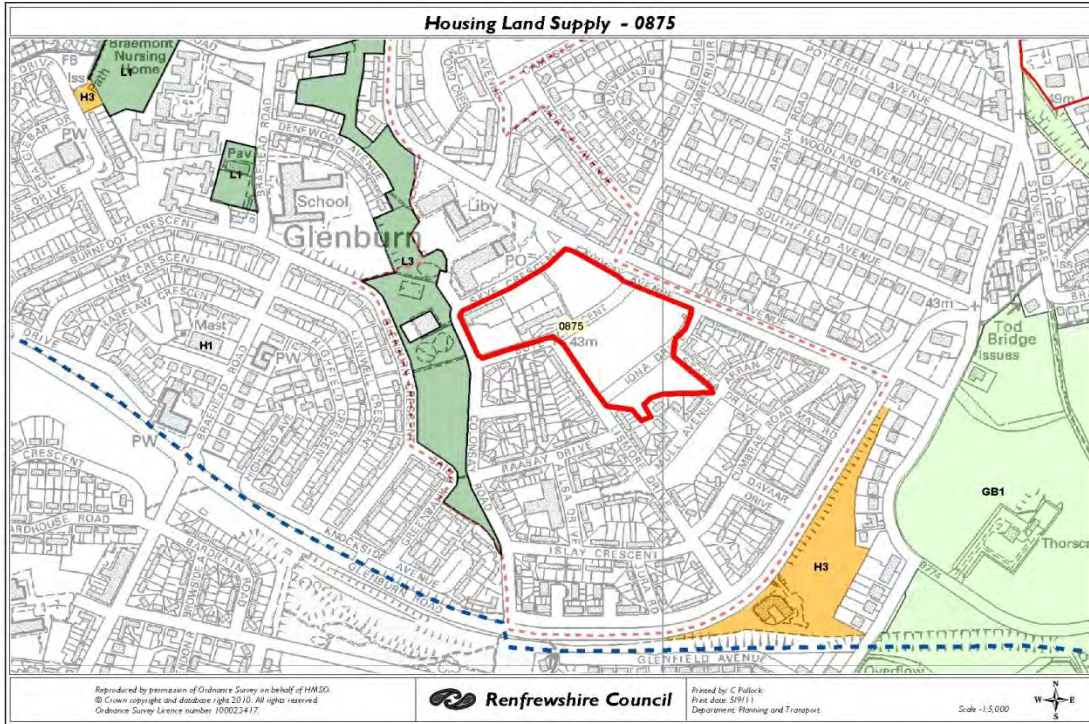
Biodiversity, Flora and Fauna	Most of the site is comprised of an area of unmaintained grass. A small number of trees line the north east and the south west of the site. The site has limited value in terms of its biodiversity, flora and fauna. The site no value in terms of its biodiversity, flora and fauna. Development has the potential to enhance biodiversity.
Historic Environment	Archaeological Trigger Zone lies within 150m to north west.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Noise – proximity to M8 and junction 26. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Existing surface water risk to south west corner of the site. Drainage attenuation measures are likely to allow betterment in terms of the risk from surface water.
Climatic Factors	Access to local services, facilities and public transport can reasonably be sought on foot, however therefore vehicular movements are likely to increase with the development of this site.
Landscape	Site bounded on two sides by a motorway exit road and its connections to the local road network. Site is flat, however it sits at a lower level (approximately 1 metre) than the adjacent car sales showroom and service road. Development of this prominent site has the potential to enhance the townscape of this part of the urban area.
Population and Human Health	Access to the site is from Glasgow Road, to the north of the site, from where public transport is available. Impact likely to be minimal.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to the impact that a potential increase the amount of vehicular journeys would have from the resulting development.

RFRF0875

Site Address: Bute Cres/Iona Drive, Glenburn, Paisley
Proposed Use: Residential
Site Size (Ha): 3.3



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	0	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	A cleared site, with a few large bushes and trees scattered throughout. The site has no value in terms of its biodiversity, flora and fauna. Development has the potential to enhance the biodiversity and Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site No relevant planning application or local plan history.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular movements as a result of redevelopment is nevertheless likely to increase.
Landscape	A cleared site, with a few large bushes and trees scattered throughout.
Population and Human Health	There is access to public transport, however there is limited services and facilities in close proximity to this site.
Soil	Redevelopment of the site would provide an opportunity for remediation.

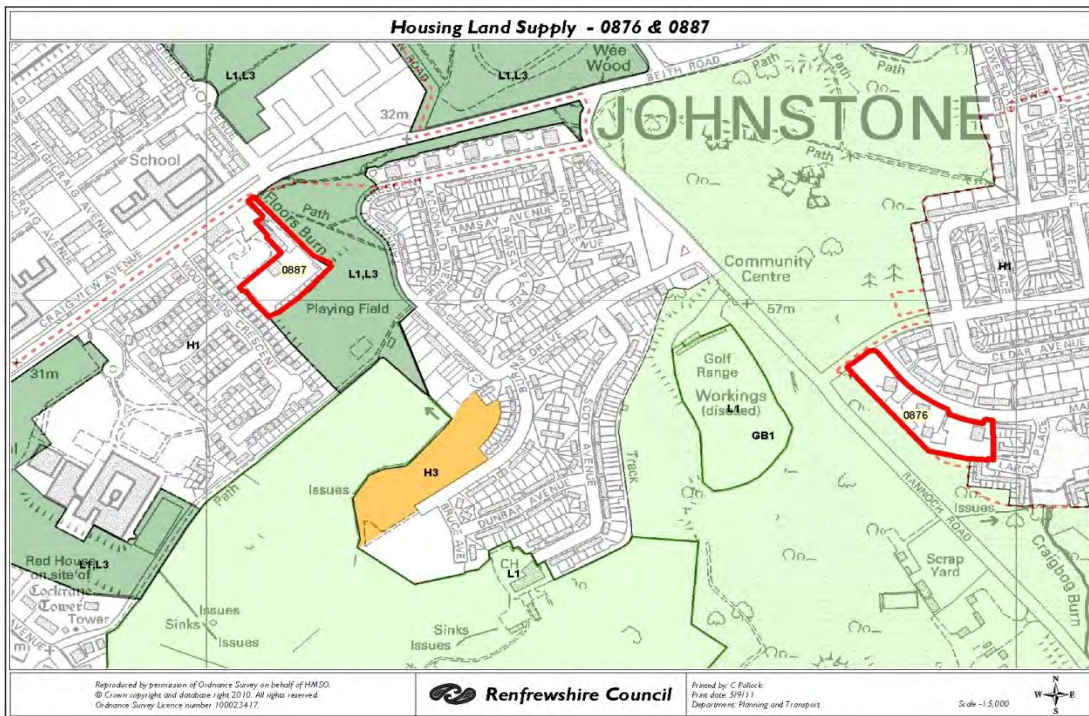
SEA Overall Assessment of the Site -

Minor SEA issue in relation to the potential increase in emissions as a result of vehicular movements associated with redevelopment.



RFRF0876

Site Address: Maple Drive, Johnstone
Proposed Use: Residential
Site Size (Ha): 0.96



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	A former local authority housing site which has been demolished and cleared. The site has limited value in terms of its biodiversity, flora and fauna. Development has the potential to enhance biodiversity and the Green Network.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	Location of the site may encourage carbon emissions through car usage for shopping. The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase. Climate change may result in increased instances of flooding. Development and resulting use of materials could have a carbon foot print. However, new buildings have the potential to be more energy efficient.
Landscape	The site is an area of Council-owned land extending to some 0.99 hectares which was once occupied by four blocks of flats and their parking areas. The flats have been demolished and the land is now generally under grass. The site has a gentle fall from north west to south east but the slope steepens towards the south eastern end of the site. A strip of woodland lies to the south and west of the site. A Tree Preservation Order covers the Johnstone Castle housing estate, which includes the site.
Population and Human Health	The site has access to public transport (bus) and local shops and services are located approximately 400m distant. Nevertheless redevelopment of the site is likely to encourage an increase in vehicular traffic to and from the site.

Soil

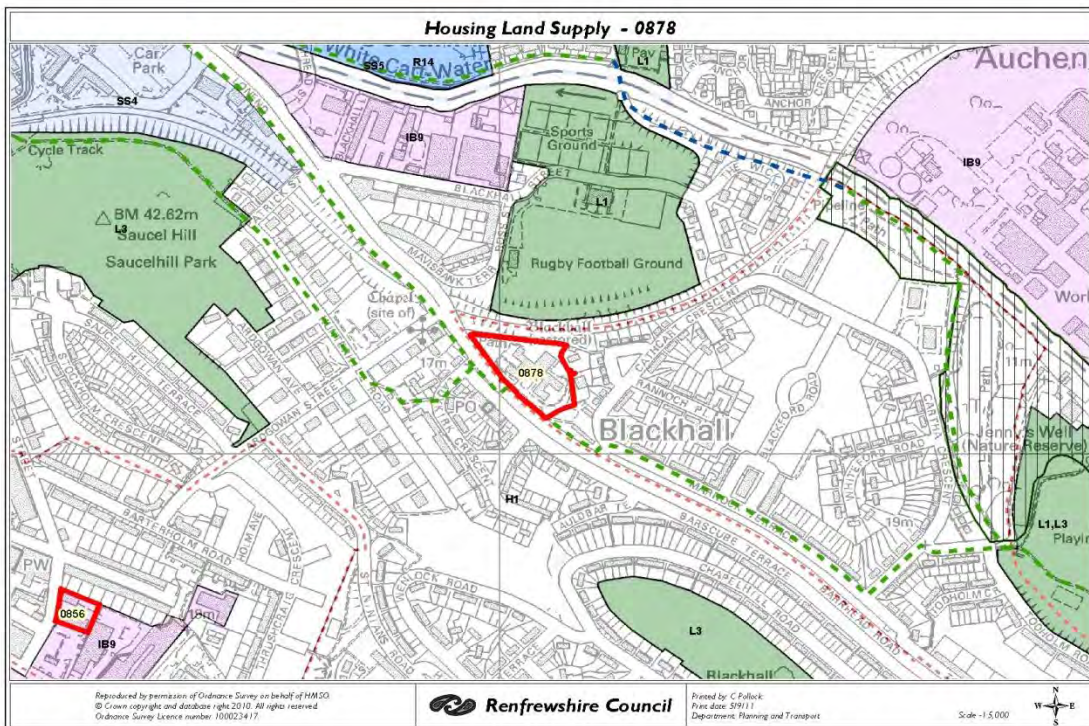
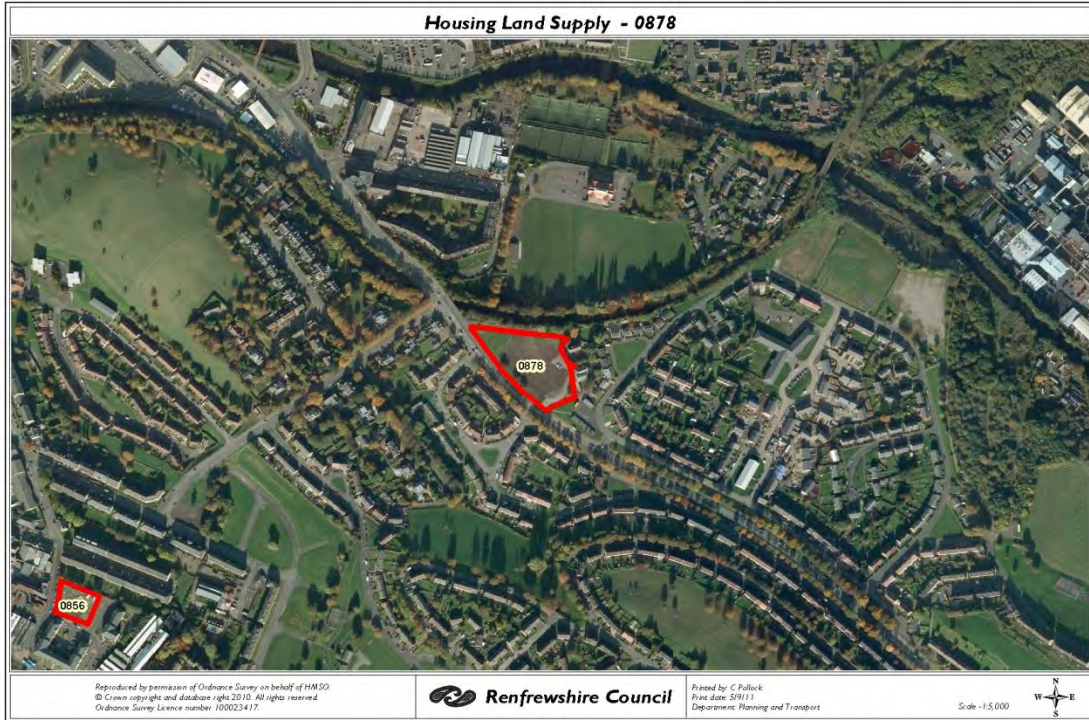
Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issue related to potential increase in vehicular movements due to redevelopment of the site. However this is a small site and this impact is not likely to be significant. There are other SEA issue related to the impact on existing trees which boarder the site, any development will require to design this aspect into the layout. There are opportunities to link this site into the green network and provide a corridor for the movement of people and species.

RFRF0878

Site Address: Castle House, Barrhead Road, Paisley
Proposed Use: Residential
Site Size (Ha): 0.78



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

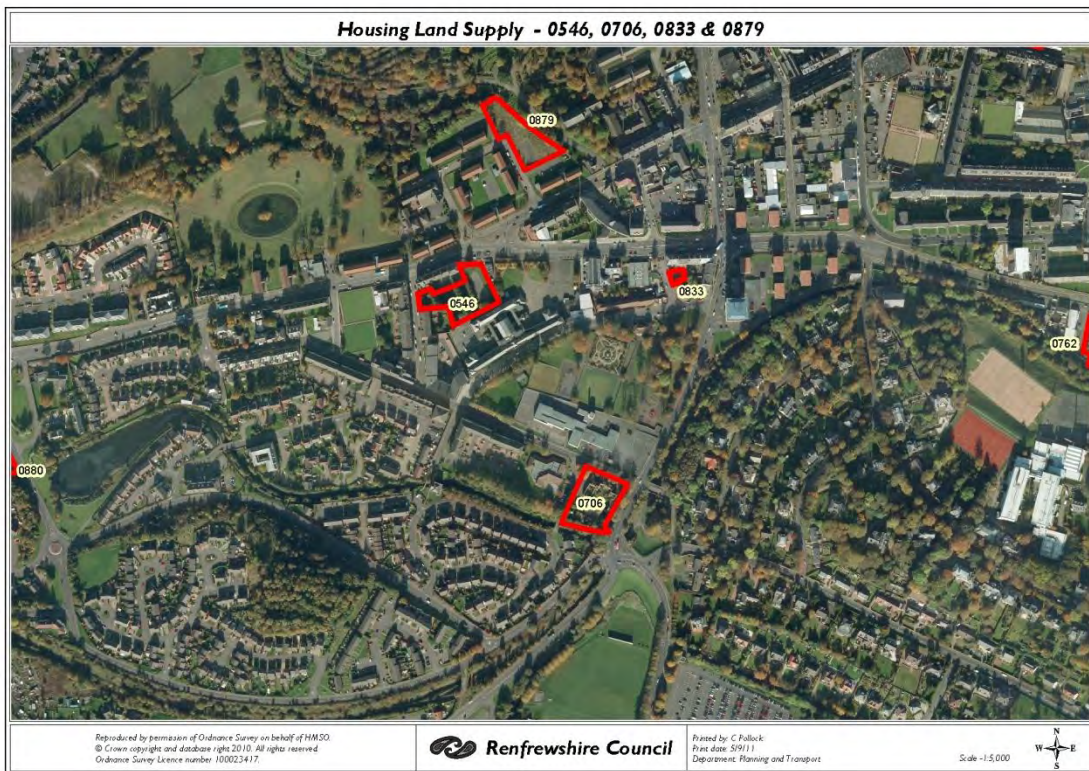
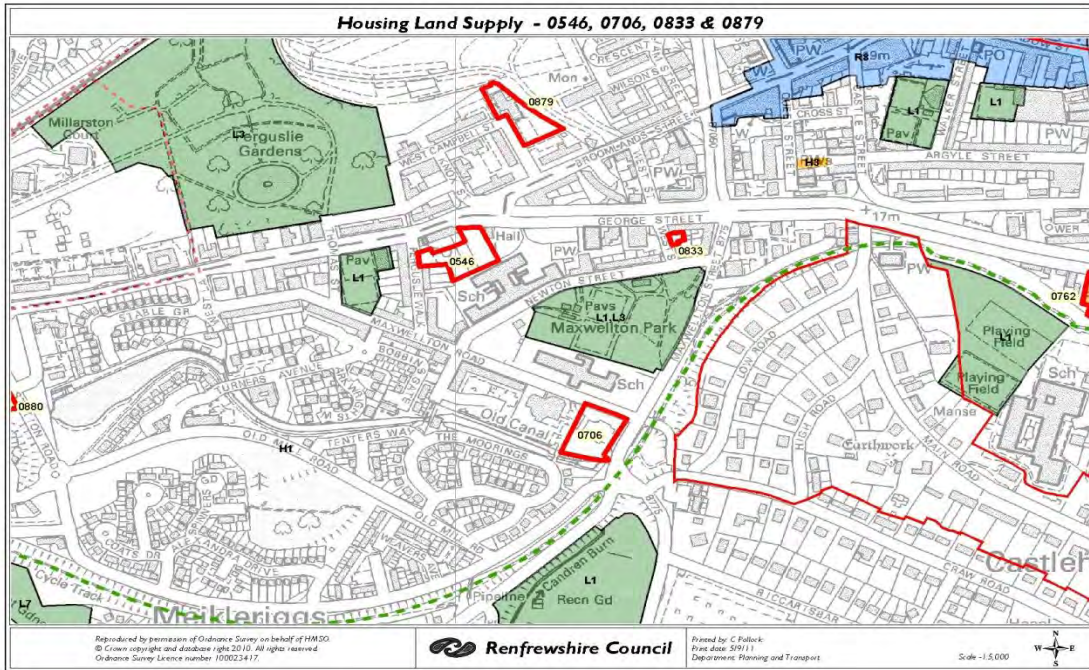
Biodiversity, Flora and Fauna	A former nursing home site which has been demolished, cleared and grassed. A small number of mature trees are positioned inside the southern site boundary. The site has little value in terms of its biodiversity, flora and fauna. Development offers the potential to enhance the site's biodiversity.
Historic Environment	Site covered by two Archaeological Trigger Zones.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There are no watercourses on this site therefore no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. There is a small number of local shops in close proximity with Paisley Town Centre within walking distance. Nevertheless redevelopment of this site is likely to result in an increase in vehicular movements. However given the size of this site, this impact is not likely to be significant.
Landscape	The site is located in a prominent location and was formerly the site of a care home which has been demolished and the site cleared. Grass seed has grown over the site and there are some existing small deciduous trees located on the boundary of the site.
Population and Human Health	Public transport is available with a high frequency bus service which passes the site and Paisley Canal Railway Station approximately 1km distant. Local shops are located opposite the site, within 50m.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Minor SEA issues related to potential increase in vehicular movement associated with redevelopment of the site. However the site is close to local amenities and has good access to public transport, therefore this impact should not be significant.

