



Renfrewshire Local Development Plan
Main Issues Report – Strategic Environmental Assessment

Environmental Report

December 2011



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Non Technical Summary

Renfrewshire Council has written this Environmental Report for the Renfrewshire Local Development Plan (RLDP) Main Issues Report (MIR) under the Environmental Assessment (Scotland) Act 2005. The process of writing this report is called Strategic Environmental Assessment (SEA) and it has been carried out in tandem with the development of the MIR. The reason for undertaking SEA is to address all the likely effects that a plan, programme or strategy (PPS) may have on the environment.

SEA process

The overall aim of the SEA process is to ensure that the environment is given the same level of consideration as social and economic factors when preparing a Local Development Plan (LDP). The key stages of this SEA are:

- Scoping;
- Preparation of an environmental report; and
- Production of a post- adoption statement.

It was considered that the RLDP MIR may have a significant impact (i.e. very bad or very good, damaging or protecting, large or long-lasting) on the environment and that an SEA would be required.

An environmental report or ER (this report) shows how the Council has assessed the potential effects of the MIR on the environment; how the Council could address any potential effects by altering the MIR preferred or alternative strategies, or how effects can be possibly mitigated. Throughout this process the Council have taken the views of others into account before coming to final decisions. The ER provides an early and effective opportunity for providing comment on the MIR and SEA through public consultation which will assist the Council in preparing the LDP.

Background and Scope of the Main Issues Report

The MIR is the first step in the process of producing an LDP for Renfrewshire. The LDP is a land use planning document that will contain policies covering the main land uses such as housing, retailing, employment land and the environment.

The MIR sets out Renfrewshire Council's strategy for development in the area and particular proposals for where development should and should not occur. In order to encourage an open consultation on these strategies and proposals, the MIR presents alternatives to those that the Council favours. All of the options or alternatives that were considered are presented in order for the Council's preferences to be better understood.

Following consultation on the MIR, the Council will produce a Proposed Plan which will contain policies and proposals. An updated ER will be published alongside the proposed plan. Before adopting the RLDP, the Council will consider all comments received during consultation on the ER and make changes to the report and policies within the finalised RLDP. The Proposed Plan and ER along with any unresolved representations to it are submitted to Scottish Ministers and consideration is given as to whether an examination of the plan is appropriate. The Council will then be

able to adopt the plan in light of the findings of the examination. The new LDP will cover the period 2013 – 2018.

Relationship of the SEA to the LDP

The MIR focuses on the main areas of change in Renfrewshire. The ER has been developed in tandem with the MIR and will be published alongside the MIR for public consultation. The ER identifies and describes the relevant aspects of the environment and provides an evaluation of the likely significant effects of the vision, strategy, preferred options and alternatives in the MIR. The ER also considers the potential environmental effects of all sites being considered for development through the LDP process.

Set within the context of the vision as outlined in the Glasgow and the Clyde Valley Strategic Development Plan, the Renfrewshire Single Outcome Agreement and stakeholder engagement and consultation, a series of themes have been established within which the following were identified as the main themes for the MIR.

Stimulating the local economy

- Promoting key companies and locations
- Improving infrastructure for local economic growth.

Regenerating town centres

- Get more people living in centres
- Promote the individuality of centres.

Housing

- Need for new sites for house building near transport, employment and community facilities
- Need for mixed use and mixed tenure developments.

Transport

- Choose development locations near public transport
- Encourage mixed use communities.

Environment

- Provide accessible, safe, good quality green spaces
- Deal with energy and waste targets.

The LDP objectives have been developed in light of these themes and the policy framework within which the new LDP will sit. They aim to promote and support:

- Development locations supported by existing or planned physical infrastructure and services;
- Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places;
- Development that neither individually nor cumulatively causes significant environmental impacts;
- An enhancement in the natural and built heritage environment of

Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery;

- The regeneration and evolution of SDP strategic centres and other town and village centres as places of municipal, commercial and community value;
- A framework for local solutions to energy needs, waste generation;
- Measures to reduce and mitigate for the effects of climate change.

Baseline Environmental Data

The collation of baseline environmental data is an important part of the SEA process as it provides a snapshot of the environment at that point in time; highlights existing environmental problems and issues; and can be used to predict potential future impacts that the implementation of the LDP will have on the environment. It also directly informs the development of SEA objectives which the MIR will be assessed against. The ER contains a summary of the environmental baseline whilst a full assessment is available from the Council's State of the Environment (SOE) Report which is a background paper to the MIR. The SOE is the Council's principal published source for information on environmental assets and will be used for monitoring purposes. The development of the SEA relies

upon a comprehensive and up-to-date environmental baseline and the SOE Report provides this baseline.

Existing Environmental Issues and Problems

The ER will summarise the current environmental issues and problems that affect Renfrewshire, utilising the information that has been identified through an analysis of baseline data and environmental implications. When undertaking the assessment of the MIR, the Council will be able to predict whether the current environmental issues and problems are likely to worsen, stabilise or improve through the implementation of the MIR.

Evolution of the Environment in the Absence of the MIR

The SEA process is also required to assess the likely impact on the environment if the MIR and LDP were not implemented. In accordance with the Planning etc. (Scotland) Act 2006, all Scottish local authorities are required to produce and keep up to date a LDP covering their area. As the development of the new LDP is a legislative requirement, the non-implementation of the Renfrewshire LDP is unlikely.

Scoping of the Issues to be considered in the SEA

The MIR is a land use planning document, therefore, it is likely to have an impact on all of the following environmental receptors, biodiversity, flora and fauna, historic environment, material assets, air, water, climatic factors, landscape, population and human health and soil. These receptors have provided the context for, and are directly related to, the development of SEA objectives and the assessment questions/checklist to be used in the assessment process.

Assessment of Preferred Options and Alternatives

The Planning etc. (Scotland) Act 2006 requires the MIR to contain one or more reasonable sets of alternative proposals. The MIR must present the preferred option and reasonable alternatives informed on a sound evidence base. The MIR should also draw attention to the ways in which the favoured and alternative proposals differ from existing local plan policies. The ER will contain an assessment of the preferred strategy and alternatives for each of the following main issues.

MAIN ISSUE	
Stimulating the Economy	<ul style="list-style-type: none"> • Glasgow Airport Zone • Cart Corridor/PaisleyHarbour/Murray Street • Hillington • Erskine Riverside • Waste management • Review of local industrial sites (IB9)
Housing	<ul style="list-style-type: none"> • How much housing land is required and where should it be located?
Retailing and Town Centres	<ul style="list-style-type: none"> • Paisley • Braehead • Johnstone • Erskine
Environment	<ul style="list-style-type: none"> • Green Network • Vacant and Derelict Land
Transport	<ul style="list-style-type: none"> • Integration of development with a sustainable transport network
Suggested Development Sites	<ul style="list-style-type: none"> • Sites proposed through the Suggestions for Land Use Change procedure

Assessment Methodology

To assist with the assessment process, SEA objectives were developed for each environmental receptor scoped into the assessment. An assessment of the SEA objectives was carried out to ensure that they are compatible against each other. The compatibility between the SEA objectives and the emerging LDP objectives was also assessed. A matrix developed through the Scoping Report has been used to assess the preferred strategies and alternative options to the main issues. The individual site assessments are contained in a background report accompanying the MIR and ER. An assessment of individual development sites had also been carried out. The sites have been assessed against environmental criteria and wider planning considerations. The outcome of this assessment is contained in Appendix 3.

Assessment Results

The main conclusions that have been reached through undertaking the Strategic Environmental Assessment of the LDP are as follows:

- Where possible the most environmentally sensitive option has been chosen as the preferred strategy unless there was an overriding balance to be made with the social and economic considerations.

- The preferred strategies for transport, vacant and derelict land, and the green network are clearly the most environmentally sensitive options scoring more positively against the SEA topics.
- Although there are minor differences in terms of the overall SEA scoring between the preferred strategies and the alternative options for retail and the economy thematic topics the preferred strategies both provide reasonable environmental opportunities and offer benefits to the economy.
- Under housing a balance has had to be made with the social and economic considerations and although it is not the most environmentally sensitive option, the preferred strategy takes a balanced approach to creating sustainable communities.
- There are a number of unknowns in terms of waste and the review of the former IB9 sites which prevent an accurate SEA assessment at this stage in the process. This will be developed more in an updated ER at the proposed plan stage.