RFRF0879

Site Address: Carbrook Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.33



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

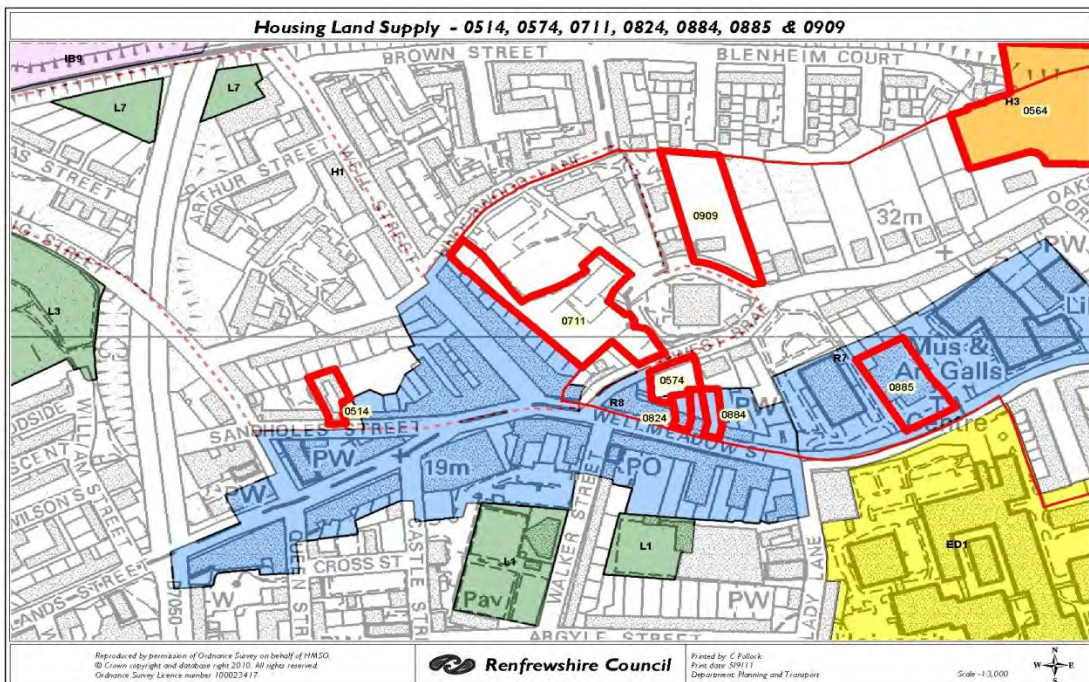
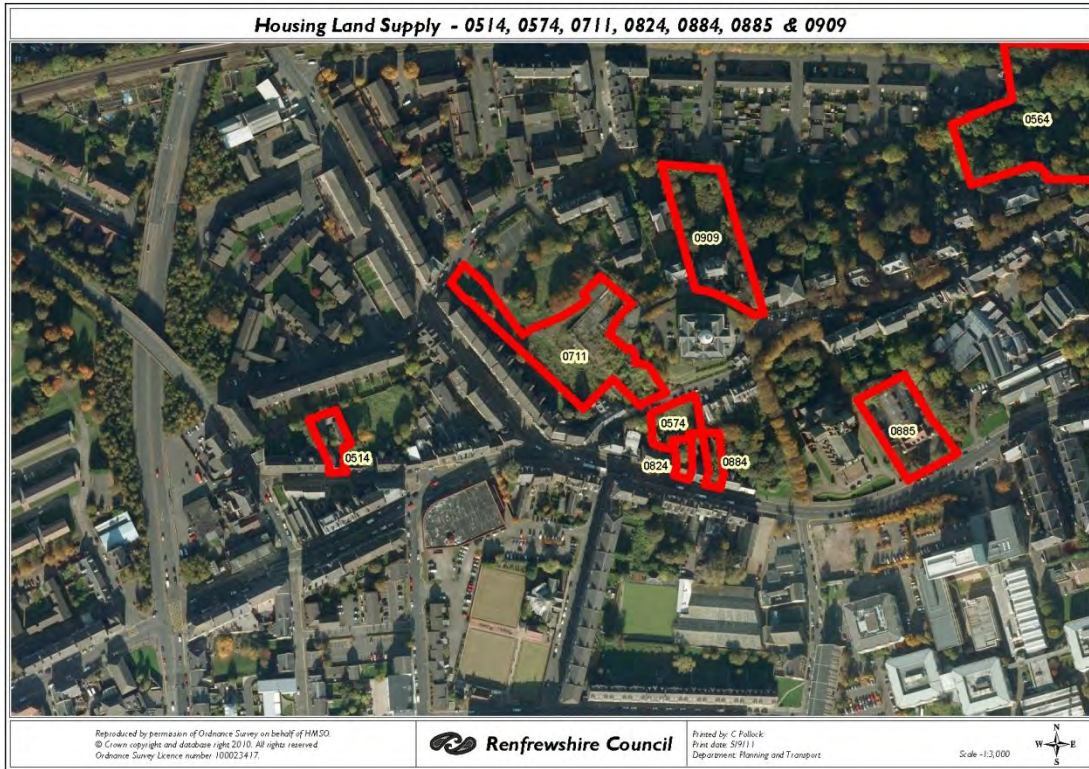
Biodiversity, Flora and Fauna	Former school site now cleared, covered in scrubby vegetation and includes several mature trees on boundary. The site has little value in terms of its biodiversity, flora and fauna. Development offers the potential to enhance the site's biodiversity.
Historic Environment	Archaeological Trigger Zone within 150m to west.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. The redevelopment of this site will decrease the amount vacant land.
Air	Air Quality Management Area within 50m. Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flooding or drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site No relevant planning application or local plan history.
Climatic Factors	The site is located within the built up area and public transport is accessible along with access to local services and facilities. Redevelopment of the site is nevertheless likely to increase vehicular movements to and from the site which may increase emission in this area.
Landscape	This is a predominantly flat site which is bounded on two sides by the crematorium grounds on one side by existing residential and on the other side by the local access road. The site was formerly occupied by an educational/social work property which has been demolished and the site cleared. It is now colonised by scrubby vegetation.
Population and Human Health	Local shops are located opposite the site, within 50m. Public transport (bus) is available within 100m which provides access to a high frequency bus service.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Minor SEA issue related the possible increase in emission due to increase vehicular movements associated with redevelopment. This is a small site and is in close proximity to a range of service and facilities with access to a high frequency bus route.

RFRF0884

Site Address: 10-14 Wellmeadow, paisley
Proposed Use: Residential
Site Size (Ha): 0.05



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	-	+	-	+	+	+	+	+
Ranking									

Detailed SEA Appraisal

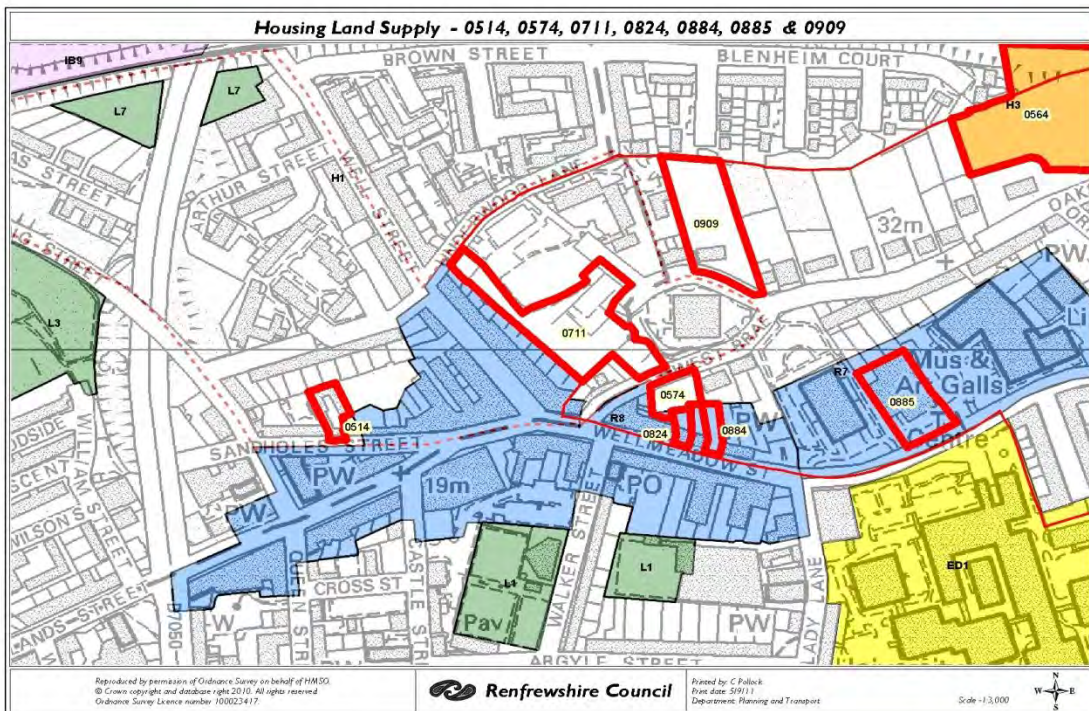
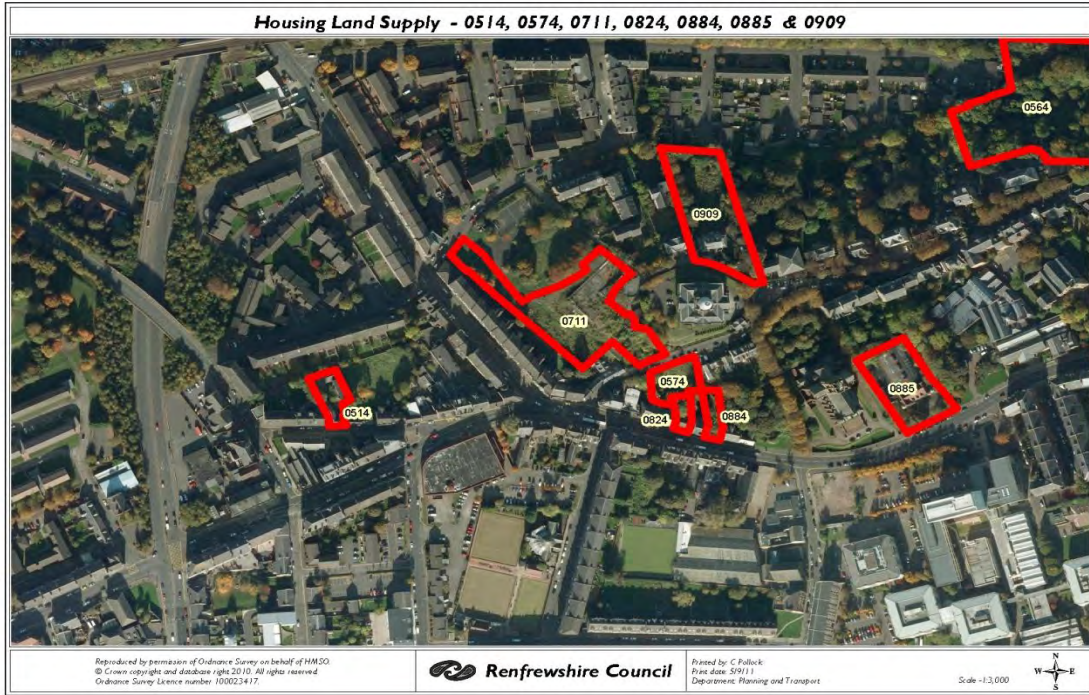
Biodiversity, Flora and Fauna	There are some mature trees on the site with ground floor vegetation.
Historic Environment	Located within the Conservation Area. Potential archaeological interest as most of site is included within WOSAS consultation area.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Located within the AQMA and close to main bus and taxi route, therefore air quality may be poorer due to emissions. Site is well located for public transport and services, therefore vehicular movements should be limited.
Water	No significant flooding and drainage issues, the implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. There may be an impact on climate change factors resulting from a small increase in emission associated with redevelopment.
Landscape	The site has mixed deciduous vegetation consisting of low level ground vegetation, shrubs and trees.
Population and Human Health	Site is well located for public transport, so vehicular movement to and from the site should be minimised. Location within Air Quality Management Area may result in reduced air quality.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0885

Site Address: 76 High Street, Paisley (TA Centre)
Proposed Use: Residential
Site Size (Ha): 0.28



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	+	+	-	-	0	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Some mature trees on the site and grassed area facing on to the High Street. Sandstone boundary wall offers some opportunity for species dispersal. Trees should be incorporated where possible in new development.
Historic Environment	B listed building and located within the Conservation Area. Opportunity to bring building back into active use which will assist with the maintenance of important heritage resource.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials. Opportunity to bring building back into active use which will assist with the maintenance of important heritage resource and improve the quality of the material asset.
Air	Located within the Air Quality Management Area, therefore air quality may be poorer due to emissions. Site is well located for public transport and services, therefore vehicular traffic movements should be limited.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. Development and resulting use of materials could have a carbon foot print, however, re-use of the building should reduce this and redevelopment will provide an opportunity for retro-fitting of features that could reduce the carbon footprint of the building.
Landscape	The site has a prominent location. The side boundaries are defined by sandstone walls and mature trees. The property consists of a sandstone main building with a linked secondary building to the west which was the former chapel. To the rear is a more simple, but substantial structure which was the former drill hall. The site is currently vacant.
Population and Human Health	Site is well located for public transport, so vehicular movement should be minimised. Location within Air Quality Management Area may result in reduced air quality.

Soil

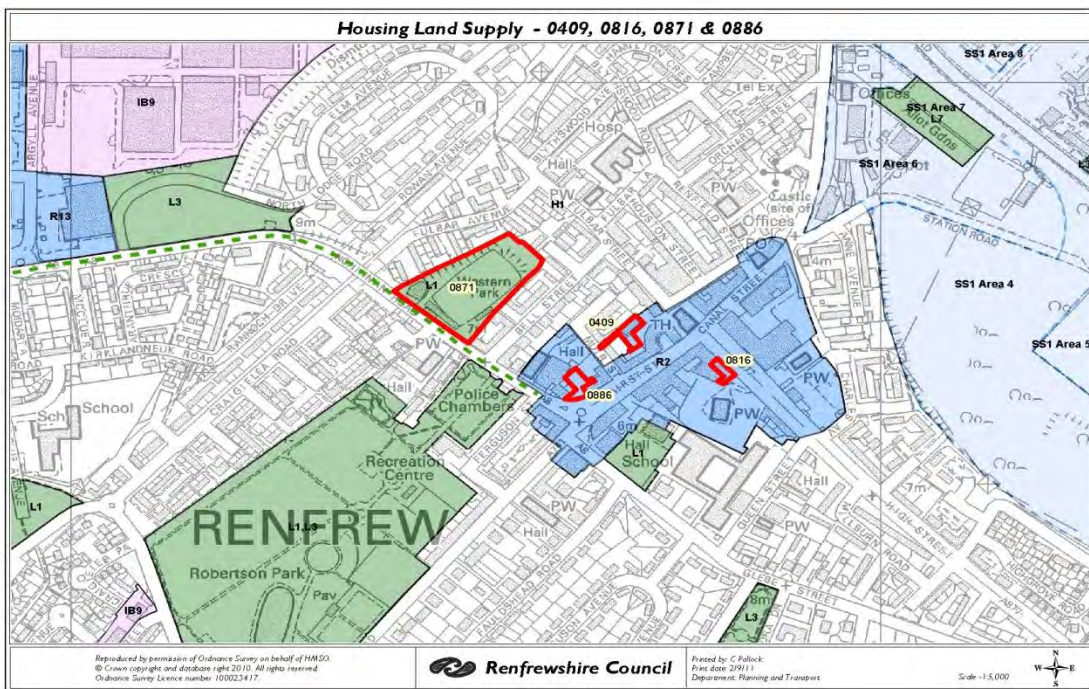
No redevelopment taking place, therefore no change in the status of the soil. Utilisation of existing infrastructure should reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment/reuse of this site. The site is currently underused. Reuse existing infrastructure and building will secure its future and benefit the listed building and conservation area. Accessibility to public transport is excellent and many services are within easy walking distance. Overall any negative impact should be clearly offset by other SEA benefits.

RFRF0886

Site Address: Hairst Street , Renfrew
Proposed Use: Residential
Site Size (Ha): 0.07



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	+	+	0	+	+	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Some mature trees located on the edge of the site and on neighbouring site. These could make an important contribution to urban biodiversity and should be retained. Remainder of site is mainly hard standing and has limited biodiversity interest. Redevelopment could result in opportunity to improve biodiversity.
Historic Environment	Listed buildings on boundary to the north west. Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place and setting of War Memorial.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.
Air	Development of the site may result in increase in pollution, however, site is well located for public transport and services, creating an opportunity to reduce car use. Development of site is likely to result in an intensification of use which may result in more car owners moving to the area.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	Location of the site should limit carbon emissions through vehicular usage. The site is located within the built up area, however, and public transport and local services are easily accessible by foot.
Landscape	The site is located at the corner of Hairst Street and Inchinnan Road and is irregular in shape. It has a curved frontage to the corner which is currently enclosed by advertisement hoardings. To the rear, the site is constrained at its mid-point by the garden ground of adjacent tenements before widening to the rear into a more regular shape.
Population and Human Health	Site is well located for public transport and local services, so commuting should be minimised.

Soil

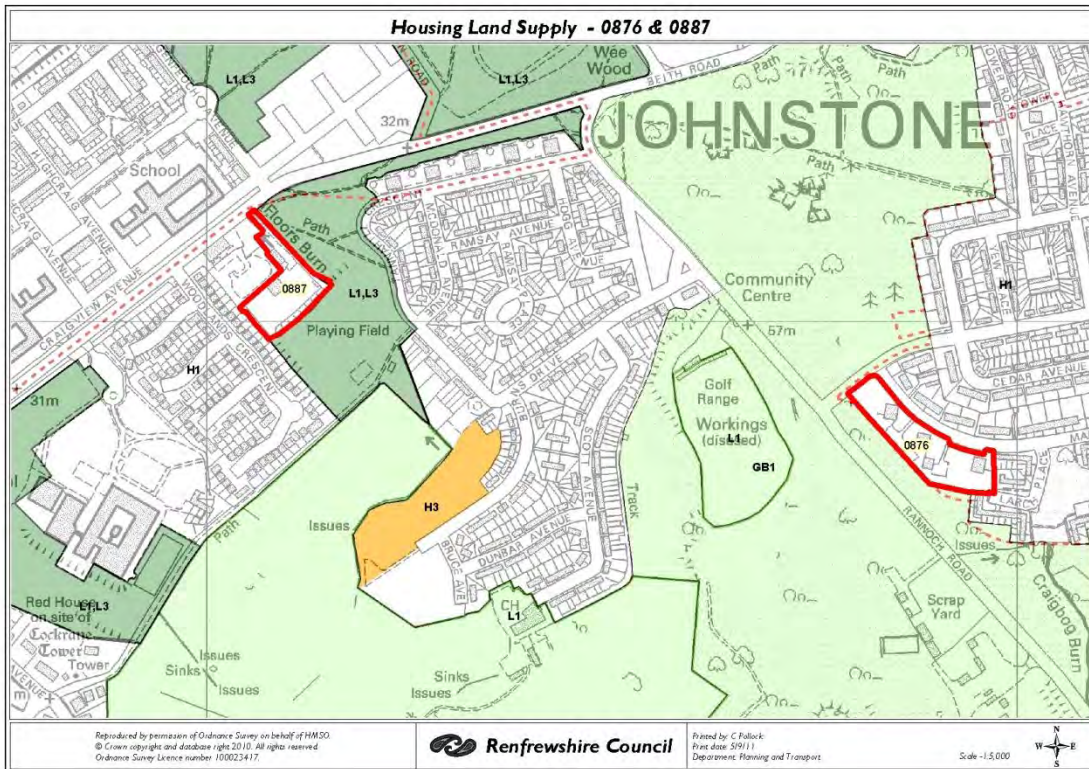
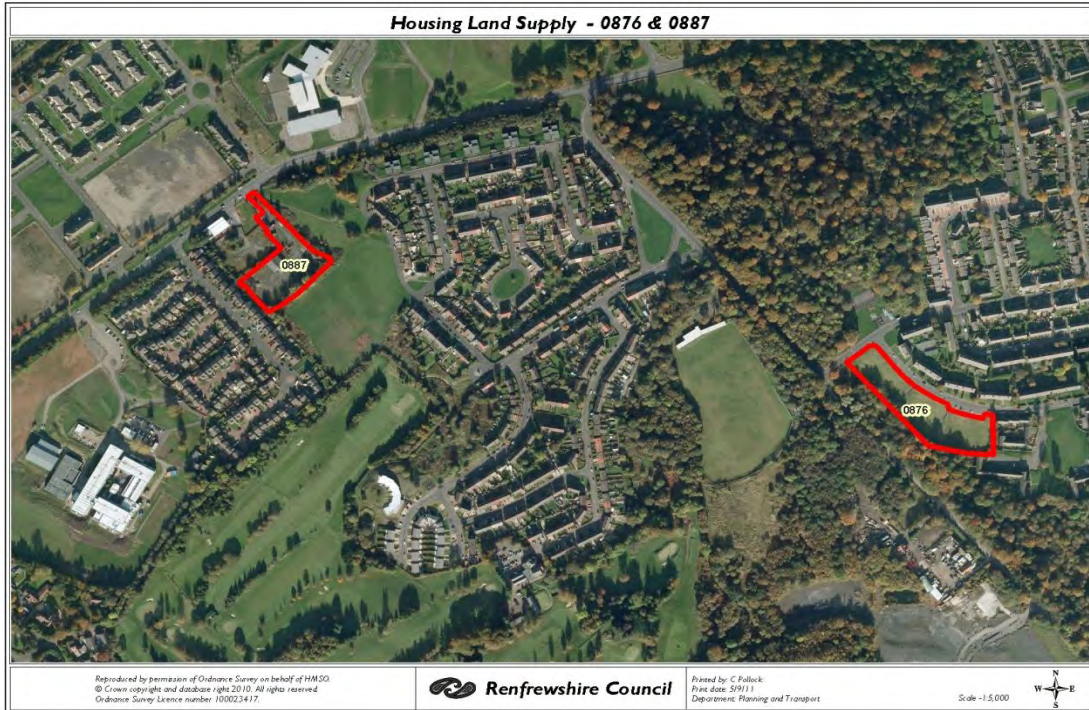
Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure Overall this impact should be offset by other SEA benefits.

RFRF0887

Site Address: Service Station, Beith road, Johnstone
Proposed Use: Residential
Site Size (Ha): 0.70



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	--	-	+	-	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Site is a currently vacant, it had a previous industrial use. Although much of the site is hardstanding, it neighbours a large area of amenity grass with some mature parkland trees, primarily around perimeter to site. Some poorly maintained shrub planting at entrance from Beith Road. Floors burn forms one boundary to site and to the south west there is locally very diverse wetland in depression to edge of field.
Historic Environment	No known cultural heritage issues identified.
Material Assets	Development of new housing will contribute to improvements in housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Fluvial and pluvial risk to a maximum depth of 1m at north of site and 300mm at south East. Both drainage assessment and flood risk assessment required due to Floors Burn and existing downstream flood risk. New access required due to existing sump at access. Opportunity to provide SUDs and improve the water environment.
Climatic Factors	The site is located within the built up area and public transport is accessible. However redevelopment of this site is nevertheless likely to result in increased vehicular traffic to and from the site.
Landscape	The site is an area of vacant land. There is a building located at a pair of gates which was formerly a dwellinghouse and was used as an office when the site was a scrap yard. There is also a large shed and a number of containers. The site is generally flat. There is a range of deciduous trees along the boundaries of this site.
Population and Human Health	New housing should provide opportunity to improve the quality of the housing stock. The site may be subject of contamination, therefore, it could be a potential risk to human health.

Soil

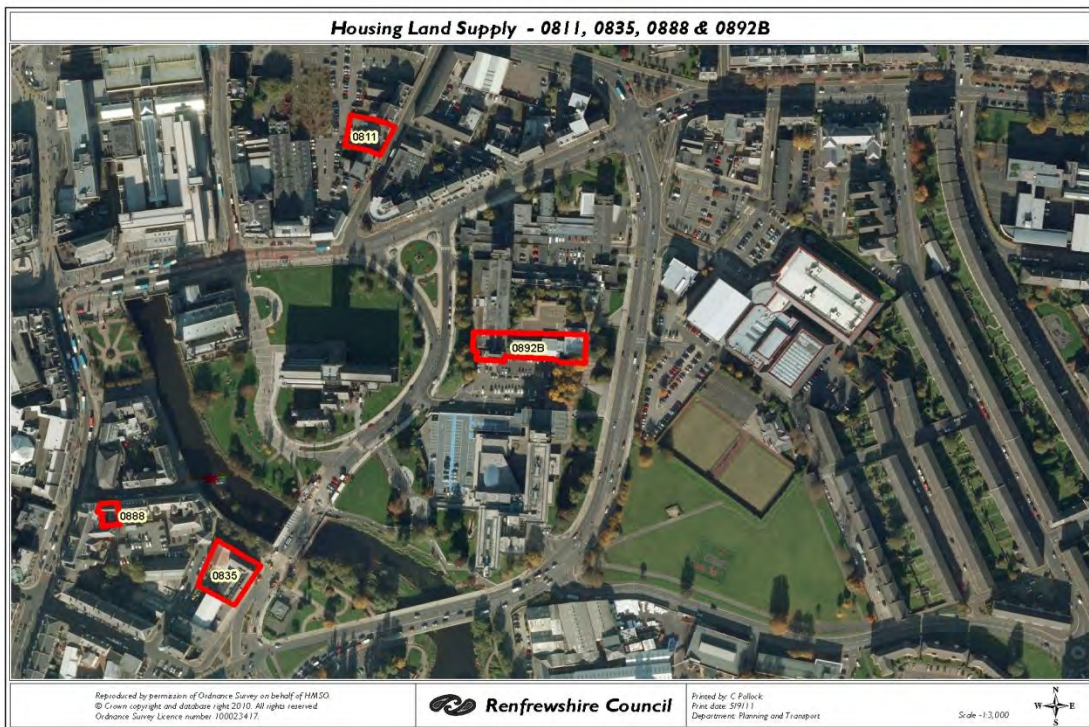
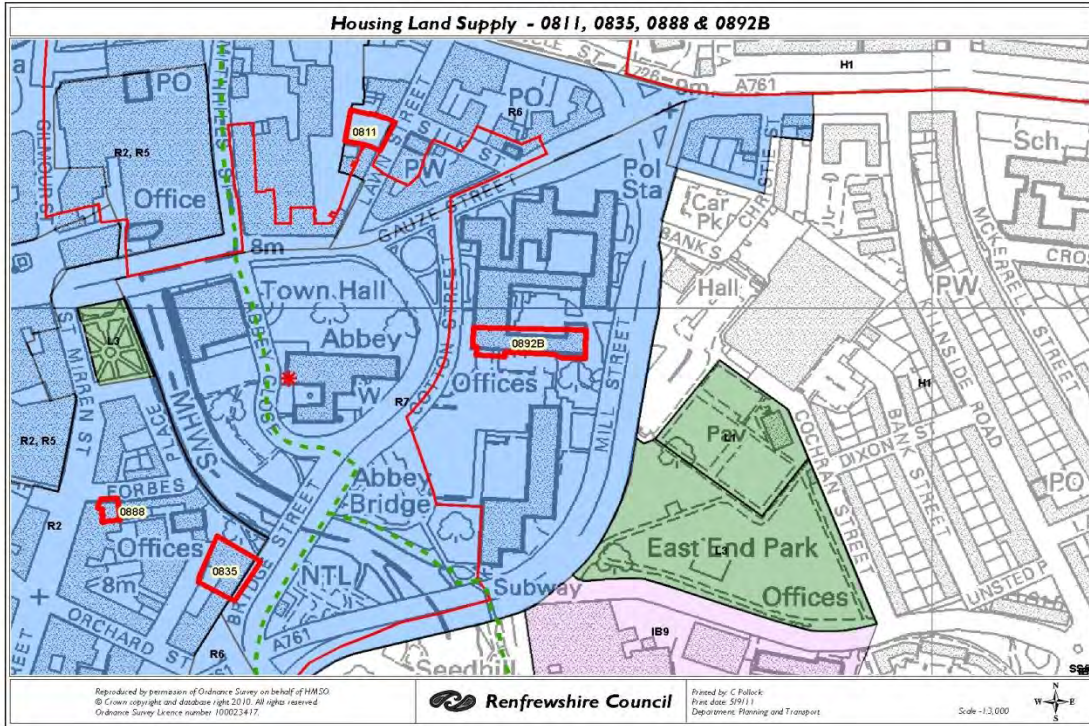
Brownfield development therefore, new development could utilise existing infrastructure and reduce the need to use currently undeveloped land. Remediation of possible contamination could be addressed.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. Sensitive redevelopment of this brownfield site, in preference to a green field site, would be more sustainable. However there is a significant SEA issue related to flooding and drainage on the site and at the edge of this site which will require early consideration and remediation to allow any development to proceed.

RFRF0888

Site Address: 4-6 Forbes Place, Paisley
Proposed Use: Residential
Site Size (Ha): 0.02



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	+	+	-	0	0	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Upper floor conversion of existing unit, no biodiversity. Flora or fauna interest.
Historic Environment	C (s) listed building and building located in the Conservation Area. Opportunity to bring building back into active use which will assist with the maintenance of important heritage resource. Located within the Townscape Heritage Initiative area.
Material Assets	Opportunity to bring building back into active use which will assist with the maintenance of important heritage resource and improve the quality of the material asset.
Air	Located within the Air Quality Management Area and close to public transport, air quality may be poorer due to emissions. As site is well located for public transport and services, vehicular movements should be limited.
Water	Conversion of existing building, therefore, limited opportunity to improve water environment.
Climatic Factors	The site is located within the built up area and public transport is accessible. Impact to climate change factors should be minimal.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is well located for public transport, so vehicular movement should be minimised. Location within Air Quality Management Area may result in reduced air quality.
Soil	No redevelopment taking place, therefore no change in the status of the soil. Utilisation of existing infrastructure should reduce the need to use currently undeveloped land.

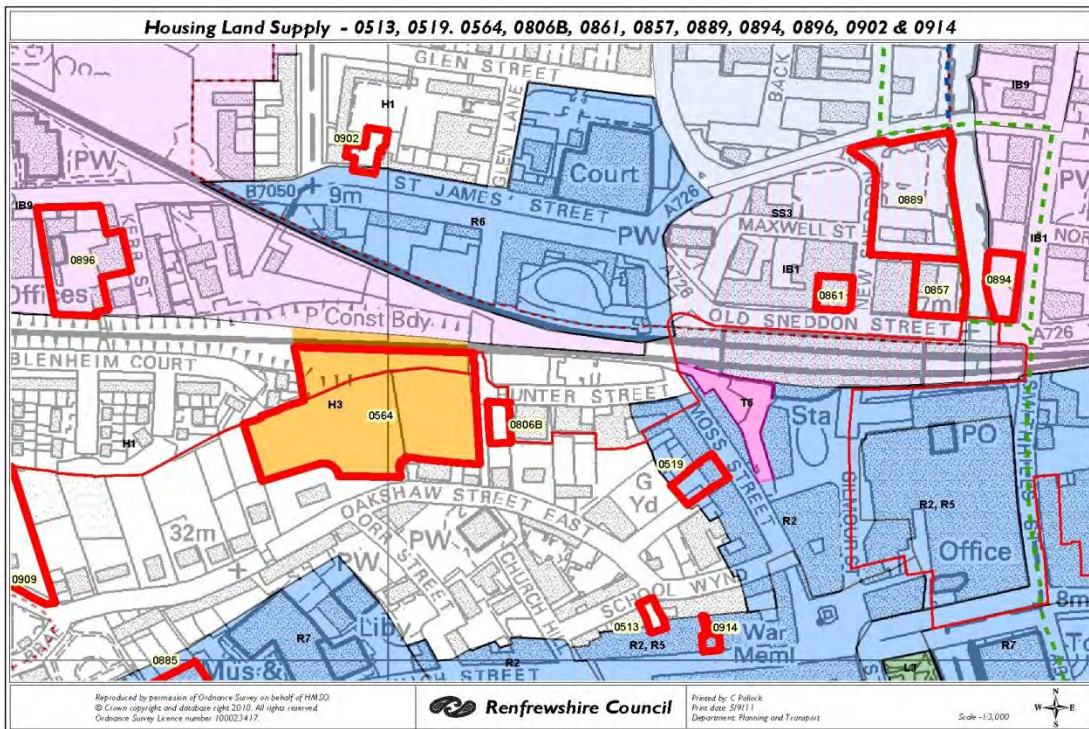
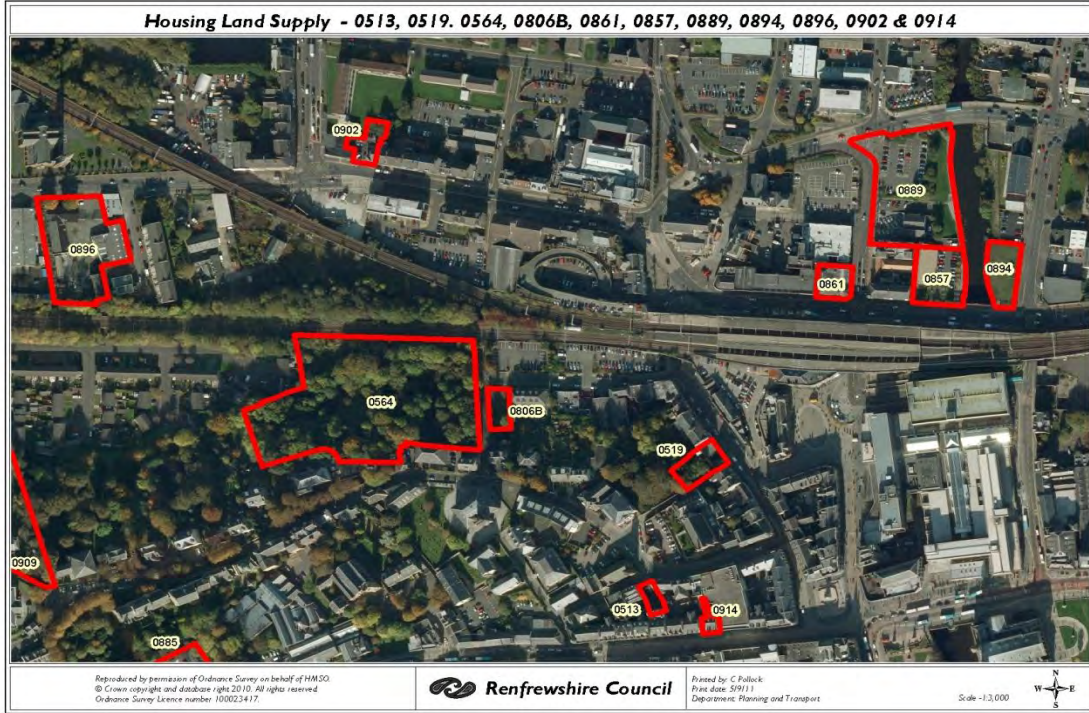
SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment/reuse of this site. The site is currently underused and detracts from the surrounding townscape. Reuse existing infrastructure and building will secure its future and benefit the listed building and conservation area. Accessibility to public transport is good and many services are within easy walking distance. Overall any negative impact should be clearly offset by other SEA benefits.



RFRF0889

Site Address: Carlile Street/ New Sneddon Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.58



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	+	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	The site consists of hardstanding and is currently used as a public parking area. Area of site adjacent to the White Cart includes amenity grassland and shrubs/trees. White Cart provides an important wildlife corridor. Any development should ensure that the biodiversity of this site is retained and where possible enhanced.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units. Core path runs along White Cart Water.
Air	The site is located within the Air Quality Management Area there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. Redevelopment of the site may cause an increase in vehicular movement which could impact on
Landscape	This site is adjacent to the town centre, it is currently in use as a surface car park. There are landscaped strips to three sides of the site with a collection of small deciduous bushes and trees.
Population and Human Health	Site is located within the urban area and is close to public transport and services. Location within Air Quality Management Area may result in reduced air quality.
Soil	Brownfield could utilise existing infrastructure and reduce the need to use currently undeveloped land.