Enhancement and Mitigation

Where negative impacts have been identified, the need for mitigatory measures has been indicated along with suggestions of what could be undertaken

where this is possible. An indication of where cumulative or synergistic effects may occur has also been made. For many of the issues however, defining specific measures cannot be undertaken until the decision as to which option will be pursued on which sites is made, and this is dependent upon the outcome of the MIR consultation. The updated ER accompanying the Proposed Plan will set these measures out in more detail.

Monitoring

It will be important to monitor the significant effects of implementing the new LDP, however monitoring will also provide a mechanism to identify potential unforeseen adverse effects on the environment with an opportunity to address these issues that are arising through the implementation of the LDP framework.

Comprehensive monitoring and establishment of an environmental baseline has already taken place through the preparation of the SOE report and the analysis and review provided through the Monitoring Statement. Preparation of the LPD requires continuous monitoring which will be extended to the further development of the SEA.

Consultation

The consultation period for the RLDP Main Issues Report will last for twelve weeks from Monday 5th December until Friday 24th February. The consultation for the Environmental Report will run concurrently with the consultation for the MIR.

How to respond

Responses can be made via the Council's consultation portal on the Planning and Building Standards webpage at:

www.renfrewshire.gov.uk

By email to:

localplanconsultation@renfrewshire.gov.uk

Or in writing to:

Director of Planning and Transport
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1LL

The consultation period will close at 5:00pm, Friday 24 February 2012.

Part 1

Introduction



| 1 | Introduction

Under the provisions of the Town and Country Planning (Scotland) Act 1997, as amended¹, Renfrewshire Council is required to prepare a Local Development Plan (LDP) which will be adopted by the Council. The LDP will set out detailed proposals and policies that will guide development and decision making on planning applications.

The Purpose of Strategic Environmental Assessment

1.1 The Environmental Assessment (Scotland) Act 2005 (the SEA Act) requires all qualifying plans, programmes and strategies prepared by Council's and public bodies to be subject to a Strategic Environmental Assessment (SEA). Under section 5(3) of the SEA Act, the LDP qualifies for environmental assessment because of the likely impact its implementation could have on the environment. The purpose of the SEA is to assess how the LDP might affect the environment and to consider how environmental impacts can be avoided, reduced, mitigated or enhanced. The SEA integrates environmental considerations into the LDP preparation and therefore to the centre of the decision making process. The SEA Act requires that the Council consult with interested parties and the wider public in the assessment process and accords particular status on Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage as statutory Consultation Authorities.

1.2 The key SEA stages are:

KEY STAGE	DESCRIPTION
Screening	Determines whether the plan, programme or strategy is likely to have significant environmental effect and whether a SEA is required.
Scoping	Involves the completion of a Scoping Report setting out assessment methodology, assessment criteria and outlines consultation procedures. The Scoping Report is submitted to the statutory Consultation Authorities for a 5 week consultation period to seek the views of the experts regarding the report.
Environmental Report (ER)	Assessment of main issues, preferred options and alternatives, assessment of potential development sites to identify any significant environmental impacts and highlight the best environmental options. Highlight cumulative and synergistic environmental impacts. The results of the environmental assessment are collated into an ER and published for consultation alongside the plan. The consultation for the ER involves the statutory Consultation Authorities, stakeholders and the general public.
Post Adoption Statement and Monitoring	The Post-Adoption Statement considers all the results and responses of the consultation process, the effects of these responses on the decision-making process and highlights the ongoing monitoring and review procedures.

¹ Amended by the Planning etc. (Scotland) Act 2006

Key Facts

1.3 The key facts relating to Renfrewshire's new LDP are set out below:

Name of Local Authority:	Renfrewshire Council
Title of the Plan:	Renfrewshire Local Development Plan
Requirement for the Plan:	The Town and Country Planning (Scotland) Act 1997, as amended requires all Local Authorities to prepare a Local Development Plan
Subject of the Plan:	Land use planning document that will contain policies that cover the main land uses of housing, retailing, employment land and the environment.
Plan period:	2013–2018
Frequency of Updates:	Publish a new plan within 5 years of Plan's adoption
Area Covered by the Plan:	Renfrewshire Council Local Authority Area – 270 sq.km
Purpose of the Plan:	The Renfrewshire LDP will be the statutory development plan for Renfrewshire when adopted. The LDP will cover land use planning issues for the Renfrewshire Council area. It will be based upon an update and review of the Renfrewshire Local Plan, adopted March 2006.
Contact:	Stuart McMillan Policy and Regeneration Manager Planning and Transport Service Renfrewshire Council Cotton Street Paisley PA1 1LL

Relationship of SEA to Local Development Plan

- 1.4 Renfrewshire Council has embarked upon the preparation of the first Renfrewshire LDP. This Plan will supersede the existing Renfrewshire Local Plan, as adopted in March 2006. Figure 1 (page 10) shows the different stages in the LDP and SEA processes and the estimated timescales. The SEA Act requires the environmental assessment process to be fully integrated with the development of the LDP. The processes, wherever possible, will run in tandem and the SEA process and findings will influence the LDP.
- 1.5 The first stage in preparing the LDP is the publication of a Main Issues Report (MIR). The MIR focuses on the main areas of change in Renfrewshire. An ER is required to be published alongside the MIR. The ER identifies and describes the relevant aspects of the environment and provides an evaluation of the likely significant effects of the vision, strategy, preferred options and alternatives in the MIR. The potential environmental effects of development sites are also considered, whether submitted as part of the suggestion for land use change exercise, sites contained

within the housing land audit, business and industry legacy sites and sites in the urban capacity supply. These assessments are contained in a background paper which accompanies the MIR.

- 1.6 The ER provides an early and effective opportunity for the Consultation Authorities and others to provide comment on the MIR and SEA which will assist the Council in preparing the next stage of the LDP, a Proposed Plan. An updated ER will be published alongside the Proposed Plan. The Proposed Plan will then be subject to consultation, followed by a public examination, if required, to deal with unresolved issues that may have arisen. Once the examination process has been completed and any modifications to the Plan have been made, the Council will adopt the Plan. Current timescales indicate that the LDP will be adopted towards the end of 2013 and the beginning of 2014. The SEA Post Adoption Statement will be published shortly thereafter.

Figure 1: Renfrewshire Local Development Plan Timetable

STAGE	RENFREWSHIRE LOCAL DEVELOPMENT PLAN	STRATEGIC ENVIRONMENTAL ASSESSMENT	ESTIMATED TIMESCALE
1	Publish Local Development Plan Scheme		Updated annually
2	Monitor existing plan policies and changes in characteristics of the LDP area; research topics; consult appropriate parties in preparation of Monitoring Statement that will inform the MIR	Prepare SOE Report. Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government	->Complete
3	Prepare draft Monitoring Statement Prepare and Publish the MIR and consult over a 12 week period	Prepare and publish the Environmental Report alongside the MIR. Consult over a 12 week period	->Dec 2011
4	Prepare and publish the Proposed Plan taking into account the comments received on the MIR Deposit period for Proposed Plan is 8 weeks	Publish Environmental Report alongside the Proposed Plan taking account of comments received at the Environmental Report Stage	->Aug 2012
5	Consider representations to Proposed Plan and requirement for modifications		Oct 2012/Jan 2013
6	Submission to the Scottish Ministers of the proposed Plan; a report of conformity with the Participation Statement; and a proposed Action Programme		End Jan 2013
7	Hold an Examination		April 2013
8	Report on the Examination		Oct 2013
9	Publish LDP, with any modifications arising out of Examination Report, and advertise intention to adopt	Publish updated Environmental Report	Nov/Dec 2013
10	Adoption	Publish post- adoption SEA statement, illustrating how the environmental report has influenced the LDP	End of 2013 – beginning of 2014

Pre MIR/SEA Consultation and Engagement

- 1.7 Prior to the publication of the MIR various methods of consultation and engagement have been undertaken to gauge what are the main planning issues for Renfrewshire.
- 1.8 Three Council theme groups were set up to discuss significant issues for the area, looking at the physical, social, economic and environmental themes that the LDP will cover. The Environment Group specifically had a remit to discuss sustainability/ carbon management, open space/ the green network, the historic and natural environment, climate change and flooding. These groups provided a good sounding board for policy and strategy direction, ensuring a corporate land use plan is taken forward which is representative of the overall Council's aims, objectives and vision and as a useful tool in the SEA preparation process.
- 1.9 In accordance with s.17(5) of the Planning etc. (Scotland) Act 2006, Renfrewshire Council contacted relevant key agencies at an early stage in the preparation of the LDP in order to ensure full and effective engagement. Individual and group meetings with key agencies were

extremely useful in providing access to key information to help inform the LDP and SEA, ensuring strategies and proposals set out by key agencies are reflected in the LDP as well as recognising potential delivery mechanisms and partnership working that could assist in the implementation of particular proposals.

1.10 To ensure that there was adequate public participation in the Renfrewshire area, a focus group was held in each of the five Local Area Committee areas. The environment and health was raised as a key issue alongside transport, housing, retailing and town centres and stimulating the economy and attracting inward investment.

1.11 Renfrewshire Council's Planning and Transport Service also held a pre MIR stakeholder event which was attended by delegates from the community, key agencies, developers, land owners, house builders, community councils, health partners and staff from most of Renfrewshire Council's Services. This conference enabled all interested parties to have a say in what are the main planning issues for Renfrewshire and also provided an opportunity to discuss whether or not the broad

topics that had been identified through the theme groups and focus groups work were in fact the 'Main Issues' that should be taken forward in the Renfrewshire MIR and SEA. The environment was seen as one of five main topic areas that should feature in the LDP.

1.12 It is clear from the pre MIR consultation that the environment is a key consideration for both internal and external stakeholders and is a key theme for the LDP to address and the SEA to assess.

1.13 Appendix 1 shows the comments received from the Consultation Authorities on the Scoping Report and how they have been addressed in the ER.

Figure 2: SEA activities to date

SEA ACTIVITY	DATE
Preparation of the State of the Environment (SOE) Report	Winter 2010/Spring 2011
Publication of the Development Plan Scheme	November 2010 (Updated annually)
Preparation of the Scoping Report and meetings with consultation authorities	February/March 2011
Submitted Scoping Report to the SEA Gateway and Consultation Authorities	March 2011
Responses from Consultation Authorities	May 2011
Consideration of Consultation Authorities responses	May/June 2011
Follow up meeting with the Consultation Authorities to discuss progress on the LDP and SEA	June 2011
Environmental baseline established	Winter 2010/Spring 2011
Environmental problems identified	Spring 2011
Publication of SOE Report	August 2011
Assessment of area without the LDP	Summer 2011
MIR and SEA alternatives considered	Summer/Autumn 2011
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects and monitoring methods proposed	Summer/Autumn 2011 (continuously considered throughout the LDP process)
Publication of MIR, SEA, ER and accompanying documents	December 2011

Part 2

Relevant plans, programmes and strategies



| 2 | Relevant plans, programmes and strategies

By reviewing relevant plans, programmes and strategies (PPS) as part of the SEA process, the relationship between these documents and the LDP can be established and clarified. Any environmental objectives contained within these documents can also be taken into account through the SEA and any appropriate baseline environmental data contained in the PPS can be included. The PPS considered to be relevant to the SEA are set out in detail in Appendix 2.

2.1 The key influential plans, programmes and strategies are considered below. Figure 3 illustrates how the Renfrewshire LDP sits within the hierarchy of PPS's.

Scottish Planning Policy

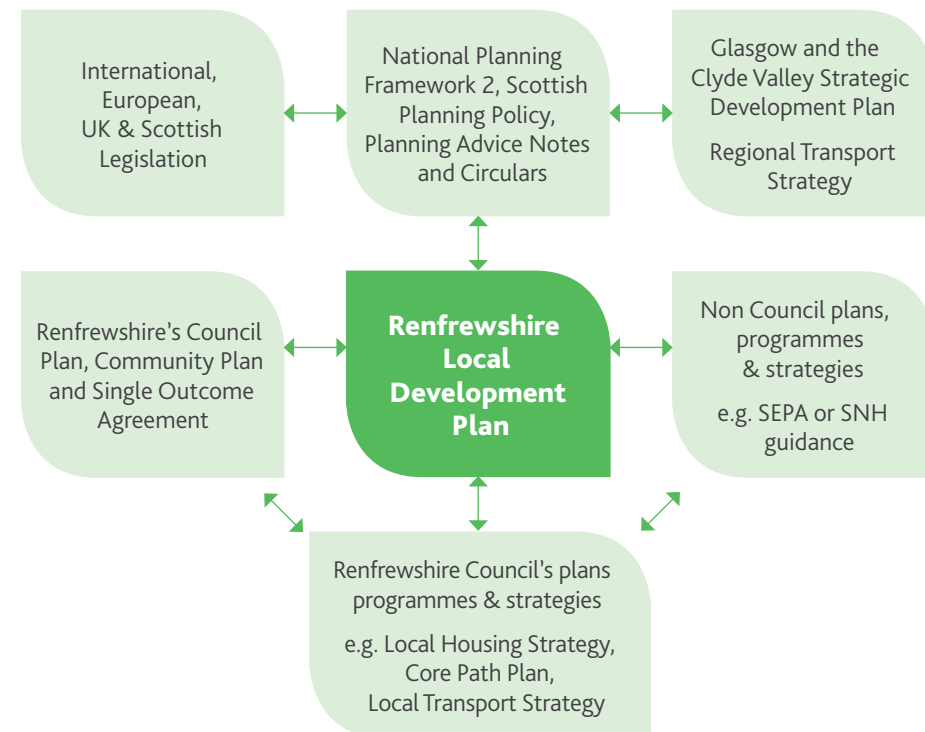
2.2 Scottish Planning Policy (SPP) is the statement of the Scottish Government's policy on nationally important land use planning matters. The policies expressed in the SPP inform the content of the LDP.

National Planning Framework 2 – To Guide Scotland's Spatial Development to 2030

2.3 The Scottish Government's National Planning Framework 2 (NPF2), was approved in 2009. It takes forward the spatial aspects of the Government Economic Strategy, highlighting the importance of place and identifying priorities for investment. It provides the strategic spatial policy context for decisions and actions by the Scottish Government and its agencies. Planning authorities are required to take the NPF2 into account when preparing LDPs. The key aims of the strategy for Scotland's spatial development are:

- to contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- to promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of the natural and built environments;
- to help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- to contribute to a smarter Scotland by supporting the development of the knowledge economy.

Figure 3: Hierarchy of Plans, Programmes and Strategies



Glasgow and the Clyde Valley Strategic Development Plan

2.4 East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, Renfrewshire, North Lanarkshire, South Lanarkshire and West Dunbartonshire Councils were designated as Strategic Development Planning Authorities and are responsible for jointly preparing the Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) for the area.

2.5 The SDP sets out the Spatial Vision to 2035. It focuses on regeneration and transformation of the city region's communities whilst promoting positive improvements to the environment.

2.6 The first step in the SDP process was the publication of the MIR in September 2010. The MIR identified 5 key issues central to the city region's spatial planning vision, these were:

- Breaking down distance to economic markets;
- Supporting a sustainable economy;
- Promoting environmental action, an economic necessity;
- Promoting sustainable locations

for development;

- Tackling risk – strategic development priorities.

2.7 For Renfrewshire, the main issues contained within the SDP MIR are as follows:

- Adopting an optimistic long-term growth projection aiming to reverse outmigration;
- Ensuring effective links to/from Glasgow International Airport;
- Promoting a sustainable, centralised and accessible strategic economic opportunity location at Bishopton, Glasgow Airport which includes Linwood, Westway, Inchinnan Business Park and safeguarding Hillington and Renfrew North;
- Promotion of Paisley and Braehead as Strategic Retail Centres.

2.8 The GCVSDP Proposed Plan was published in June 2011 and addressed the issues from the MIR through its Spatial Vision and Spatial Development Strategy. There are 5 key components of the Spatial Vision – the economy, the urban fabric, infrastructure, the environment and energy and 6 strategic drivers of change – the Scottish Government, climate change and mitigation,

sustainable low carbon economy, economy and population, delivery resources and environmental

legislation. Figure 4 illustrates the Spatial Vision and the Spatial Development Strategy.