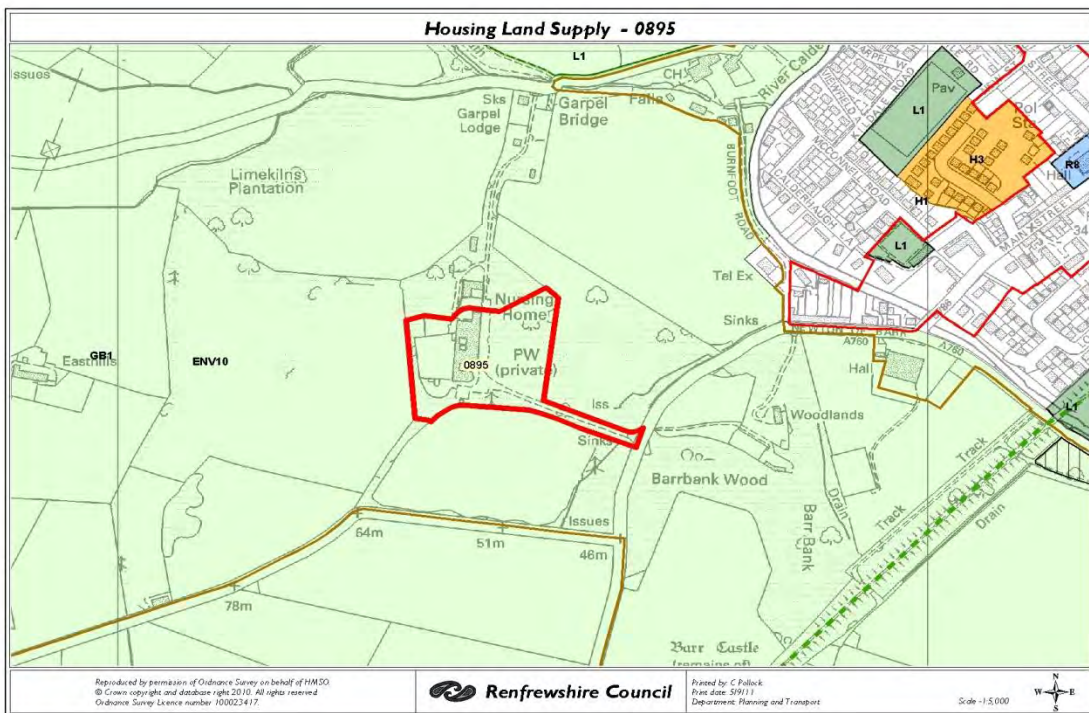
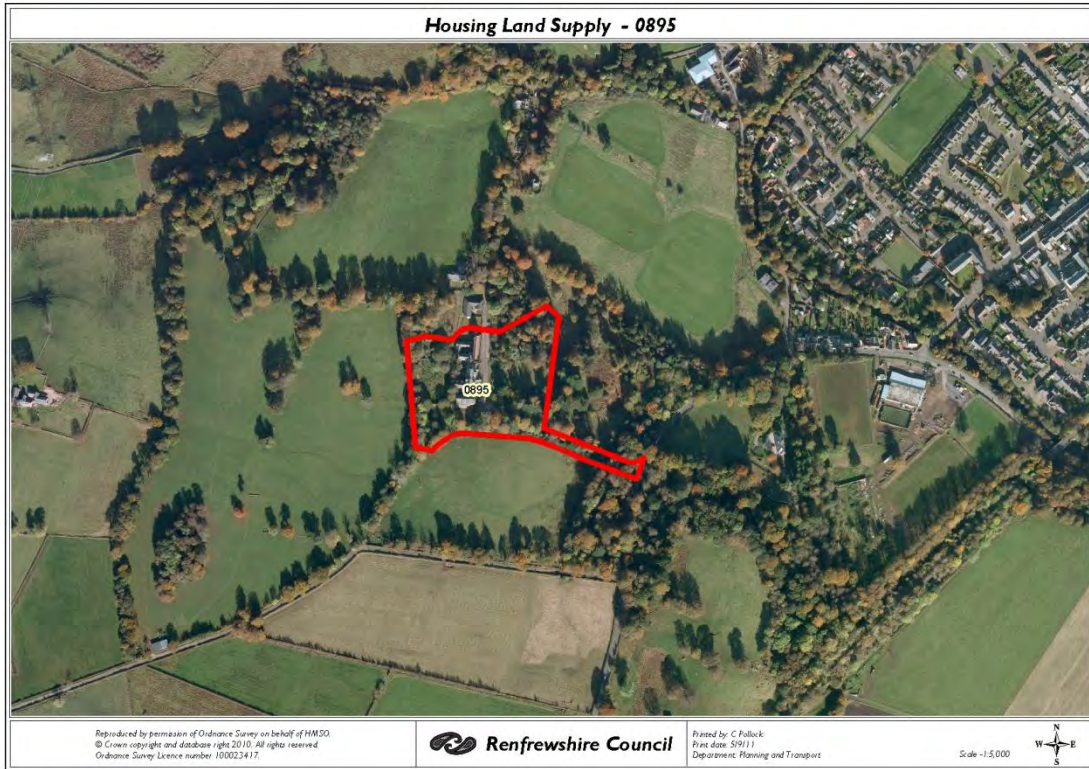
SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to urban location and good accessibility to public transport. Overall this impact should be offset by other SEA benefits.



RFRF0895

Site Address: St Josephs, Kilbirnie Road, Lochwinnoch
Proposed Use: Residential
Site Size (Ha): 2.58



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+/-	+	+	-	+	0	+/-	-	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	The site is located within the green belt and is likely to have a reasonable biodiversity interest due to the woodlands surrounding the former nursing home. Other habitats and rural location add to the interest. Site subject of TPO. Sensitive redevelopment could accommodate these features and create opportunities for enhancement.
Historic Environment	Listed building and listed structures associated with the building. Sensitive redevelopment may provide an opportunity to conserve the character of the area, however, inappropriate development may detract significantly.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.
Air	Development of the site may result in increase in pollution as it is located within the green belt and it is not located near a public transport node.
Water	Downstream flooding history. Culvert located at access to site. Pluvial flood risk to south of site from west to east to a maximum depth of 300mm. Development of the site will provide an opportunity to address these issues.
Climatic Factors	Location of the site may encourage carbon emissions through vehicular movement. The site is located in a rural area and public transport is not accessible.
Landscape	The building comprises a traditional sandstone villa, small chapel and 3 storey sandstone annex building set within extensive grounds located in the greenbelt on the edge of Lochwinnoch. The complex is listed category C(S). It is bounded to the north by two small care home facilities, to the east and west by wooded garden areas and open agricultural land beyond and to the south by open agricultural land.
Population and Human Health	Site is located in rural area where commuting is likely to increase due to isolation from public transport. Close to core path network, therefore, may be possible to link new development to network.

Soil

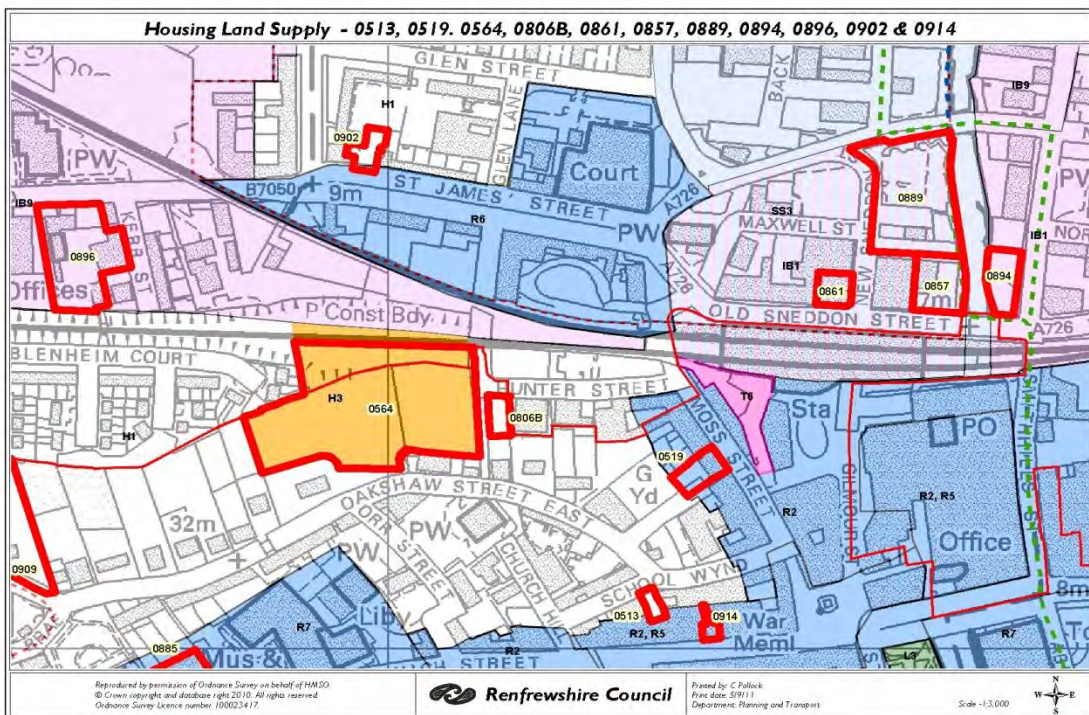
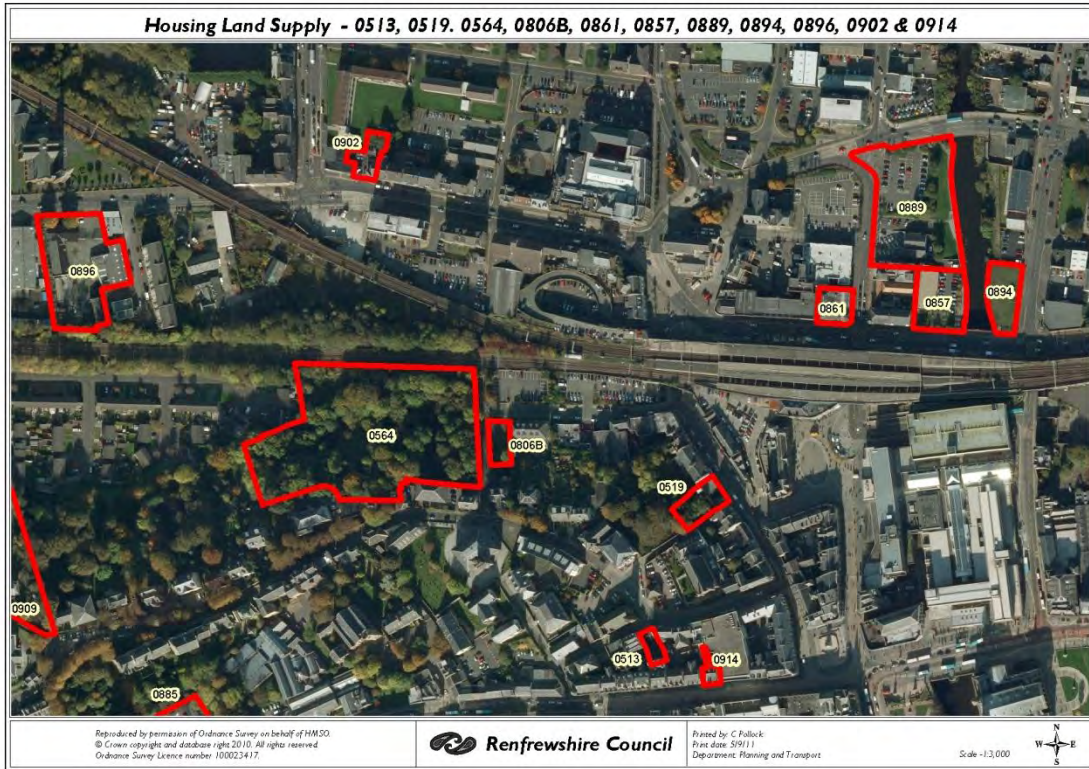
Green belt location, however, brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land. Re-use of redundant building will result in built heritage resource being brought back into active use.

SEA Overall Assessment of the Site -

SEA issues related to increase in vehicular movements due to rural location. There are also potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and includes a vacant listed building. Brownfield development could reuse existing infrastructure. Overall this impact should be offset by other SEA benefits if development is sensitive.

RFRF0896

Site Address: Underwood Road/ Kerr Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.42



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

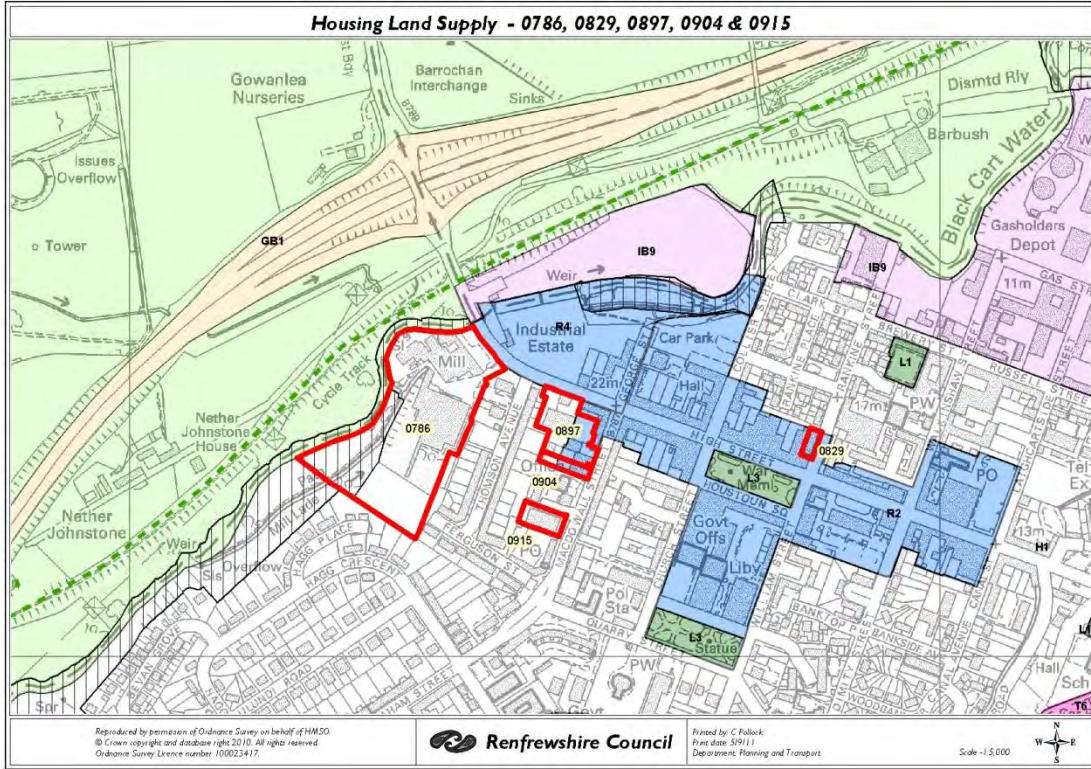
Biodiversity, Flora and Fauna	Site currently in industrial land use. Predominantly areas of hard standing and buildings. Some semi-mature and mature trees on site towards rear along railway which could act as a wildlife corridor. Limited nature conservation interest. Urban location, therefore, development could provide good opportunity to improve biodiversity interest.
Historic Environment	Site is opposite B listed church and close to listed structure on railway line.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.
Air	Development of the site may result in increase in pollution, however, site is well located for buses and railway, creating an opportunity to reduce car use. Site is on the edge of the Air quality Management Area.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. Limited impact from emissions due to vehicular movement to and from the site.
Landscape	This is a flat site which is located adjacent to the town centre. The site has existing single storey industrial units with hardstanding. There is scrubby vegetation to the boundaries of this site.
Population and Human Health	Site is located within the urban area and is close to public transport, so commuting should be minimised.
Soil	Brownfield could utilise existing infrastructure and reduce the need to use currently undeveloped land. Redevelopment may provide opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently in industrial use, may potentially be contaminated and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure. Increased vehicular movements may occur although this should be limited due to urban location and accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0897

Site Address: High Street/ MacDowall Street , Johnstone
Proposed Use: Residential
Site Size (Ha): 0.48



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	+	+	+	+
Ranking									

Detailed SEA Appraisal

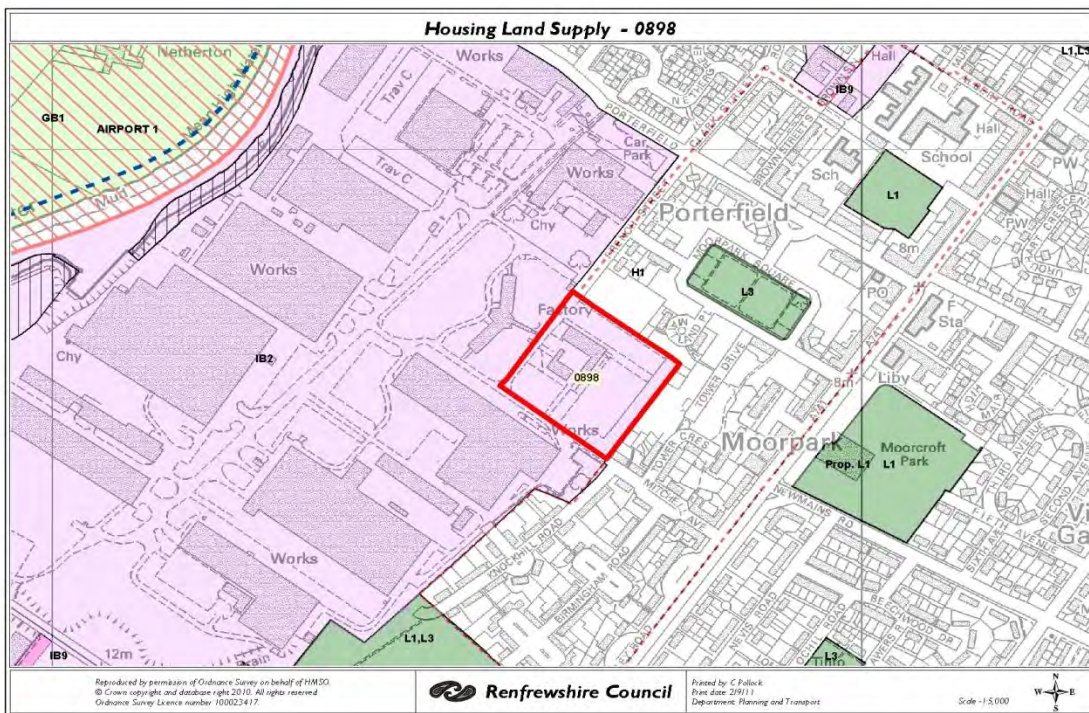
Biodiversity, Flora and Fauna	Site currently has industrial land use. Significant areas are hard standing and buildings. Some regenerated scrub and trees on site in former garden area. Some potential for urban species habitat and opportunity for dispersal. Urban location, therefore, open space and trees are important habitat and for species dispersal. Sensitive development could incorporate some of these trees/shrubs and encourage further planting of native species.
Historic Environment	Western part of site included within WOSAS trigger site, therefore, archaeological interest may have to be investigated further. Listed buildings are located within 50m of the site.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.
Air	Development of the site may result in increase in pollution, however, site is well located for buses, creating an opportunity to reduce car use.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. However redevelopment of the site may increase emissions due to an increase in vehicular traffic movements.
Landscape	The site is primarily covered with either industrial buildings or hardstanding.
Population and Human Health	Site is well located for public transport and local services, so commuting should be minimised.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0898

Site Address: Porterfield rd, Westway, Renfrew
Proposed Use: Residential
Site Size (Ha): 2.53



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

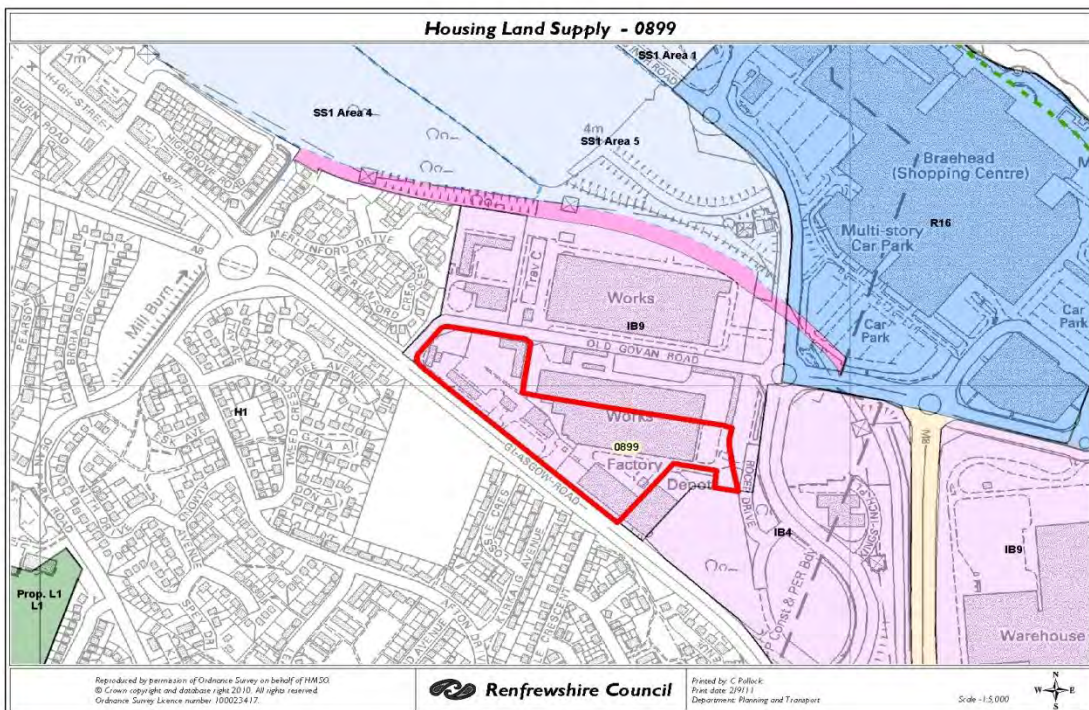
Biodiversity, Flora and Fauna	Site currently has industrial land use. Significant areas are hard standing and buildings, however, some amenity grass land and semi-mature and mature trees on site. Urban location, therefore, open space and trees are important habitat and for species dispersal.
Historic Environment	No known cultural heritage issues identified.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Some pluvial across the majority of the site to a maximum depth of 100mm. Compensation and mitigation will be needed. Installation of drainage infrastructure should lead to betterment on this site and to surrounding sites.
Climatic Factors	Redevelopment of the site is likely to increase vehicular movement to and from the site which may have a small impact on air quality.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is located within the urban area and is close to public transport, so commuting should be minimised.
Soil	Redevelopment may provide opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently in industrial use, may potentially be contaminated and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to urban location and accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0899