Figure 4: GCVSDP Spatial Vision and Spatial Development Strategy

		SPATIAL VISION									
		Reduced Development Footprint	Higher Densities	Agglomeration	Regeneration and Renewal	Land-use and transport integration	Sustainable Locations	Green Infrastructure	Low Carbon Energy potential	Greening the Economy	Local Supply
SPATIAL DEVELOPMENT STRATEGY											
Development Corridor	Clyde Waterfront										
	Clyde Gateway										
	Glasgow City Centre										
	Ravenscraig										
	Green Network										
	Community Growth Areas										
	Collaboration										
Spatial Frameworks	Strategic Economic Investment Locations										
	Glasgow International Airport										
	High Speed Rail										
	Sustainable Transport										
	Green Network Spatial Priorities										
	Forestry and Woodland										
	Green Belt										
	Windfarm Search Areas										
	Minerals Search Areas										
	Low Carbon Energy – Urban Retrofit										

Renfrewshire Community Plan

- 2.9 The Renfrewshire Community Plan describes how public agencies and the voluntary and community sectors will work in partnership to achieve a number of agreed strategic priorities.
- 2.10 The priorities identified in the Community Plan will contribute to achievement of the 15 National Outcomes of the Scottish Government and its strategic objectives of Wealthier and Fairer, Smarter, Healthier, Safer and Stronger and Greener.

Renfrewshire Council Single Outcome Agreement

- 2.11 The Single Outcome Agreement (SOA) 2009–2011 sets out the strategic priorities of Renfrewshire Council and its community planning partners. It includes the outcomes that partners aim to achieve against these strategic priorities and it represents the formal agreement between Renfrewshire Community Planning Partnership and the Scottish Government. The strategic priorities identified in the SOA contribute to achievement of the 15 National Outcomes of the Scottish Government. The Community Plan is closely related to, and underpinned by Renfrewshire's SOA.

'Transforming Renfrewshire' – Renfrewshire Council Plan 2008 – 2012

- 2.12 The Renfrewshire Council Plan 2008-2012 sets out the approach to delivering council services with the goal of 'Transforming Renfrewshire'. This and the Renfrewshire Community Plan are closely-linked to the Scottish Government's strategic objectives for Scotland and to those which have been identified within the Renfrewshire Community Plan and SOA. The agenda for change is centred on 6 key themes which are presented in figure 5:

Figure 5: Renfrewshire Community Plan – 6 key themes

Safer and Stronger – Support local people to participate in their own communities, in wider society, and ensure that local areas are safe and pleasant areas to live in.

Wealthier and Fairer – Successfully promote and develop Renfrewshire as a desirable area to live and work.

Greener – Improve Renfrewshire's natural and built environment and the sustainable use of natural resources.

Smarter – Promote learning and encourage all citizens and employees

Local Housing Strategy

- 2.13 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a Local Housing Strategy (LHS) supported by a Housing Need and Demand Assessment (HNDA). The LHS sets out how the Council and its partners intend to jointly and strategically meet housing need and demand across all housing tenures in Renfrewshire and this will inform the LDP. The Council has drafted a new LHS which will cover the period 2011 – 2016.

- 2.14 The LHS will:

- Set out the strategic vision for the future of housing across all tenures, taking account of national priorities;
- Set out how the standard of housing will be improved; and
- Provide clear strategic direction for housing investment over the next five years.

Regional and Local Transport Strategy

- 2.15 The Transport (Scotland) Act 2005 placed a statutory duty on the seven Regional Transport Partnerships (RTPs) in Scotland to produce a Regional Transport Strategy (RTS) for their area. The RTS that covers the Renfrewshire area is produced by Strathclyde Partnership for Transport and influences all of the future plans and activities of the organisation and informs Renfrewshire's Local Transport Strategy.

to fulfil their individual potential, ensure the Council delivers high-quality services in the most effective and efficient way to meet the needs of local people.

Healthier – Improve the physical and emotional wellbeing of local people through improved access to relevant services and opportunities.

Developing our organisation – Aim to make things happen in Renfrewshire by being a modern, innovative and ambitious organisation which champions the local area.

Part 3

Environmental Baseline



| 3 | Environmental Baseline

The identification of the current environmental baseline is an important part of the SEA process. A knowledge and understanding of existing conditions and the consideration of their significance helps with the identification of those issues which the LDP will aim to address. Identifying a baseline also allows monitoring of the LDP.

Figure 6: SOE Environmental Topics



- 3.1 A comprehensive environmental baseline was established by the preparation of a State of the Environment (SOE) Report for Renfrewshire which was published in August 2011. The SOE is structured around 11 environmental topics that support the monitoring and environmental appraisal of Renfrewshire's environmental issues (see figure 6).
- 3.2 These topics were chosen as they are also the environmental issues that have to be considered through the SEA process.

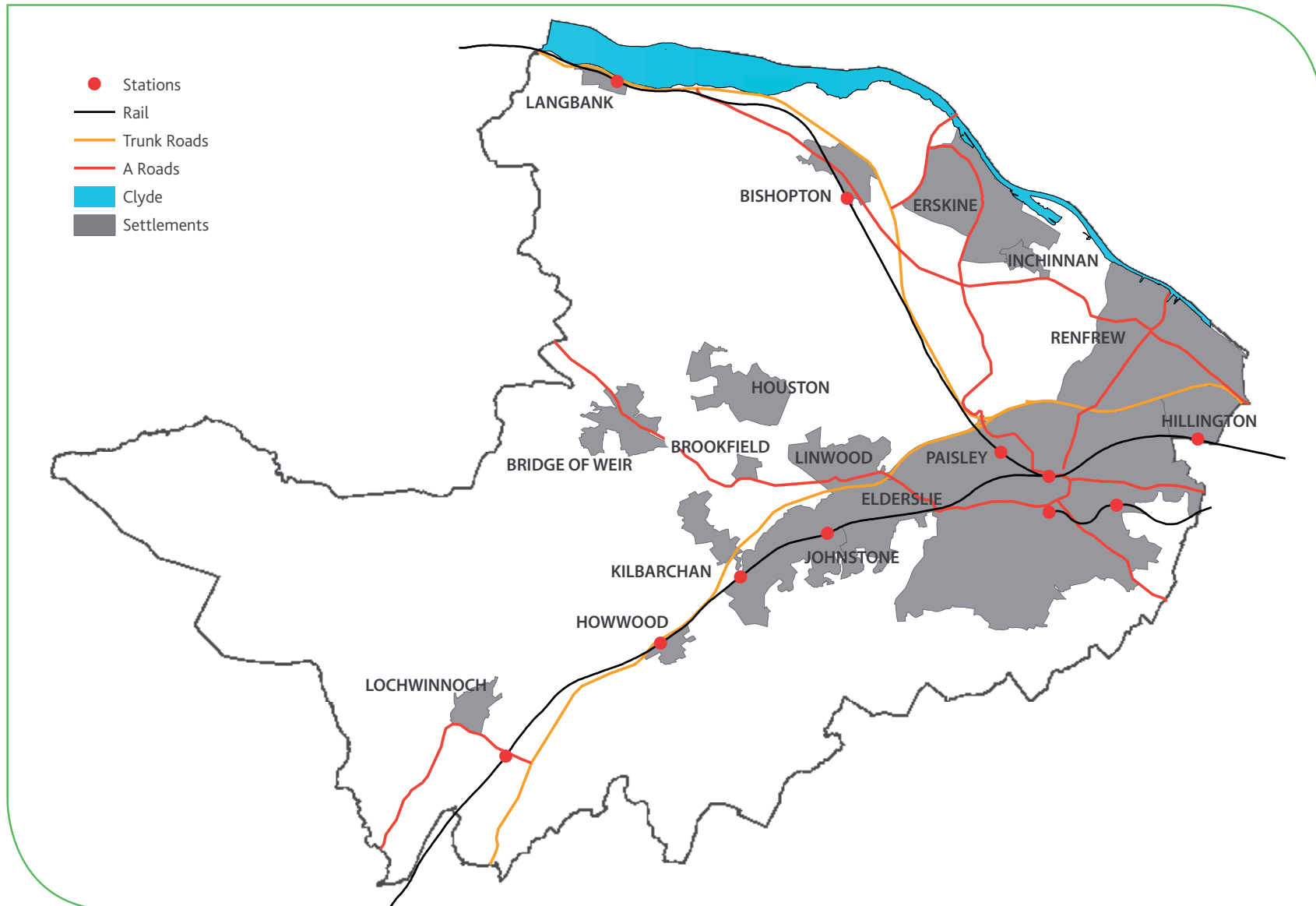
Baseline Data

- 3.3 The Council's SOE Report is the Council's principle published source for information on environmental assets and for monitoring. The development of the SEA relies upon a comprehensive and up-to-date environmental baseline and the SOE Report provides this baseline. The SOE report is a Background Report and can be viewed on the Planning pages of the Council's website.