Site Address: Rocep, Old Govan Road, Renfrew
Proposed Use: Residential
Site Size (Ha): 3.84



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	0	+
Ranking									

Detailed SEA Appraisal

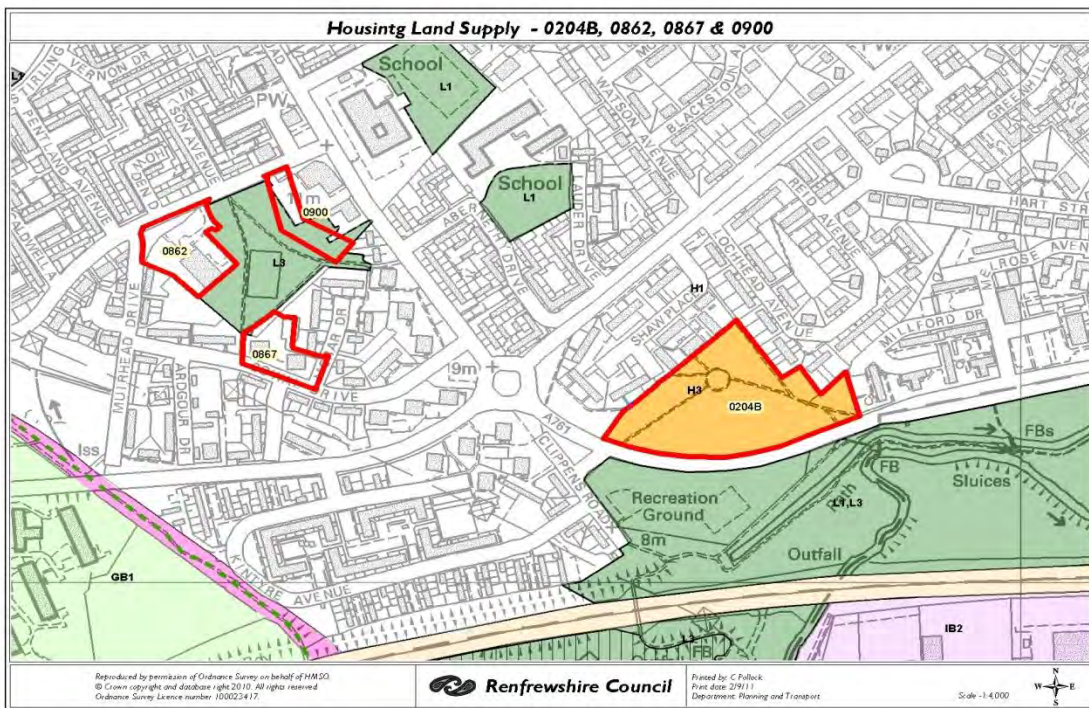
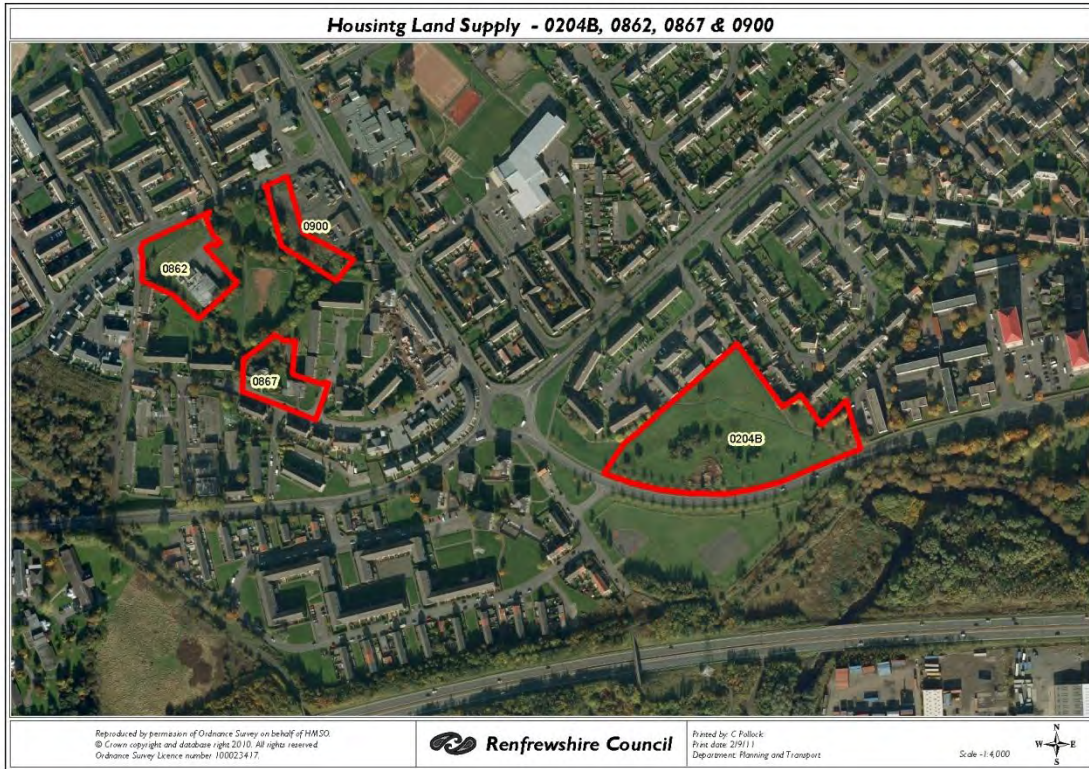
Biodiversity, Flora and Fauna	Site currently has industrial land use. Significant areas are hard standing and buildings, however, some amenity grass land and semi-mature and mature trees on site. Urban location, therefore, open space and trees are important habitat and for species dispersal.
Historic Environment	Southern part of site included within WOSAS trigger site, therefore, archaeological interest may have to be investigated further.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials. Core path passes round the boundary to the north and further link to the south.
Air	Development of the site may result in increase in pollution, however, site is well located for buses, creating an opportunity to reduce car use.
Water	Surface water risk to periphery of the site to a maximum depth of 0.5 metres. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.
Climatic Factors	Re-use of the site is likely to increase vehicular traffic in and around this area.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Access to the site is from Old Govan Road, to the north of the site, from where public transport is available. Increased vehicular traffic is still likely as a result of the development.
Soil	Redevelopment may provide opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently in industrial use, may potentially be contaminated and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0900

Site Address: Stirling Drive East of St Brendans, Linwood
Proposed Use: Residential
Site Size (Ha): 0.29



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	+	0	+	+	+
Ranking									

Detailed SEA Appraisal

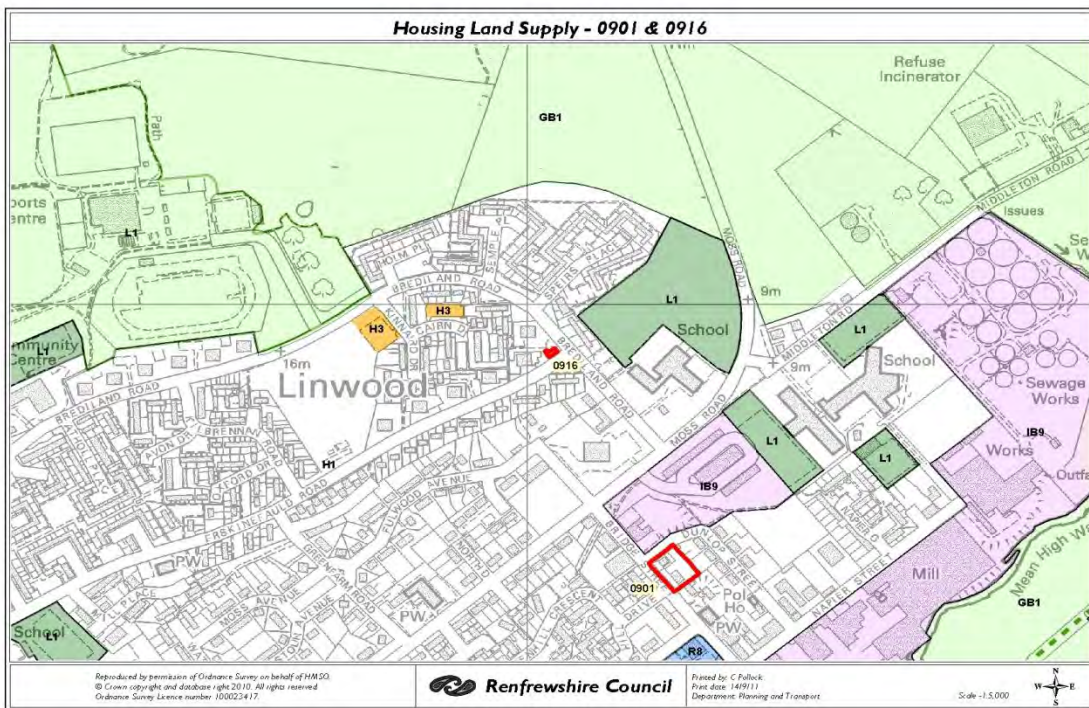
Biodiversity, Flora and Fauna	Part of larger site of amenity grass land and play area. Site includes area of hard standing, amenity grassland and some semi-mature broadleaved semi natural woodland. Limited biodiversity interest, however, scope to improve this through sensitive, appropriate planting when redeveloped.
Historic Environment	No known cultural heritage issues identified.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials. Play area adjacent to site is frequently used but poor quality. Redevelopment will provide opportunity for improvement.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flood risk and drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	Redevelopment of the site is likely to increase vehicular movements to and from the site which is likely to have an impact on the air quality.
Landscape	The site is open ground to the south of Stirling Drive, Linwood and to the rear of the Clippens Inn and adjacent shops which border the eastern side of the site. The site extends to some 0.29 ha and is currently part of the rear yard for the public house and shops roughly surfaced with loose stones and partly open grass and scrub land associated with a playing field to the south east of this area. There is a line of immature trees on the western boundary. The topography is generally flat.
Population and Human Health	Site is well located for public transport, so commuting should be minimised. Potential contamination may have an impact on human health.
Soil	Redevelopment may provide opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure and provide an opportunity to improve material assets (open space/play area) Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0901

Site Address: 64-66 Bridge Street, Linwood
Proposed Use: Residential
Site Size (Ha): 0.2



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	+	0	+	+	+	+
Ranking									

Detailed SEA Appraisal

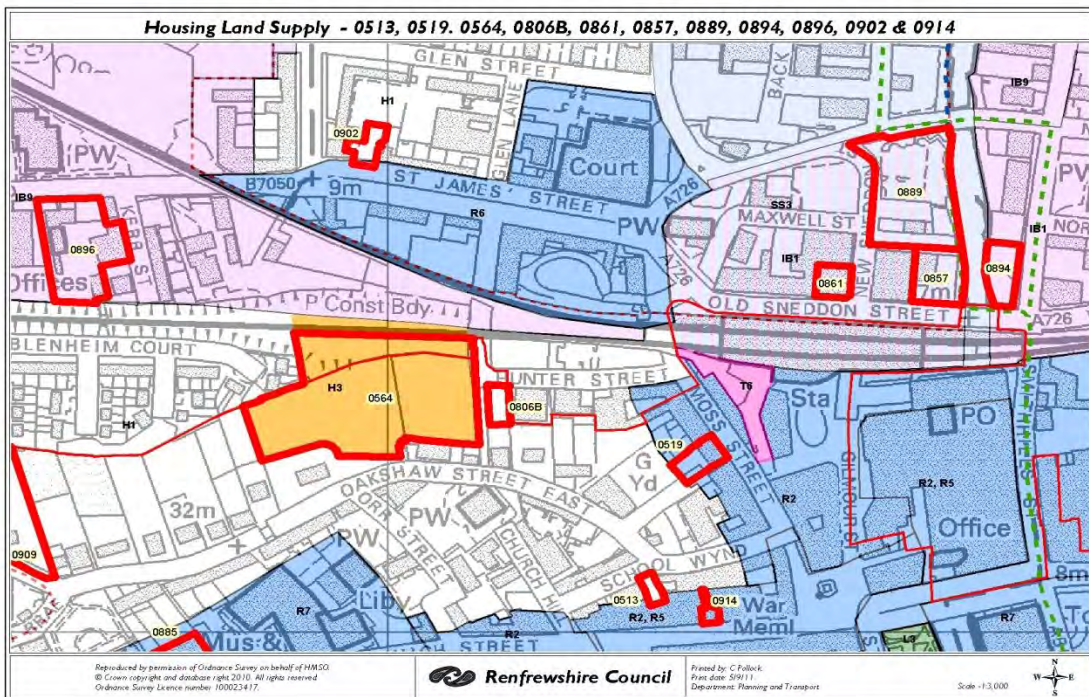
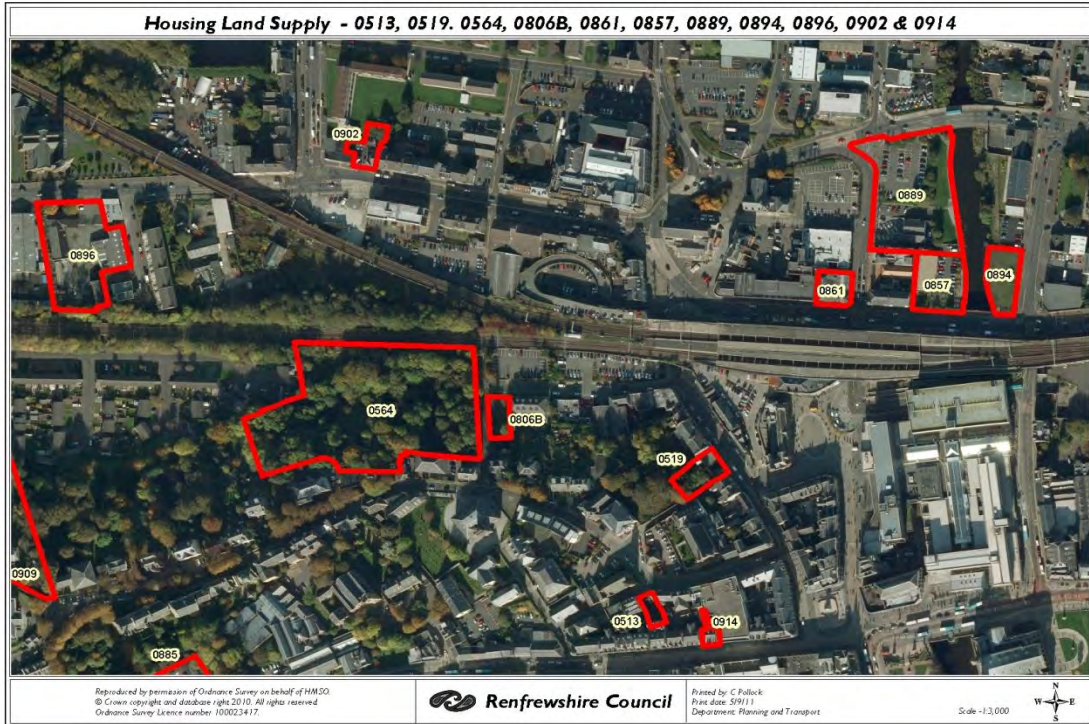
Biodiversity, Flora and Fauna	Number of mature trees within the grounds and shrubs within former garden area. Considerable potential for urban species habitat and opportunity for dispersal. Sensitive and appropriate planting of native species will be required in any landscaping works.
Historic Environment	No known cultural heritage issues identified.
Material Assets	Development of new housing will contribute to improvements housing stock for type and quality. Building will require the use of non-renewable resources, although there is an opportunity to incorporate low carbon technologies and reclaimed/recycled building materials. Core Path along south western boundary.
Air	Site is reasonably well located for public transport and availability of services will be improved when the redevelopment of Linwood town centre is complete. Vehicular access should be limited.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	Development of site is likely to result in an intensification of use which may result in more car owners moving to the area. The site is located within the built up area, however, and public transport and local services are easily accessible by foot.
Landscape	Site is in an urban location and re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is well located for public transport, so commuting should be minimised. Access to core path network is good which could promote pedestrian access and physical activity.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0902

Site Address: 32-38 St James Street, Paisley
 Proposed Use: Residential
 Site Size (Ha): 0.06



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	+	0	+	-	0	+	+	+	+
Ranking									

Detailed SEA Appraisal

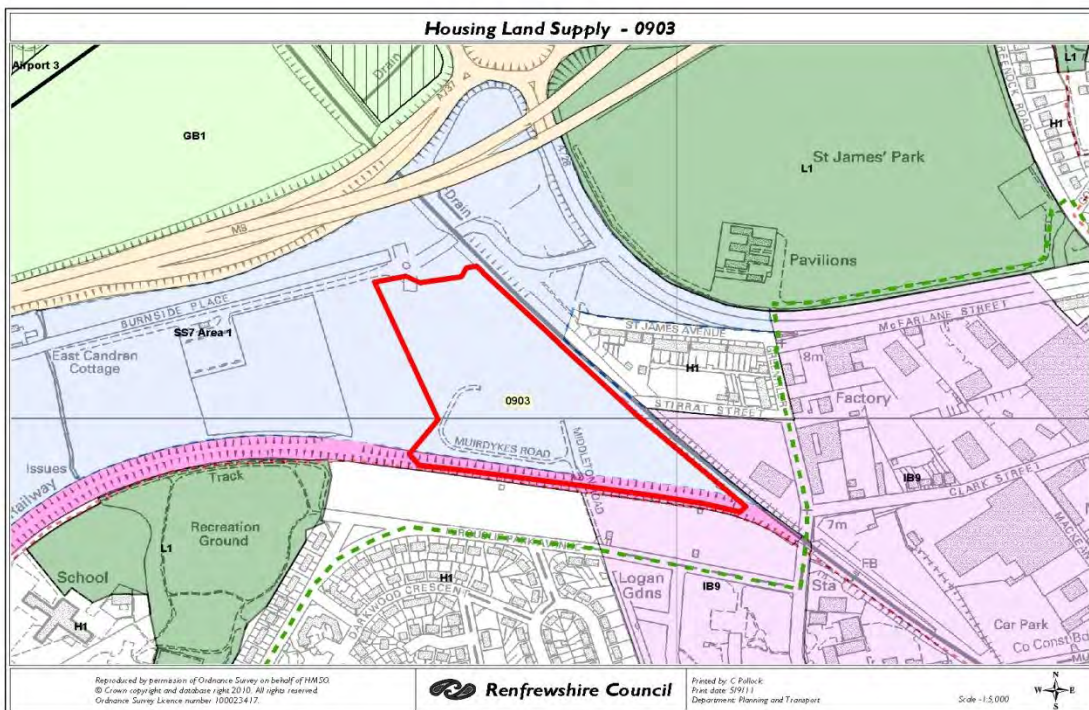
Biodiversity, Flora and Fauna	The site is a gap site. There are some self seeded trees and shrubs round the edge of the site, but generally limited biodiversity interest at present. Redevelopment will provide an opportunity to improve this with appropriate native planting etc.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Located within the Air Quality Management Area, and on a main route where traffic will be heavy. Air quality may be a concern. Site is well located for public transport and services, therefore commuting by car should be limited.
Water	Due to the size of this site there is no requirement for either a flooding or drainage assessment.
Climatic Factors	Development of site is likely to result in an intensification of use which may result in more car owners moving to the area. The site is located within the built up area, however, and public transport and local services are easily accessible by foot.
Landscape	The site is located close to the junction with Caledonia Street and is situated between an existing single storey hot food take away and a two storey residential property with a retail unit at the ground floor. At the moment two large advertising hoardings are situated on either side of the site.
Population and Human Health	Site is well located for public transport, so commuting should be minimised. Site is located within a Health and Safety executive consultation zone regulated area, therefore, could be a potential risk to human health.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to good accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0903

Site Address: Middleton Road, Ferguslie Park Ave, Paisley
Proposed Use: Residential
Site Size (Ha): 6.61



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	-	+	+	+	+
Ranking									

Detailed SEA Appraisal

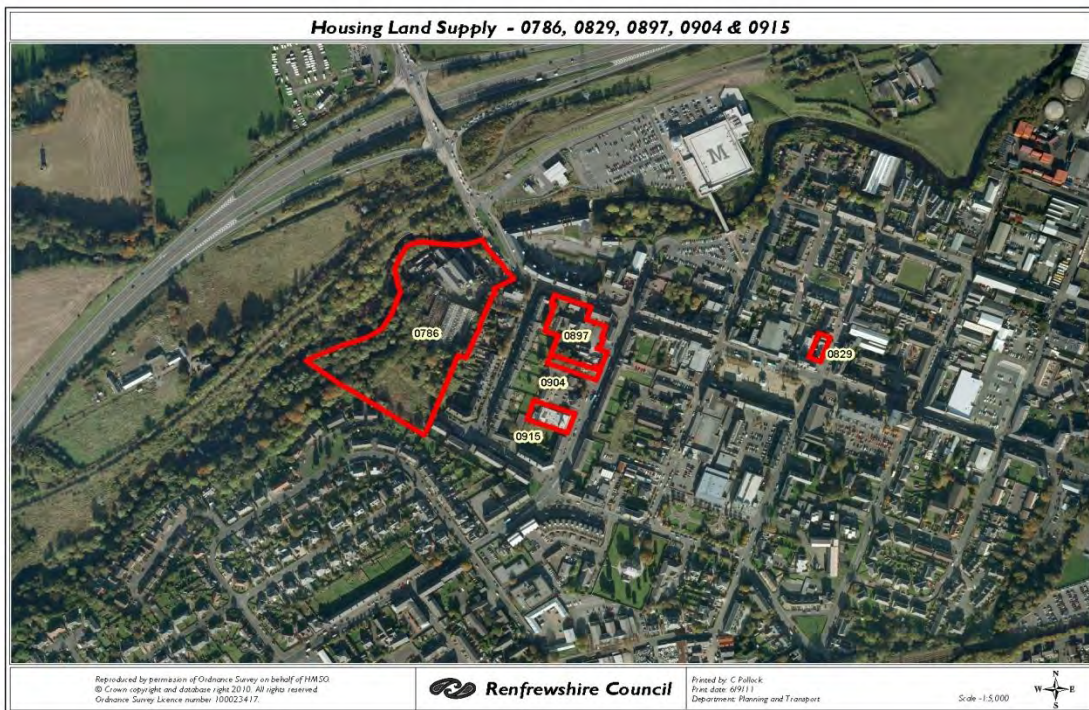
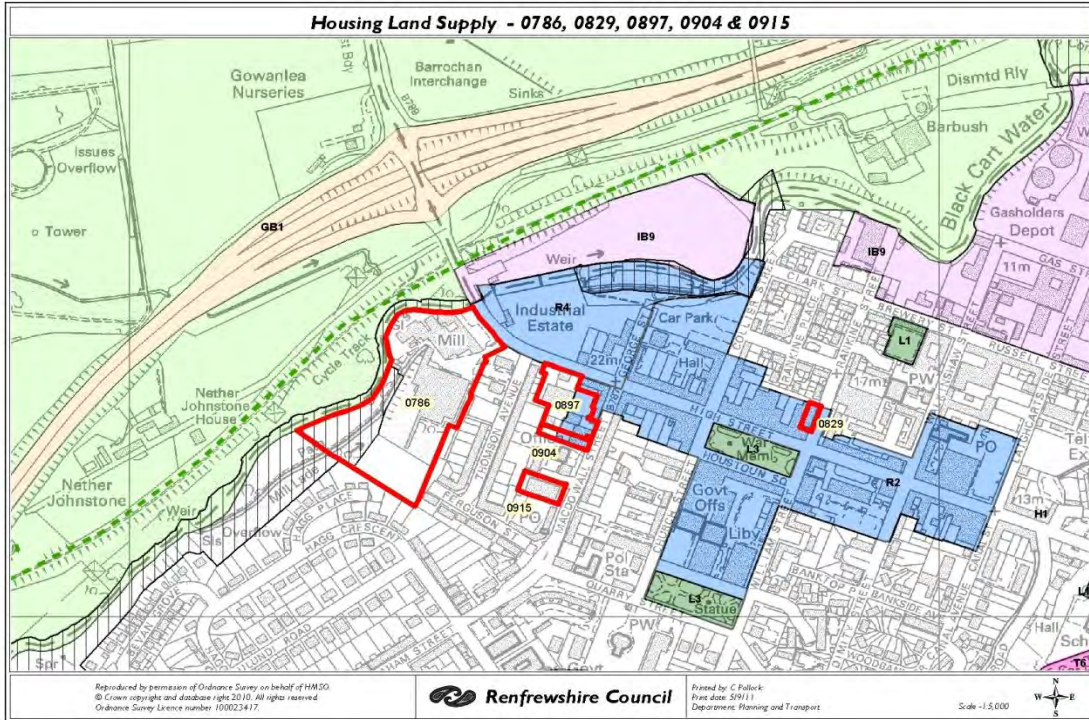
Biodiversity, Flora and Fauna	Disused railway on raised embankment with coarse grass or tall herbs to sides but much of track bed with scrub, although open areas tending to retain some diversity Dense scrub to south-east corner of wedge of rough grassland and tall herbs, dominated by willow over suppressed grassland.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Flood risk assessment and drainage assessment is required.
Climatic Factors	The site is located on the edge of the built up area and public transport is accessible. Redevelopment of the site is nevertheless likely to result in increase in vehicular movements to and from the site.
Landscape	The site is occupied by trees, shrub and scrubland with the former solums of disused roadways to the west.
Population and Human Health	Site is located near public transport, so commuting should be minimised.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently used as informal open space and the vegetation has regenerated to provide some biodiversity interest. The edge of settlement location needs to be taken into account, however, it should be possible to provide high quality housing which incorporates low carbon technology and is of a sustainable design. Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0904

Site Address: 14 MacDowell Street, Johnstone
Proposed Use: Residential
Site Size (Ha): 0.08



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	+	+	+	+	+

Detailed SEA Appraisal

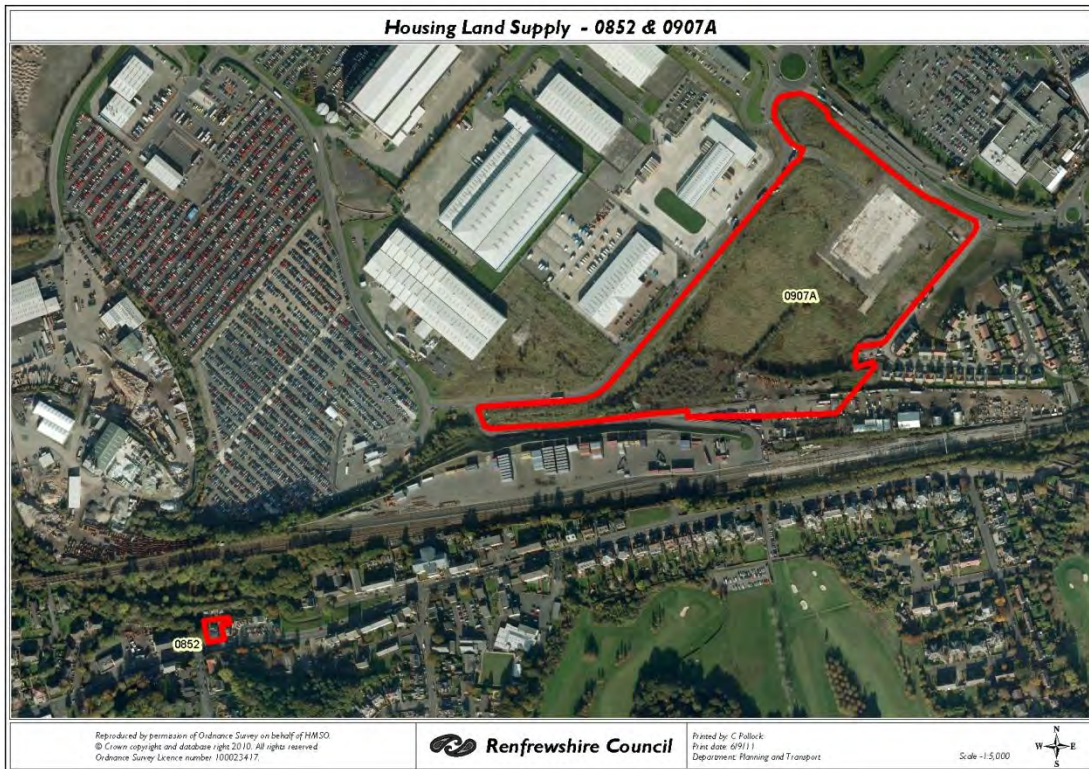
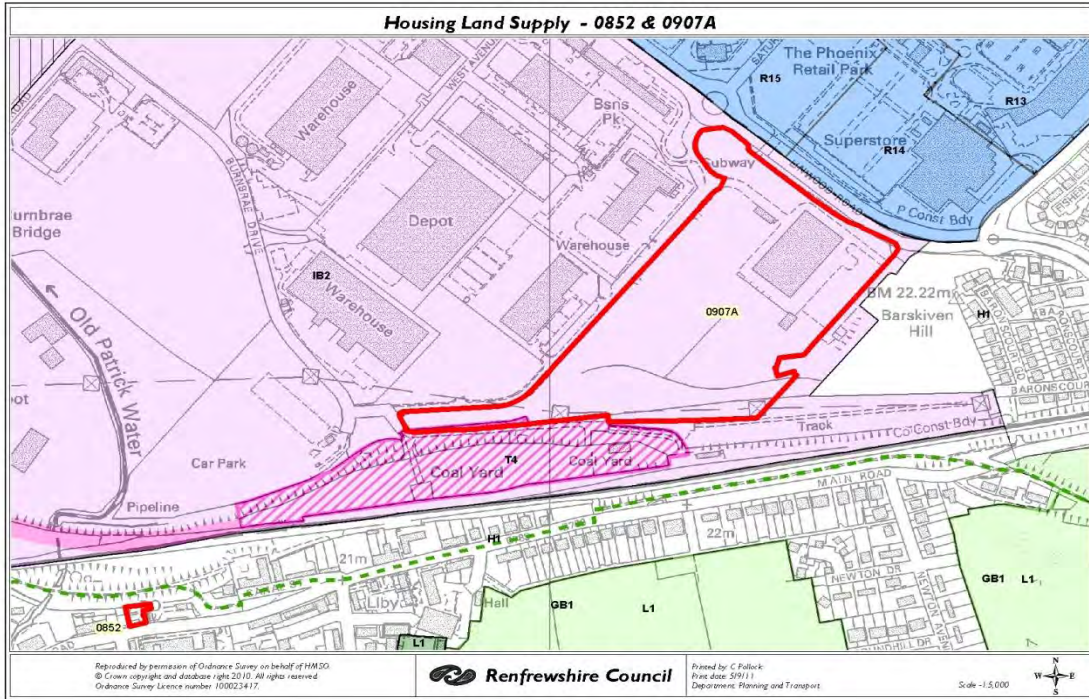
Biodiversity, Flora and Fauna	Gap site with regenerated scrub and trees to rear of site in former garden area. Some potential for urban species habitat and opportunity for dispersal.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No significant flood risk or drainage constraints. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible. Nevertheless redevelopment of the site is likely to result in increase vehicular movements.
Landscape	The site is well wooded with self-sown trees and has two mature birch trees on the rear boundary.
Population and Human Health	Site is well located for public transport and local services, so commuting should be minimised.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0907A

Site Address: Linwood Road, Phoenix Park, Linwood
Proposed Use: Residential
Site Size (Ha): 9.45



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	+	-	+	-	+
Ranking									

Detailed SEA Appraisal

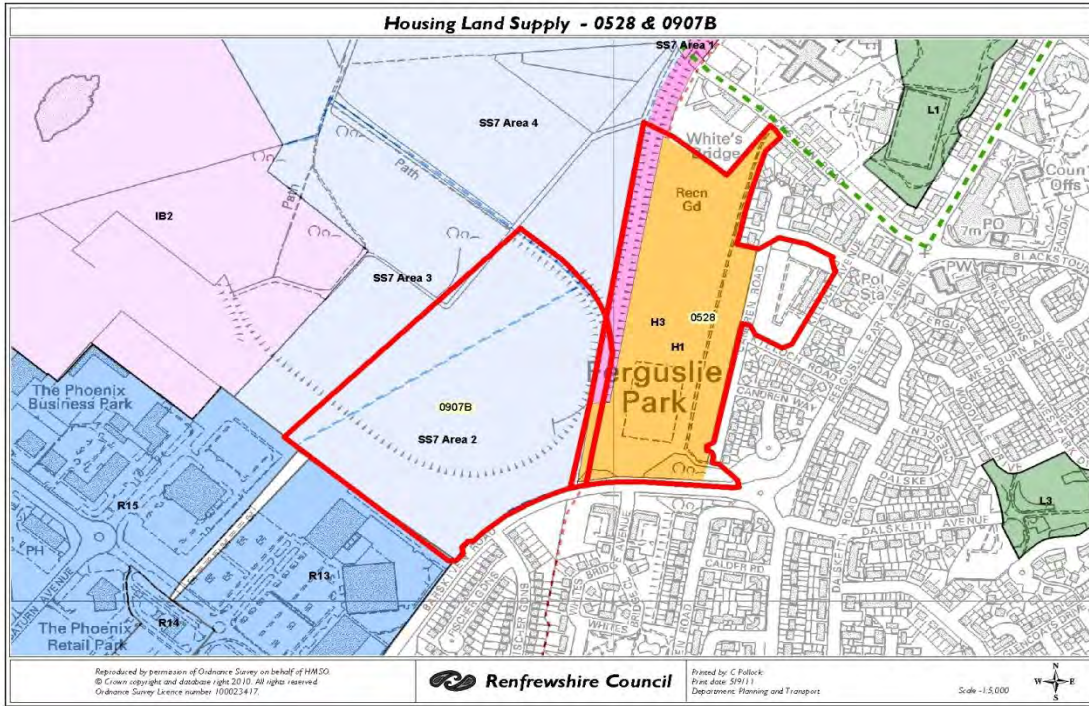
Biodiversity, Flora and Fauna	Site comprises an area which was formerly part of a car plant. However, most of the site is covered with grass and weeds, with the occasional bush. The southern edge of the site is covered with denser scrub land. The site has a low value in terms of its biodiversity, flora and fauna.
Historic Environment	No known cultural heritage issues identified.
Material Assets	The redevelopment of this site will decrease the amount vacant land. New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	Surface water risk to northern corner of site, could be attenuated with the insertion of water infrastructure.
Climatic Factors	Location of the site may encourage carbon emissions through car usage. The site is located within the built up area and public transport is accessible. Car use is nevertheless likely to increase.
Landscape	This is a large predominantly flat rectangular site, which formed part of the former car plant. Buildings have been cleared, leaving a concrete base. Brownfield site which is cleared of building or structures. The site has scrubby grass and vegetation which has naturally regenerated since the site was cleared. The southern boundary has a mix of small bushes and trees. The site is open to all other boundaries.
Population and Human Health	Site is accessible to a large supermarket. There is good access to public transport, however increased car usage may result from its development. The site is subject to aircraft noise.
Soil	Potential contamination exists on the site. Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues relate to the impact that development of this prominent site would have on this part of the urban area. However, a well designed development has the potential to enhance the setting and landscape, whilst redeveloping brownfield land.

RFRF0907B

Site Address: Linwood Road, Phoenix Park, Linwood
Proposed Use: Residential
Site Size (Ha): 10.06



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	-	-	+	+	+

Detailed SEA Appraisal

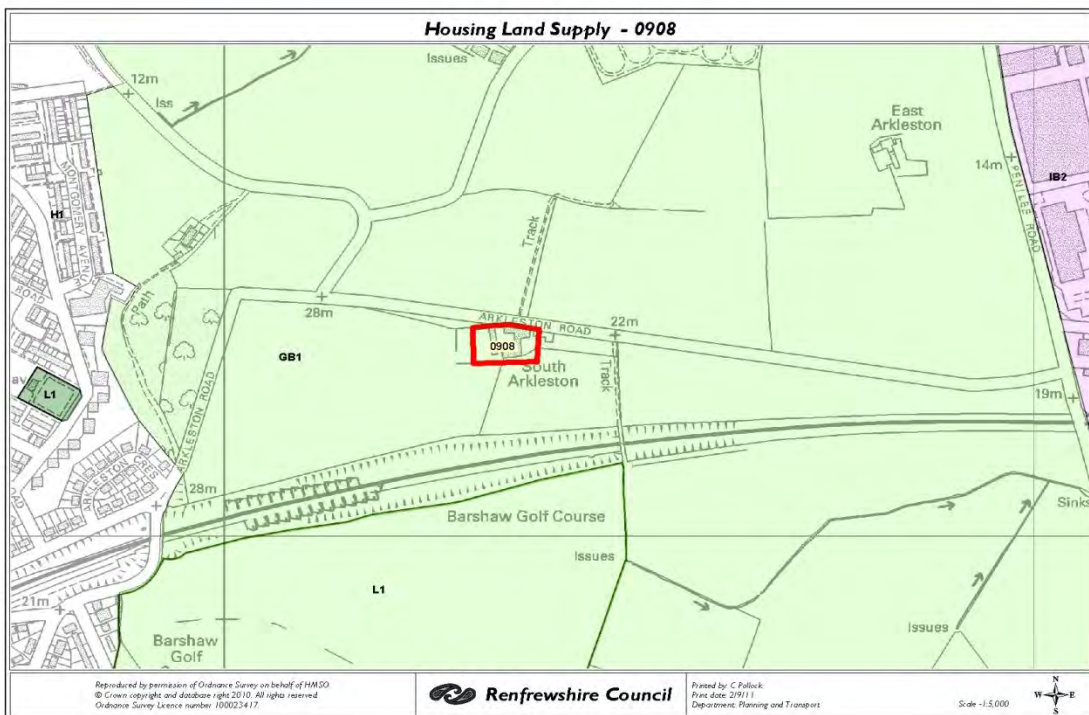
Biodiversity, Flora and Fauna	Site is currently vacant. Was part of the former car factory and now open space. Evidence of natural regeneration, with shrubs and self seeded trees.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	The site is at risk from potential flooding. There is no evidence of any open standing water or water courses on site from the aerial photography. Development could result in creation of some water features as part of any SUDs.
Climatic Factors	The site is located on the edge of the built up area and public transport is accessible. Climate change may result in increased instances of flooding.
Landscape	The site fairly level and is in an urban fringe location. It is an area of open space that is used for informal recreation. Some of the site is grass and there is an area of shrubs and self seeded woodland.
Population and Human Health	The site has access to public transport and there are some local services in the area.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently used as informal open space and the vegetation has regenerated to provide some biodiversity interest. Sensitive redevelopment of this brownfield site, in preference to a green field site, would be more sustainable, however, as it would reuse existing infrastructure. The edge of settlement location needs to be taken into account, however, it should be possible to provide high quality housing which incorporates low carbon technology and is of a sustainable design. Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0908

Site Address: Arkleston Farm South, Paisley
Proposed Use: Residential
Site Size (Ha): 0.39



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	0	0	+	0	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Site is currently a farm steading with a number of abandoned vehicles and scrap located round the site. Limited biodiversity interest as site is small and mostly. Some open grass, shrubs and trees.
Historic Environment	No known cultural heritage issues required.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No issues.
Climatic Factors	Location of the site will encourage carbon emissions through car usage. Public transport is not easily accessible.
Landscape	Site is prominent in the surrounding predominantly agricultural landscape. Redevelopment for residential development will provide an opportunity for upgrading the site and promoting sustainability.
Population and Human Health	The site is relatively isolated from public transport and there are no core paths nearby, it is likely therefore, that residents will travel by car.
Soil	Redevelopment of the site will could utilise existing infrastructure and reduce the need to use currently undeveloped land and soil.