Renfrewshire Key Baseline Facts

- 3.4 The Renfrewshire Council area is shown on figure 7. Renfrewshire is the ninth largest Council area in Scotland with a population of approximately 169,900, 3% of the total Scottish population. Only 4% of the Renfrewshire population lives in its rural area and the area is relatively densely populated compared to the Scottish average (650 people per km in Renfrewshire, 65 people per km in Scotland). About 20% of the area of Renfrewshire is urbanised with the remainder rural countryside. The land in the east and north of Renfrewshire, adjacent to the main towns, is relatively flat and much of it is given over to agricultural uses. The River Clyde provides the northern boundary for Renfrewshire and the river valleys of the White and Black Cart provide important corridors. The land rises to the Gleniffer Braes in the south and the Renfrewshire Hills in the west. The rural area provides a rich diversity of landscapes and wildlife habitats, which is one of the defining characteristics of the area.

Figure 7: Renfrewshire Key Characteristics



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Biodiversity, Flora and Fauna



Biodiversity is the term that describes the variety of life on our planet.

It is influenced by the geography, geology, topography and climate of an area. Renfrewshire is fortunate to be home to a wide range of species and habitats within its area, some of which are protected through local or national designations.

- 3.5 Renfrewshire Council has a wide range of species and habitats within its boundary. Within the Renfrewshire Council area there are 3 Special Protection Areas, 1 Ramsar site, 11 Sites of Special Scientific Interest, 3 declared Local Nature Reserves, 1 Proposed Local Nature Reserve, 1 Scottish Wildlife Trust Reserve, 1 Royal Society for the Protection of Birds Reserve, 106 Sites of Importance for Nature Conservation and many wildlife corridors.
- 3.6 There is 1 Regional Park and 1 Country Park within Renfrewshire which provide recreational opportunities and access to the countryside. The Clyde Muirshiel Regional Park is Scotland's largest Regional Park. The Gleniffer Braes Country Park lies to the south of Paisley on the Gleniffer and Brownside Braes. There are 117 Tree Preservation Orders (TPOs) in Renfrewshire and over 2500 ha of woodlands. The woodlands include 1600 ha of ancient and semi-natural woodland which is an important wildlife habitat.
- 3.7 The joint Local Biodiversity Action Plan (LBAP) for Renfrewshire, East Renfrewshire and Inverclyde contains

a range of actions for identified habitats and species which will increase local biodiversity. The LBAP includes 18 Action plans for 7 habitats and 11 species with species groups represented by fungi, plants, fish, birds and mammals.

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

INDICATOR	CURRENT STATUS	TREND DIRECTION
Status of designations	Good	Not changing
Area of ancient and semi natural woodland	Good	Not changing
Woodland habitat network	Good	Not changing

Overall the status of Renfrewshire's biodiversity, flora and fauna is:



Historic and Cultural Environment



Renfrewshire Council has a significant number of historic

buildings. These reflect the area's varied landscape and social history. The upland area shows evidence of Roman and Iron Age settlement or forts; and earlier Neolithic activity is also evident in some lowland areas. Various land uses throughout the ages, both industrial and agricultural, have left their mark.

3.9 Renfrewshire Council has a significant number and range of historic buildings in a range of rich and diverse settings. There are 566 listed buildings of which 36 are category 'A' listed, 342 are Category 'B' listed and 188 are Category 'C' listed. There are 35 Buildings at Risk which are properties of architectural or historic merit throughout the Renfrewshire area that are considered to be in such a poor condition that they are at risk.

3.10 There are 8 Conservation Areas within Renfrewshire, 3 of which are Outstanding Conservation Areas. Paisley Town Centre is currently the subject of the Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS).

3.11 There are many ancient monuments in Renfrewshire. 18 of them are considered to be of national importance and have therefore been given legal protection as Scheduled Monuments. There are 1045 sites registered on the West of Scotland Archaeological Service's Site and Monument Record of which 314 are in Renfrewshire. There are no nationally important battle sites in Renfrewshire.

3.12 There are 2 gardens and designed landscapes in Renfrewshire included in the Inventory of Gardens and Designed Landscapes, the grounds of the former Formakin Estate and the portion of Finlaystone Estate situated in Renfrewshire.

3.13 The State of Environment Report makes an overall assessment of the following factors:

INDICATOR	CURRENT STATUS	TREND DIRECTION
Conservation and listed buildings	Good	Not changing
Country and regional parks	Fair	Not changing
Archaeological resource	Limited data	Improving
Historic gardens and landscapes	Fair	Not changing

Overall the status of Renfrewshire's historical and cultural heritage is:



Material Assets



Renfrewshire possesses assets in its recreational land, open space, path networks and buildings that form a significant component of the area's environment.

- 3.14 Renfrewshire has a number of purpose built facilities ranging from sports facilities to community halls.
- 3.15 Over the last decade, Renfrewshire Council's housing stock has been the subject of significant change. Over 3500 properties have been demolished and more than 500 affordable new homes have been developed on the cleared sites. A core aim of the LHS is to progress renewal programmes in areas such as Gallowhill, Johnstone, Millarston, Seedhill, Thushcraigs and Paisley West End, bringing environmental improvements to the local area and creating more desirable places to live.
- 3.16 Renfrewshire has a rich variety of open spaces both in and between its towns and villages. There are many parks and greenspaces in addition to the Clyde Murshiel Regional Park and the Gleniffer Braes Country Park that provide recreational opportunities.
- 3.17 Renfrewshire has an extensive network of paths with approximately 225 miles of Core Paths (excludes potential routes). These are divided into 291 individual numbered routes.

3.18 The State of Environment Report makes an overall assessment of the following factors:

INDICATOR	CURRENT STATUS	TREND DIRECTION
Recreational land – Playing fields	Fair	Improving
Access – Core paths	Fair	Improving
Green Network – Corridors/Connectivity	Limited data	Improving
Built facilities - Education	Fair	Improving
Built facilities – Arts and leisure	Fair	Improving

Overall the status of the indicators of Renfrewshire's material assets are:



Air



Poor air quality can have an effect on human health. Air pollution can

also negatively affect ecosystems, the quality of soil, water, and contribute to climate change. In Renfrewshire the main contribution to air pollution is emissions from individual sites and along transport routes/nodes from road and air traffic.

- 3.19 Air quality is generally good across Renfrewshire, however, increases in road traffic causes a rise in NO₂ and PM₁₀. Air quality adjacent to major roads, junctions and areas of traffic congestion continue to be an issue due to a build up of these pollutants.
- 3.20 Legislation requires Renfrewshire Council to designate Air Quality Management Areas (AQMA) where NO₂ and PM₁₀ exceeds specific concentrations. There is one AQMA at Central Road Paisley which has recently been expanded.
- 3.21 The State of Environment Report makes an overall assessment of the following factors:

INDICATOR	CURRENT STATUS	TREND DIRECTION
Number of days exceeding air quality limits	Good	Improving
Exceedance in annual mean limits	Good	Improving
Reduction in emissions from road traffic	Fair	Improving
Reduction in number of air nuisance complaints	Fair	Improving

Overall the status of Renfrewshire's air quality indicators are:



Water



The quality of the water environment can have an effect on human health

as well as on natural flora and fauna. Water pollution occurs when pollutants are discharged directly or indirectly into water bodies without adequate treatment.