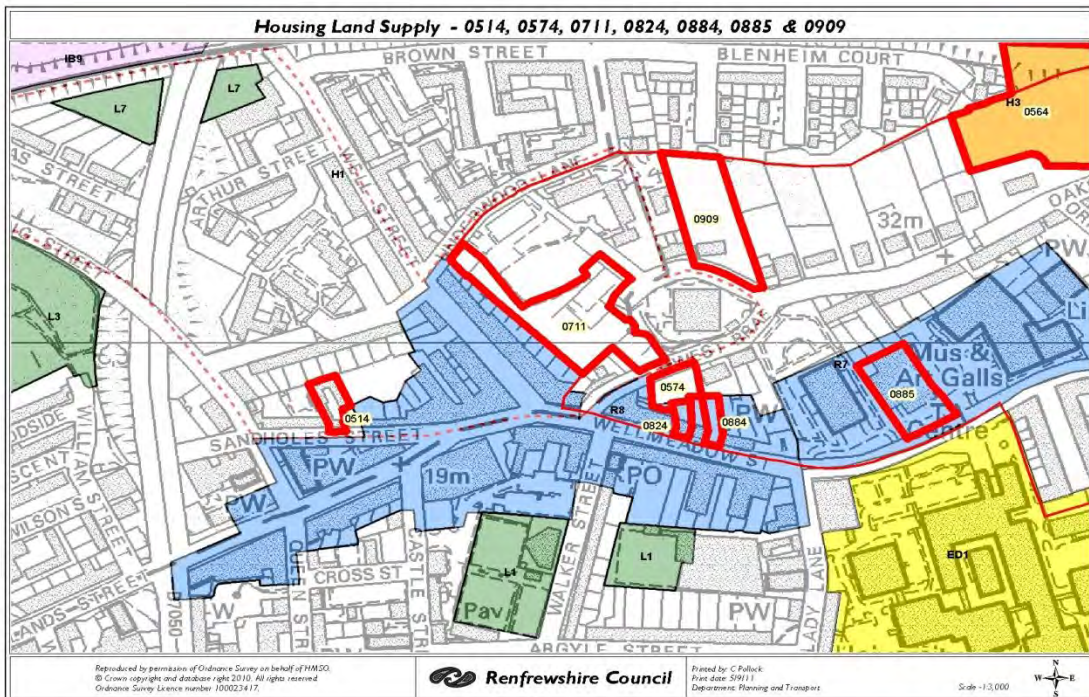
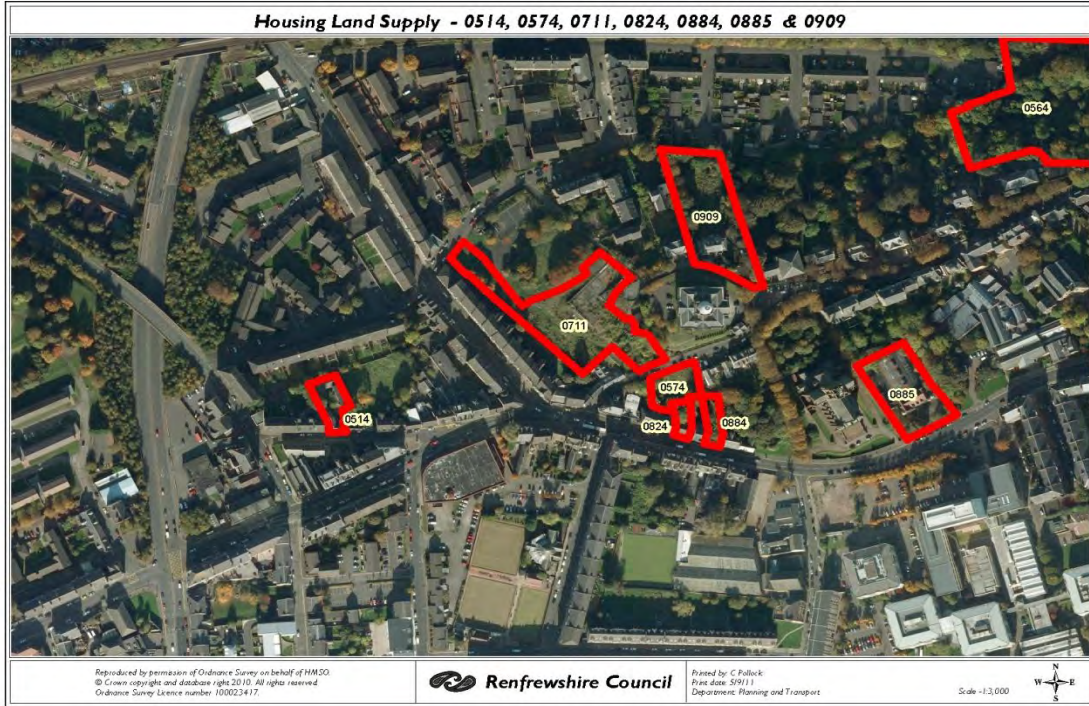
SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site although its location out with the settlement makes the site isolated from public transport and services. The site is currently detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure, however increased commuting may be encouraged due to physical isolation. Overall this impact should be offset by other SEA benefits.



RFRF0909

Site Address: 72-74 Oakshaw Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.44



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	-	-	+	-	+	+	-	+	+
Ranking									

Detailed SEA Appraisal

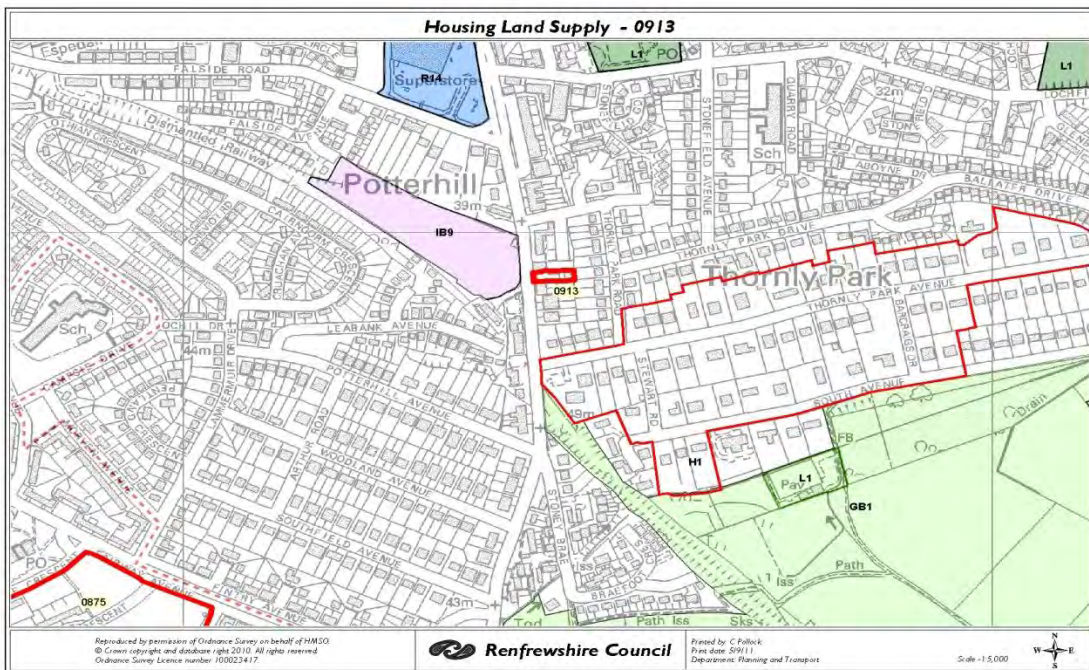
Biodiversity, Flora and Fauna	Site includes house in substantial grounds. Number of mature trees within the grounds. Considerable potential for urban species habitat and opportunity for dispersal. Traditional wall forms boundary.
Historic Environment	Building is C(s) listed and site is within the Conservation Area. Site adds to the character of the area. Sensitive redevelopment may provide an opportunity to conserve the character of the area, however, inappropriate development may detract significantly.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Located within the Air Quality Management Area, although the traffic passing site is lighter and not commercial therefore, vehicle emissions in the immediate vicinity will be limited. Site is well located for public transport and services, therefore commuting by car should be limited.
Water	There are no watercourses on this site therefore no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	Location of the site should limit carbon emissions through car usage. Development of site is likely to result in an intensification of use which may result in more car owners moving to the area. The site is located within the built up area, however, and public transport and local services are easily accessible by foot.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place. Demolition of listed building in whole or part could have a negative impact on the character of the area, however, this should be limited.
Population and Human Health	Site is well located for public transport, so commuting should be minimised.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and could contribute more to the sense of place if sensitively developed. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.

RFRF0913

Site Address: 221 Neilston Road, Paisley
Proposed Use: Residential
Site Size (Ha): 0.07



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	+	0	+	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Limited biodiversity interest on site. Builder's yard, mostly hardstanding or building. Mature trees surround the site and stone wall forms part of boundary, therefore, may have some limited function for species dispersal.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No issues.
Climatic Factors	Location of the site may encourage carbon emissions through car usage. The site is located within the built up area and public transport is accessible.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is well located for public transport and services, so commuting should be minimised.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

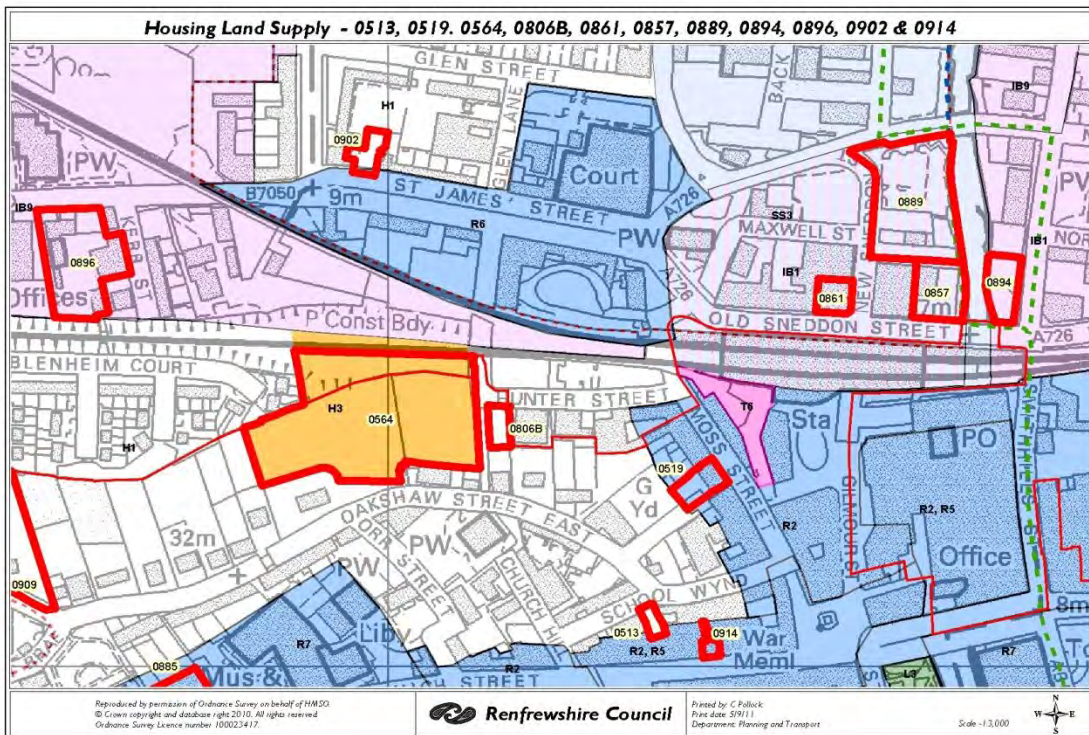
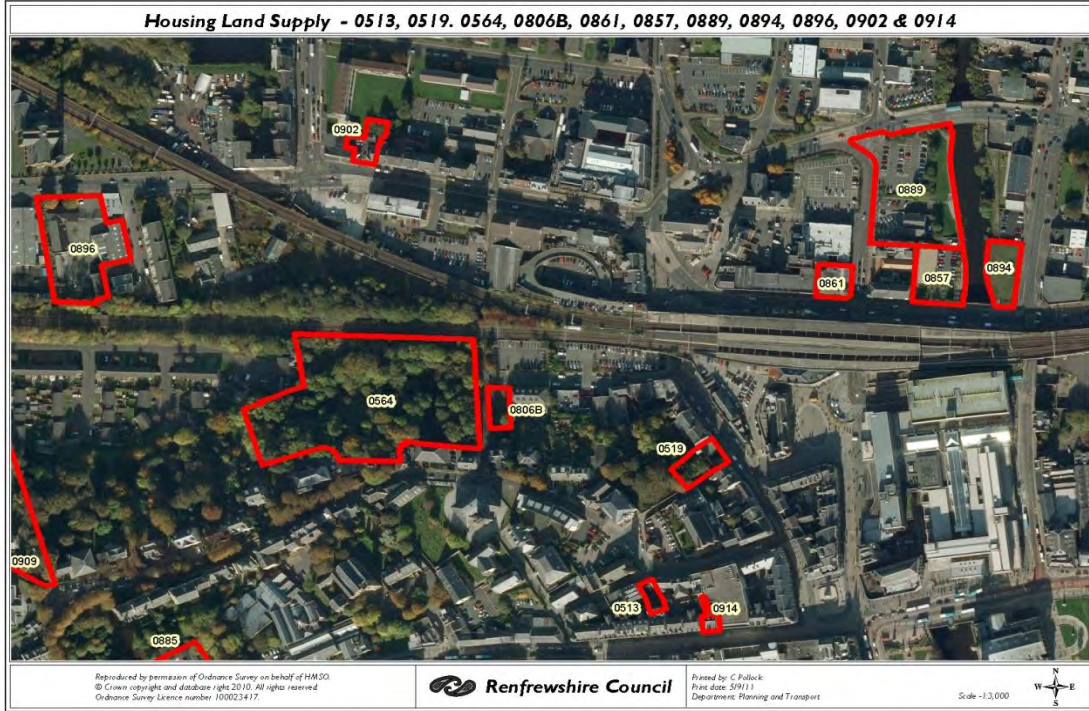
SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure. Accessibility to public transport and services should limit need for commuting. Overall this impact should be offset by other SEA benefits.



RFRF0914

Site Address: 18 High Street, Paisley
Proposed Use: Residential
Site Size (Ha): 0.02



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	+	+	-	0	0	+	+	+
Ranking									

Detailed SEA Appraisal

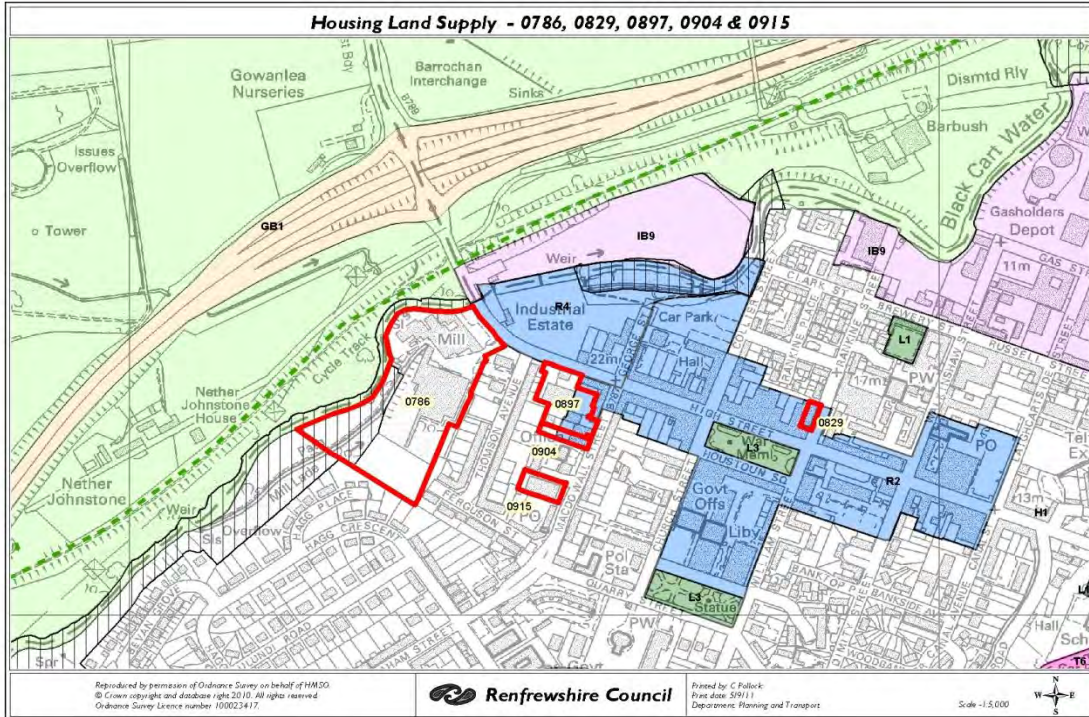
Biodiversity, Flora and Fauna	N/A – upper floor conversion
Historic Environment	B listed building and building located in the Conservation Area. Opportunity to bring building back into active use which will assist with the maintenance of important heritage resource.
Material Assets	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Air	Located within the Air Quality Management Area, although the neighbouring High Street is pedestrianised, therefore, this will limit vehicle emissions in the immediate vicinity. Site is well located for public transport and services, therefore commuting by car should be limited.
Water	No issues.
Climatic Factors	The site is located within the built up area and public transport is accessible.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is well located for public transport, so commuting should be minimised. Location within Air Quality Management Area may result in reduced air quality, however, pedestrianisation should reduce the impact at this location.
Soil	No redevelopment taking place, therefore no change in the status of the soil. Utilisation of existing infrastructure should reduce the need to use currently undeveloped land.

SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment/reuse of this site. The site is currently underused and detracts from the surrounding townscape. Reuse existing infrastructure and building will secure its future and benefit the listed building and conservation area. Accessibility to public transport is excellent and many services are within easy walking distance. Overall any negative impact should be clearly offset by other SEA benefits.

RFRF0915

Site Address: 26 MacDowell Street, Johnstone
Proposed Use: Residential
Site Size (Ha): 0.14



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary	0	0	+	-	+	+	+	+	+
Ranking									

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Former British Legion covers most of this site, remaining area is hard standing. No biodiversity interest at present, opportunity to improve this with redevelopment and introduction of appropriate planting.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There are no watercourses on this site therefore no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is well located for public transport and services, so commuting should be minimised.
Soil	Brownfield could utilise existing infrastructure and reduce the need to use currently undeveloped land.

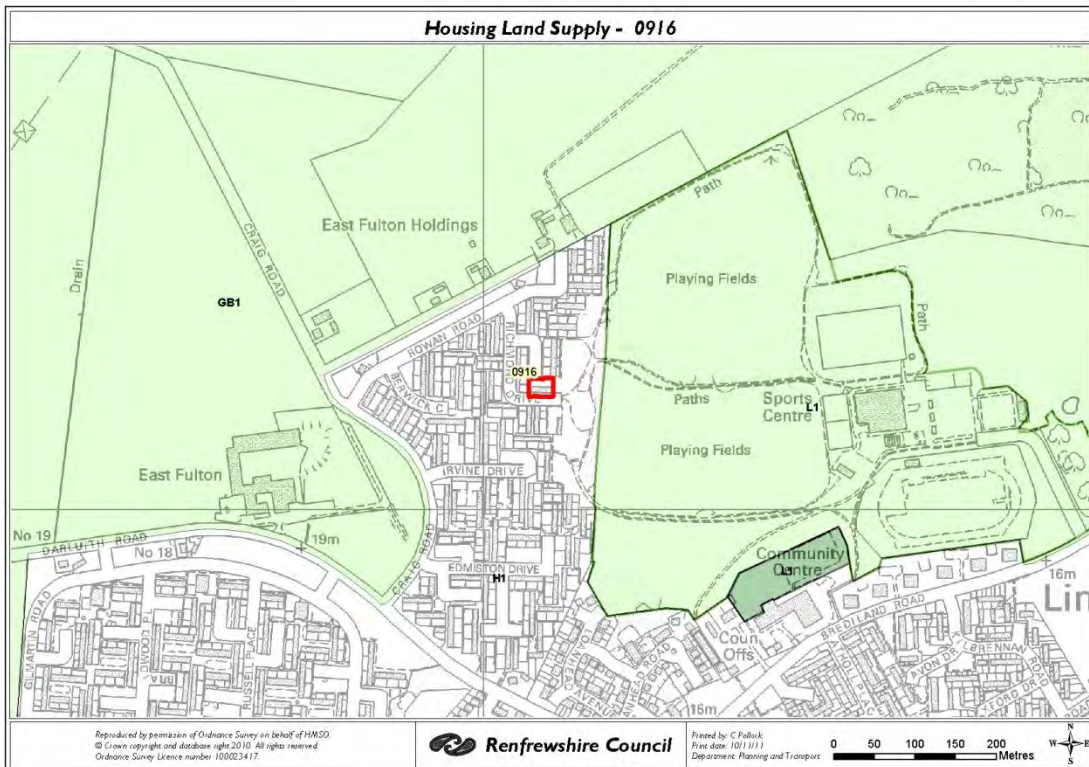
SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. Brownfield development could reuse existing infrastructure Increased commuting may be encouraged although this should be limited due to accessibility to public transport and local services.



RFRF0916

Site Address: 18-22 Richmond Drive, Linwood
Proposed Use: Residential
Site Size (Ha): 0.08



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	0	+	-	0	0	+	+	+

Detailed SEA Appraisal

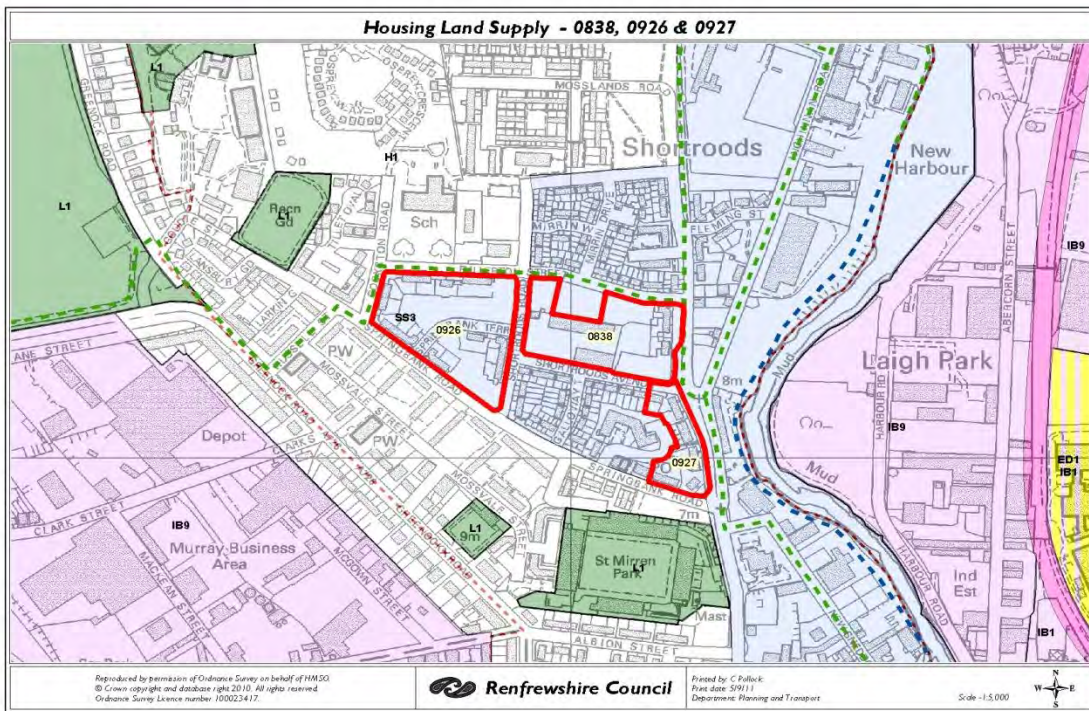
Biodiversity, Flora and Fauna	The site comprises a former residential use, now cleared ?, and has no value in terms of its biodiversity, flora and fauna. Development has the potential to enhance biodiversity.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	No issues.
Climatic Factors	Location of the site may encourage carbon emissions through car usage for commuting. The site is located within the built up area and public transport is accessible from the site. Car use is nevertheless likely to increase.
Landscape	Site lies within a residential area and is bordered on three sides by residential use.
Population and Human Health	Access to the site is from a local road to the south of the site. Public transport is available to the south, approximately 800m distant. Local shops lie over 1km distant.
Soil	Redevelopment of the site would provide an opportunity for remediation.

SEA Overall Assessment of the Site -

SEA issues related to potential increase in emission due to redevelopment of site and increase in vehicular traffic. However given size of the site this is not likely to be significant.

RFRF0926

Site Address: Shortroods , Paisley
Proposed Use: Residential
Site Size (Ha): 1.8



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	+	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Cleared site, formerly LA housing now grassed open space with limited biodiversity interest. Some isolated trees, but no boundary features.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There are no watercourses on this site therefore no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible.
Landscape	Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Population and Human Health	Site is well located for public transport, so commuting should be minimised. Core path will link to network. Site is located within a Health and Safety Executive consultation area, therefore, could be a potential risk to human health.
Soil	Brownfield development could utilise existing infrastructure and reduce the need to use currently undeveloped land.

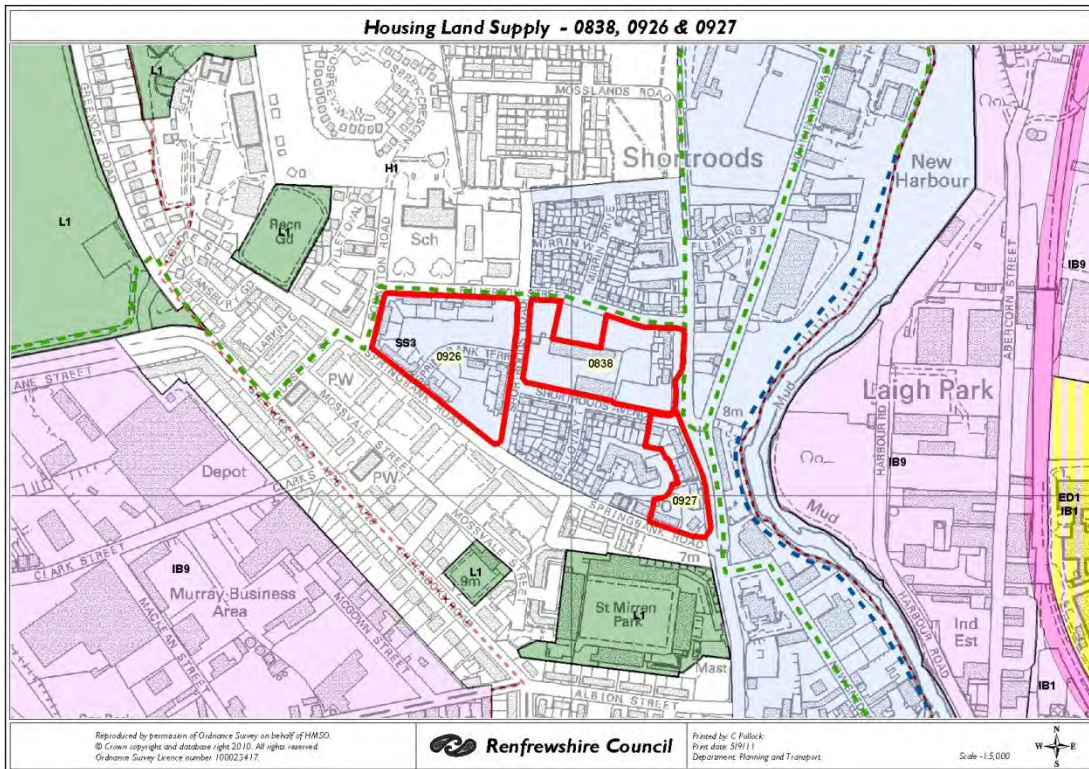
SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure. Increased commuting may be encouraged although this may be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.



RFRF0927

Site Address: Cart Corridor Phase 3, Paisley
Proposed Use: Residential
Site Size (Ha): 1.2



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	0	0	+	-	+	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Cleared site, formerly LA housing, now grassed open space with limited biodiversity interest. No trees or boundary features.
Historic Environment	No known cultural heritage issues identified.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	There are no watercourses on this site therefore no flood risk assessment required. The implementation of drainage infrastructure should this site be developed would lead to attenuation and treatment of surface water leading to betterment for the site and surrounding land.
Climatic Factors	The site is located within the built up area and public transport is accessible.
Landscape	Site is visually prominent on Inchinnan Road. Re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.
Soil	Redevelopment may provide opportunity for remediation.

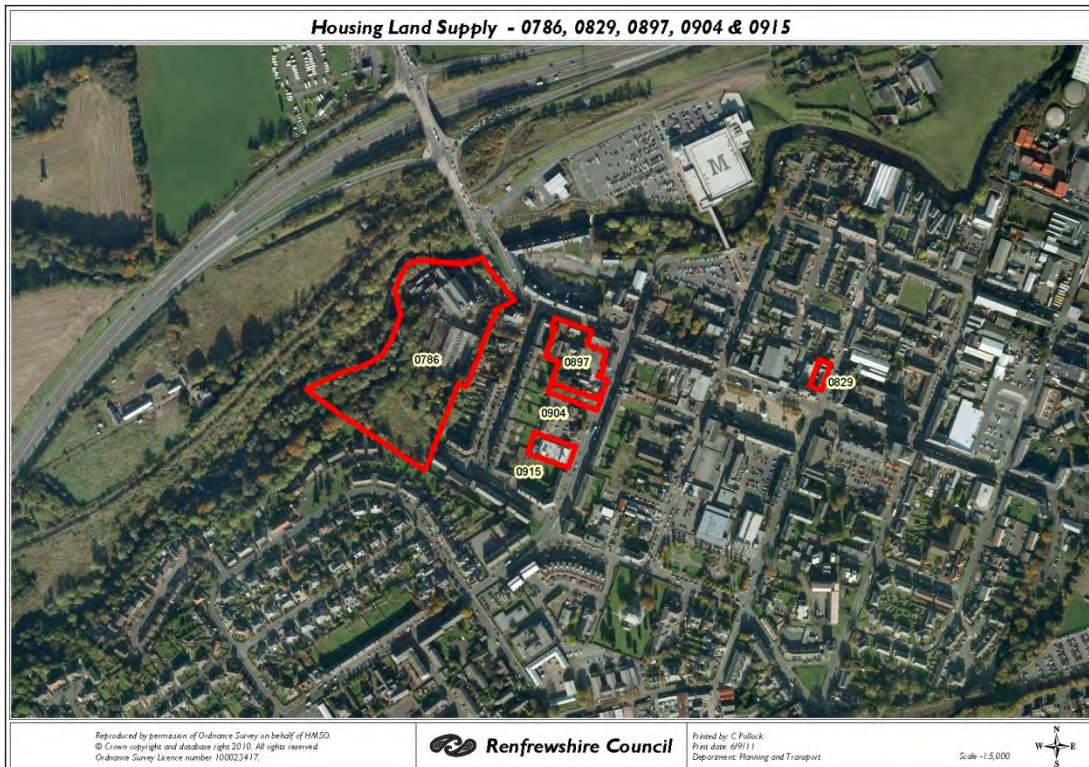
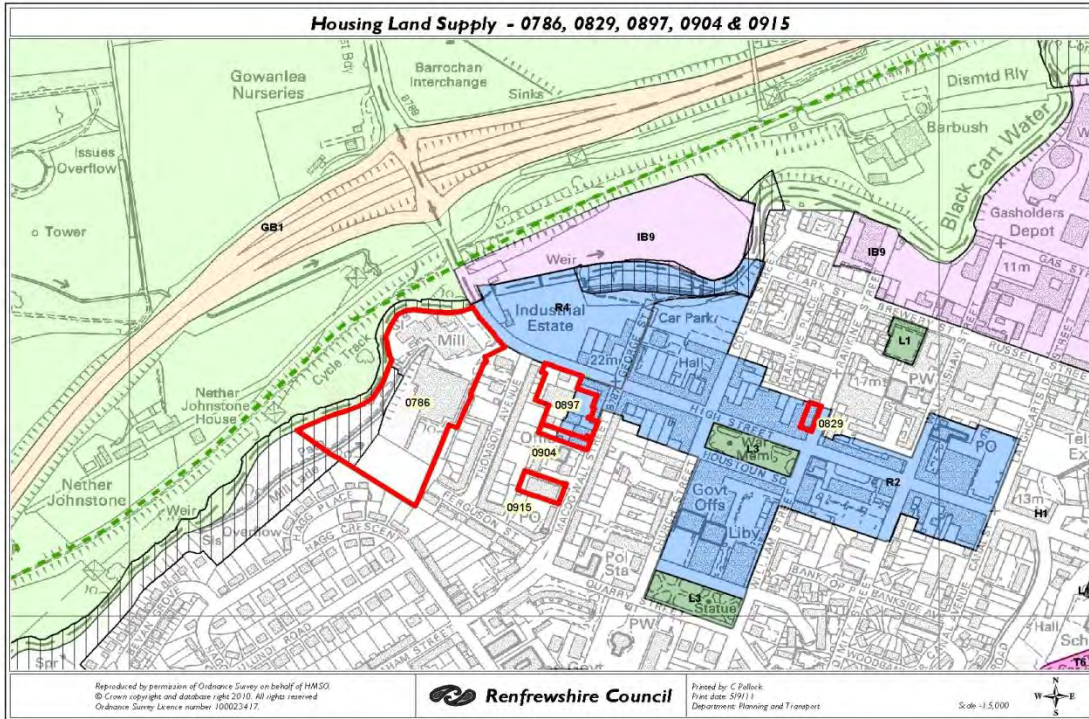
SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused, may potentially be contaminated and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure Increased commuting may be encouraged although this should be limited due to accessibility to public transport. Overall this impact should be offset by other SEA benefits.



RFRF0796A

Site Address: Patons Mill Johnstone
Proposed Use: Residential
Site Size (Ha): 0.92



SEA Summary

++ Positive effect; + Slight positive effect; 0 No effect; - Slight negative effect; -- Negative effect; ? Unknown

Topic	B	HE	MA	A	W	CF	L	PHH	S
Summary Ranking	+	+	+	-	-	0	+	+	+

Detailed SEA Appraisal

Biodiversity, Flora and Fauna	Vacant site with remains of a category A listed building. There is an area of open ground which benefits from mature tree coverage which is located at the south western section of the site. Milliken Park Site of Importance for Nature Conservation borders the northern edge of the site and provides an important biodiversity, flora and fauna resource. Redevelopment provides an opportunity to enhance the biodiversity of the area.
Historic Environment	Paton's Mill is a category A listed building however due to two substantial fires in April and May 2010 it is now in a poor condition with the two main mill buildings having been largely destroyed. The remaining buildings are category 'A' listed, the highest designation of merit and are of outstanding historic and architectural interest. The mill is included on the Scottish Civic Trust's Buildings at Risk Register. The site has an attractive stretch of riverside and mature woodland alongside the Black Cart Water with a significant mill lade system and associated historic features. The redevelopment of this site will decrease the amount vacant land.
Material Assets	New development will require the use of building materials and resources, however there will be opportunities to incorporate low carbon technologies in the design and new build units.
Air	Air quality is not a significant issue in this area but there is likely to be an increase in vehicular movements should this site be developed, therefore this may have an impact on air quality.
Water	A Flood Risk Assessment is required due to potential impact from the Black Cart Water. The implementation of a comprehensive drainage system should allow attenuation and treatment of any water from the site.
Climatic Factors	The site is located within the built up area and public transport is accessible. Vehicular traffic is nevertheless likely to increase.
Landscape	The site can be considered in three parts. Firstly, the eastern section of the site which accommodates the remains of the category 'A' listed Mill buildings. A free standing industrial brick chimney is located to the south west of the Old Mill building. Secondly, there are a number of single storey brick outbuildings to the south west of the Mill buildings which were previously use for maintenance workshops and storage. Lastly, an extensive area of

open ground which benefits from mature tree coverage which is located at the south western section of the site. This part of the site also accommodates the Mill lade which continues up to and under the former Mill buildings. There is an area of open ground which benefits from mature tree coverage which is located at the south western section of the site.

Population and
Human Health
Soil

Site is well located for public transport and services.

Brownfield site that is potentially contaminated. Redevelopment could utilise existing infrastructure and reduce the need to use currently undeveloped land. There is an area of open ground which benefits from mature tree coverage which is located at the south western section of the site.

SEA Overall Assessment of the Site -

Minor SEA issue related to potential increase in vehicular movements as a result of redevelopment. However, there will be significant positive environmental effects and benefits associated with the redevelopment of this site especially to the historic environment. Brownfield development could reuse existing infrastructure. Site is on urban edge and has good accessibility to public transport and local services.