3.22 The River Clyde forms the northern boundary of Renfrewshire and there are a number of significant rivers within the Council area such as the Black Cart Water which flows into the River Clyde, and its tributaries, the White Cart Water and the River Gryffe. The quality of these rivers is generally improving, however the overall quality of rivers within Renfrewshire is still relatively poor. There are also several lochs, reservoirs and ponds within Renfrewshire. The current water classification status of monitored reservoirs and lochs is moderate.

3.23 Habitat Action Plans are in place through Renfrewshire's Local Biodiversity Action Plan for open standing water and rivers and streams in recognition of their nature conservation value and contribution to biodiversity. Atlantic Salmon, water voles and otters have species action plans. Water quality and siltation, non-native plant and animal species and increased pressure for recreational use of water bodies are all issues that require to be addressed.

3.24 Flood hazards from river and coastal flooding and from intense rainfall overloading natural and artificial drainage systems are predicted to

increase. Renfrewshire Council is promoting a number of structural and non-structural sustainable flood risk management measures to reduce flood risk through water course assessment, repair and maintenance and construction and maintenance of flood prevention schemes, aided by improved flood response and resilience planning.

3.25 The State of Environment Report makes an overall assessment of the following factors:

INDICATOR	CURRENT STATUS	TREND DIRECTION
River quality	Fair	Improving
River flow rate	Fair	Improving
Standing water quality	Limited data	
Water pollution	Limited data	
Drinking water quality	Good	Improving
Flooding	Fair	Improving

Overall the status of Renfrewshire's water environment is:



Climatic Factors



There is substantive scientific evidence that points towards human activity causing changes in the Earth's climate. In particular the generation of greenhouse gases from industrial activity and the destruction of greenhouse gas absorbing natural systems such as forests and peat land are causing an effect.

- 3.26 The main greenhouse gas emitted in Renfrewshire is Carbon Dioxide, deriving from transport, industry and domestic sources (such as heating, lighting and cooking). Carbon emissions in Renfrewshire have declined in line with national figures; however, Renfrewshire's carbon footprint has increased (this is based on consumption figures).
- 3.27 The State of Environment Report makes an overall assessment of the following factors:

INDICATOR	CURRENT STATUS	TREND DIRECTION
Green house gas emissions	Fair	Improving
Energy consumption	Fair	Improving
Carbon footprint	Poor	Deteriorating
Overall flood risk	Fair	Improving

Overall the status of climate change indicators in Renfrewshire is:



Landscape



Renfrewshire's landscape is diverse in terms of landscape character

and land uses. The landscape is an important asset for the area and landscape character is what makes an area unique. Successfully managing landscapes helps contribute to peoples' enjoyment of their environment which in turn has health benefits as well as supporting biodiversity and contributing to the local economy.

3.28 Approximately a fifth of the area of Renfrewshire is built up and the remaining four fifths is rural countryside. Almost 50% of the rural area is classified as Rugged Upland Farm Land or Rugged Moorland Hills and falls within the Renfrewshire Heights or Gleniffer Braes. 12% of the rural area is on an alluvial plain and 13% is part of a broad lowland valley. Both of these landscape character areas are associated with rivers such as the Black or White Carts and the Gryffe. 2% lies in the distinctive raised beach along the River Clyde.

3.29 There is a history of mineral extraction with some evidence in the landscape; this is now restricted to one active hardrock quarry. It is considered unlikely that new development associated with minerals will have a significant environmental affect within Renfrewshire.

3.30 Native ancient and semi-natural woodland is a valuable habitat nationally and locally and a key landscape feature. There are 1,564 hectares of ancient and semi-natural woodland in Renfrewshire.

Overall the status of geology and landscape indicators in Renfrewshire is:



Population and Human Health



Renfrewshire is the ninth largest Council in Scotland in terms of its

population of 169,910 people. The towns and villages of Renfrewshire, for the most part, provide attractive pleasant places to live and can offer an excellent quality of life with high standards of health care and low levels of crime. However there are pockets of deprivation dispersed throughout Renfrewshire where people may experience disadvantage, encounter problems associated with low income, poor health, low educational attainment and lack of access to learning opportunities and employment.

3.31 The population of Renfrewshire has been increasing slowly since 2008, however, it is projected that it will start to decline within the LDP period. The population is also ageing. Life expectancy has risen in recent years, however, it is still below the national average.

3.32 The Scottish Index of Multiple Deprivation (SIMD) which identifies small areas of concentrations of multiple deprivation across Scotland in a consistent way utilising income, employment, health, education, housing, access to services and crime data was update in 2009. Renfrewshire's relative position has worsened in SIMD 2009, compared to SIMD 2006. However, Renfrewshire's position in terms of population and number of datazones within the 15% threshold in SIMD 2009 remains better than in SIMD 2004.

3.33 Between 1998–2008 Renfrewshire's economy contracted with the loss of 2,500 jobs which was contrary to the general trend of growth within the Glasgow and the Clyde Valley (GCV) area and Scotland as a whole. Renfrewshire is forecast to reverse this trend during the period 2010–2020 with a growth of 2.09% growth predicated.

3.34 Renfrewshire, which has the fourth highest rate by local authority of alcohol related death in males in the UK and smoking and obesity continue to cause high levels of health related problems.

3.35 The State of Environment Report makes an overall assessment of the following factors:

INDICATOR	CURRENT STATUS	TREND DIRECTION
Population change	Fair	Improving
Life expectancy	Fair	Improving
Deprivation	Fair	Improving
Employment	Poor	Deteriorating
Alcohol related deaths	Poor	Deteriorating
Weekly wage	Good	Improving
Energy efficiency of housing stock	Fair	Improving

Overall the status of population and human health indicators in Renfrewshire are:



Soil



Scotland is dominated by 4 types of soils, Brown Earth, Podsol, Gley or Organic Peat. In Renfrewshire, the main soil type that can be attributed to the area is Brown Earth. Smaller areas of Gley and Organic Peat are also to be found. Much of the lower lying area within Renfrewshire is covered by brown soils, given the deep nature of brown earth soils, their free drainage and often high levels of natural fertility, brown soils are often cultivated. There are extensive areas of blanket peat in the upland part of Renfrewshire to the west in Clyde Muirshiel Regional Park.

3.36 Renfrewshire contains a small amount of prime agricultural land; or land that has been categorised by the Macaulay Landuse Research Institute as Class 3.1 on their Land Capability for Agriculture maps. Renfrewshire has 10 km² of category 3.1 or prime quality agricultural land and 40.4 km² of category 3.2 or locally good quality agricultural land.

3.37 Due to past industrial uses, there are some brownfield sites in Renfrewshire that are potentially contaminated. The Council has detailed records of historical land use across the Council area. Over 400 sites within Renfrewshire have been assessed and remediated.

3.38 Renfrewshire records the fourth highest total, for urban vacant and derelict land, of the 8 Local Authorities within the Glasgow & the Clyde Valley Strategic Development Plan area. The total amount of vacant and derelict land in the urban part of Renfrewshire in 2010 is 256.4 ha, and comprises of 183 sites. Vacant land within the urban area amounts to 197 hectares, whilst the amount of derelict land is 59 hectares. Most of these sites are located in the older urban areas of Paisley, Renfrew and Johnstone.

3.39 The State of Environment Report makes an overall assessment of the following factors:

INDICATOR	CURRENT STATUS	TREND DIRECTION
Vacant and derelict land	Fair	Not changing
Landscape character	Limited data	
Contaminated land	Limited data	

Overall the status of soil in Renfrewshire is:



Part 4

Summary of environmental issues in the Renfrewshire area



| 4 | Summary of environmental issues in the Renfrewshire area

4.1 The following tables provide an evaluation of the baseline data, the associated environmental problems and issues and the potential implications that these problems and issues may have on the MIR.

BIODIVERSITY, FLORA, FAUNA	
Problems/Issues	Implications for the MIR
Development pressure on designated sites/ protected species which could result in the disturbance of the resource	Protect and enhance designated sites
Reduction in site area due to development	
Fragmentation of designated sites or green corridors restricting species migration	Protect and promote corridors and wildlife linkages and raise awareness of this resource and its value
Requirement for Council to improve and expand the Central Scotland/Glasgow and the Clyde Valley Green Network	Protect, promote and enhance the Green Network
Development pressure on protected trees and limited resources for management of existing woodlands	Continue to protect trees through TPOs and support and promote positive management of the resource
Sea level rise and climate change may have long term impact on the extent and quality of habitats and occurrence of species	Raise awareness of the impacts of climate change on the nature conservation value or resource and plan for protection in the long term
Development pressure on open space/ parks and reduced resources for their management	Protect formal and informal open space/ parks and facilitate positive and innovative management approaches

HISTORIC ENVIRONMENT	
Problem/Issues	Implications for the MIR
Development pressure on sensitive sites or listed buildings could result in an adverse impact to buildings, sites or their settings	Protect and enhance the built heritage and raise awareness of the resource and its value
New development may detract from neighbouring historic buildings	Promote sensitive, appropriate development and design in the vicinity of historic buildings and in conservation areas
Neglect and vandalism of buildings, structures or their settings putting them at risk and a loss of amenity in surrounding area	Promote re-use and regeneration of historic buildings wherever possible
Loss of archaeological resources through development	Protect and reduce impact to archaeological resources

MATERIAL ASSETS	
Problem/Issues	Implications for the MIR
Development pressures on assets, including Council owned resources and land	Protection of existing resources and ensure provision is made for any new resource requirements
Development pressure for greenfield locations	Promote brownfield development and regeneration of existing urban areas
Lack of integration between active travel routes, transport infrastructure, services and development sites	Give full recognition to the Core Paths Plan, protect core paths and promote access and linkage to the Green Network
	Ensure new development is well connected to and well served by walking, cycling and public transport provision

AIR	
Problem/Issues	Implications for the MIR
A lack of integration between transport and land uses can result in unsustainable development leading to an increase in traffic and a resultant reduction in air quality	Integration of land uses with good connections and links to active travel and public transport nodes/networks
Some land uses can be associated with poor air quality, odour, dust or cause pollution	New development should not result in a reduction in air quality or increase pollution
Air quality may be influenced by activities/development in neighbouring authorities	Potentially polluting land uses require an appropriate location

CLIMATIC FACTORS	
Problem/Issue	Implications for the MIR
Increased energy consumption from new developments	Promote sustainable and low carbon developments
Lack of renewable energy and resource efficiency of new developments	Promote appropriate renewable energy in association with new development
Continuing car dependence with associated emissions	Integrate transportation and land use
Possibility of sea level rise as a result of more severe rainfall and extreme weather events.	Resist development in areas that are likely to flood, promote the use of SUDs and incorporate climate change adaptation and mitigation throughout the LDP

WATER	
Problem/Issues	Implications for the MIR
Although improving, the quality of the water environment is poor in rivers and open standing water	New development should protect and where possible enhance water quality
Increased flood risk will have an adverse impact on human health, the environment, cultural heritage and the economy	Compliance with the Flood Risk Management (Scotland) Act 2009, inclusive of the promotion of sustainable flood risk management measures, sustainable development and SUDs
Climate Change predictions require to be incorporated into assessment and management of flood risk	
Poor water quality continues to compromise biodiversity	Implement the appropriate LBAP Habitat and Species Action Plans and River Basin Management Plans
Water environments can be the subject of cross boundary influences	

LANDSCAPE	
Problem/Issues	Implications for the MIR
Development pressure on land within the greenbelt	Protect and enhance the greenbelt and promote the objectives of the Glasgow and the Clyde Valley Green Network
Loss of woodlands due to development or poor management	Protect and strengthen the landscape character of the rural area
	Protect woodland areas, promote good management and encourage expansion of the native woodland area
Development in areas where there may be ground conditions or stability issues due to former mineral working	Guide development to areas where ground conditions allow development and promote remediation where possible

POPULATION AND HUMAN HEALTH	
Problem/Issues	Implications for the MIR
Population decline and working age population decline	Provide a range of housing, services and facilities to attract people to the area and stem out-migration
Increasing number of pensionable persons	Provision of developments that can support and accommodate an aging population, ensure that people are able to live independently in suitable housing with appropriate community facilities and services close at hand
Reduced life expectancy and health related deaths	Environmental improvements, provision of better access to recreation, employment, services and other facilities
Concentrated areas of deprivation	
Unemployment and changing structure of the economy	Provide good quality supply of employment land at appropriate locations
High crime rates	Promote high quality, safer places

SOIL	
Problem/Issues	Implications for the MIR
Development pressure on greenfield land and prime or good quality agricultural land	Protect greenfield land and good quality agricultural land from development
Vacant and derelict land may potentially be contaminated, difficult to develop and also reduce the amenity of an area	Reuse of brownfield land should continue to be a priority with promotion of environmental improvements and remediation
Development can result in increased areas of hard standing or soil compaction leading to greater risk of flooding	Ensure that SUDs are employed along with the amount of hard standing kept to a minimum and promote good practice with regard to soil management
Loss of peat to other land uses or a reduction in its quality can have implications for its effectiveness as a habitat and carbon sink	Protect existing areas of peat (particularly lowland peat) and promote measures for its regeneration

Evolution of the Environmental Baseline without the Local Development Plan

- 4.2 The SEA directive requires identification of the baseline conditions of the plan area that would occur without the implementation of the LDP. In accordance with the Planning etc. (Scotland) Act 2006 all Scottish local authorities are required to produce and keep up to date a LDP covering their area. The probability, therefore, of the non-implementation of the Renfrewshire LDP is unlikely.
- 4.3 Current development proposals in the Renfrewshire area are considered against the policies and proposals in the Adopted Renfrewshire Local Plan 2006. If the LDP was not to be undertaken, proposals would continue to be considered with regard to the Adopted Plan. However, the objectives and policies in the Adopted Plan would become increasingly out of date as time progressed and would not take account of any changes in circumstances or priorities. It would also become more difficult to use the Plan as a tool to promote good environmental practice or to resist development proposals considered to

be unacceptable if the policies were no longer seen as relevant and up to date. This could lead to unsustainable development taking place which could harm the environment of the Renfrewshire area.

Data Gaps

- 4.4 The SEA Act and Directive requires the SEA to record any difficulties and issues encountered in compiling the required information for the assessment. This is an important stage in the SEA process as it is a requirement to describe the measures that are going to be utilised to monitor the implementation of the Plan.
- 4.5 Figure 8 lists the specific areas where problems and data gaps have been identified.

Figure 8: Data Gaps

TOPIC	DATA GAP	ACTION
Biodiversity, Flora and Fauna	Current and consistent phase one habitat coverage for whole of Renfrewshire. Review of locally important nature conservation designations based on updated phase one habitat survey.	Commission review of Phase One Habitat Survey and development of appropriate management guidelines.
Historic Environment	None	None
Material Assets	Green Network data including the analysis of connectivity and corridors.	Green Network opportunities study completed in Sept. 2011.
Air	None	None
Water	Standing Water Quality for water bodies other than reservoirs and lochs. Water pollution data in particular, number of Controlled Activities Regulations (CAR) licensed activities relating to Scottish Water discharges including Combined Sewage Overflows (CSOs), the number of sewage treatment works, and the number Pollution Prevention Control (PPC) licensed activities that discharge to water or waste water. The number of water pollution incidents in Renfrewshire.	Data to be sourced from SEPA.
Climatic Factors	None	None

continued on next page

| 4 | Summary of environmental issues in the Renfrewshire area

TOPIC	DATA GAP	ACTION
Landscape	Existing Landscape Character Assessment is at a 1:50,000 scale and was completed in 1999. Finer grained landscape analysis will be required for individual site assessment.	Finer grained landscape assessment of individual green belt sites considered as part of LDP process commissioned.
Population and Human Health	None	None
Soil	General soil information available, however, soil mapping required for detailed assessment. Comprehensive mapping, survey and remediation data for all contaminated land. Former mineral workings e.g. coal.	Soil mapping to be purchased. Contaminated land and remediation measures to be considered through individual development proposals. Contact Coal Authority to establish location.

Part 5

SEA Assessment



| 5 | SEA Assessment

Assessment Methodology

5.1 The following methodology was adopted to assess the effects of the vision and spatial strategy proposed through the LDP MIR on the environment. It focuses on those effects that are considered to have a significant environmental effect. A broad methodology for the SEA was outlined in the Scoping Report. The methodology was derived from the following sources:

- Guidance in the SEA Act. Schedule 3 of the Act sets out the information required in the Environmental Report;
- Advice in PAN 1/2010: Strategic Environmental Assessment of Development Plans;
- Advice and example tables contained in the SEA Toolkit; and
- A study of other Council plans, programmes and strategies that have undergone SEA.

5.2 In the Scoping Report it was proposed that a two stage approach to the assessment would be used. All policies, proposals and reasonable alternatives were to benefit from an initial assessment against the SEA issues to determine if they have any impact on them and the degree of significance that any impact

may have. The second stage of the assessment was to be applied to all policies, proposals and reasonable alternatives that were determined to have a significant environmental effect on the SEA issue.

5.3 As the MIR has evolved and as a result of the responses from the Consultation Authorities and feedback from early engagement, it has been possible to refine the SEA methodology and make it more appropriate for an assessment at this point in the LDP process. The ER assesses the elements of the environment that are affected by the vision, strategy, options and possible alternatives but not specific policies or proposals as identified in the Scoping Report. The main issues are by their nature broad in focus and it is considered likely that all of them may have an environmental impact, therefore they are all the subject of assessment.

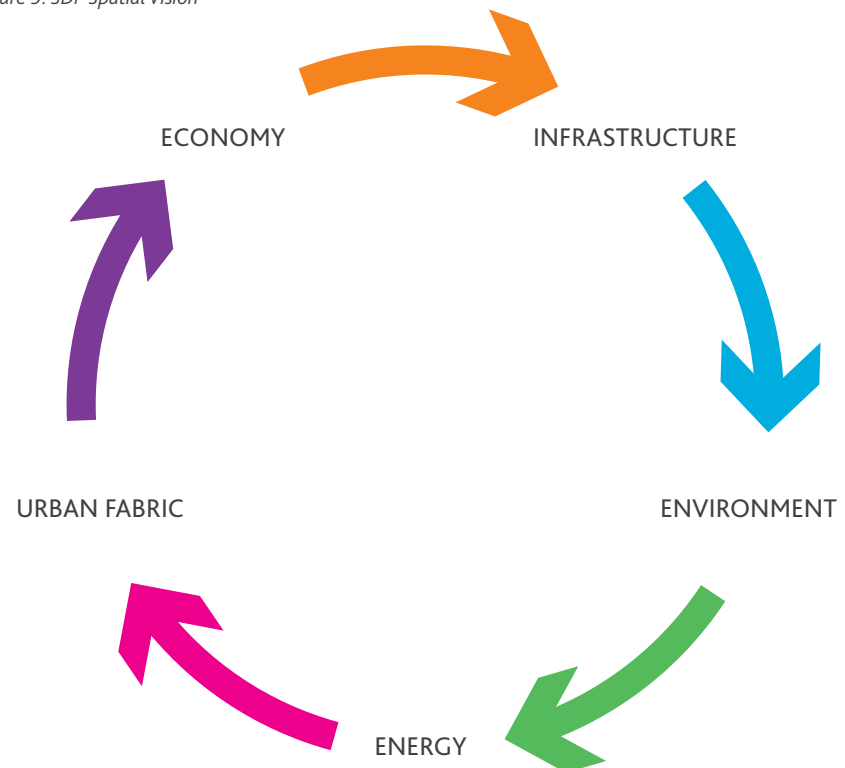
5.4 A comprehensive assessment of new policies and proposals will be contained within an updated ER that will accompany the RLDP Proposed Plan.

Assessment of the Vision

5.5 The SDP sets the vision of the area to 2035 and the LDP provides the local context as well as playing a significant role in delivering this vision.

5.6 The SDP spatial vision comprises five key components, these are:

Figure 9: SDP Spatial Vision



Renfrewshire's Spatial Strategy

- 5.7 The five key components have been translated and form the main elements of Renfrewshire's spatial strategy and LDP objectives which have been assessed as follows.
- 5.8 The MIR sets out the Council's spatial strategy for development in the area and particular proposals for where development should, and should not occur. In order to facilitate and open consultation on this strategy main issues are identified in conjunction with the preferred options for each issue and associated alternatives.
- 5.9 The spatial strategy aims to meet community needs, promoting a more sustainable pattern of development where there are opportunities for sustainable economic growth, carbon emission reduction and a reduced need to travel.
- 5.10 The MIR also identifies a set of objectives within which the main issues are framed. The draft LDP objectives have been derived from two sources. Firstly, there has been a consideration of the outcomes identified through Renfrewshire's SOA that have implications for land use. Development of the LDP

objectives was also influenced by the feedback from a Stakeholder's Conference in May 2011 to consider the scope and importance of planning issues within Renfrewshire.

Figure 10: Renfrewshire's Main Issues

RENFREWSHIRE'S MAIN ISSUES

Stimulating the local economy

- Promoting key companies and locations;
- Improving infrastructure for local economic growth.

Regenerating town centres

- Get more people living in centres;
- Promote the individuality of centres.

Housing

- Need for new sites for house building near transport, employment and community facilities;
- Need for mixed use and mixed tenure developments.

Transport

- Choose development locations near public transport;
- Encourage mixed use communities.

Environment

- Provide accessible, safe, good quality green spaces;
- Deal with energy and waste targets.

LDP objectives

- 5.11 Following on from the above considerations, the objectives for the MIR are as follows:

To promote and support:

1. Development locations supported by existing or planned physical infrastructure and services;
2. Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places;
3. Development that neither individually nor cumulatively causes significant environmental impacts;
4. An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery;
5. The regeneration and evolution of SDP strategic centres and other town and village centres as places of municipal, commercial and community value;
6. A framework for local solutions to energy needs, waste generation; and
7. Measures to reduce and mitigate for the effects of climate change.

5.12 The SEA objectives required for the assessment of the Renfrewshire MIR were outlined in the Scoping Report. These have been reviewed as the

assessment methodology has been refined and the emerging Spatial Strategy has evolved. The revised SEA objectives are provided in Figure 11.

Figure 11: SEA Objectives.

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

5.13 An assessment of the SEA objectives was carried out to ensure that they are compatible. The matrix below (figure 12) demonstrates the relationship between the SEA Objectives. The objectives are predominantly compatible, however, at this early stage in the LDP process

there is an element of uncertainty. Overall, it is considered that there is an acceptable level of compatibility between the objectives. These objectives are also considered to provide an appropriate basis for the assessment of the Renfrewshire MIR.

Figure 12: Compatibility of SEA Objectives

OBJECTIVES	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9
SEA 1									
SEA 2	+								
SEA 3	+	++							
SEA 4	++	+	+						
SEA 5	++	+	+	+					
SEA 6	++	+	++	++	++				
SEA 7	++	+	++	+	+	+			
SEA 8	~	~	+	+	+	~	~		
SEA 9	+	++	++	++	++	+	+	+	

Matrix Key

++	Compatible
+	Mostly Compatible
~	Unclear Relationship
-	Mostly Incompatible
--	Incompatible
?	Uncertain Relationship

5.14 The compatibility between the SEA objectives and the emerging LDP objectives has also been assessed. In doing so it has been possible to make an assessment of the level of sustainability that can be attributed to the LDP Objectives (see figure 13).

for example agricultural land. In response to this, the Council seeks to work in partnership with such land owners and other agencies that have a land use remit which will also help to reduce levels of uncertainty in the compatibility matrix.

5.15 By its nature, the MIR is a consultative document that seeks views on a range of issues that are perceived to be of relevance to Renfrewshire. The consultation exercise could result in other, additional issues being identified or the existing issues being refined further before a full policy response can be developed for the Proposed Plan. It is anticipated that once the policy response has been clarified, then any levels of uncertainty displayed in the compatibility analysis should be reduced. In addition, it is recognised that the Council is not responsible for the implementation of all policies that may influence land use and sustainability. Particularly in the current economic climate, the Council is required to work in conjunction with a wide range of partners; each working within its own policy framework. There are also large areas that effectively fall out with the control of land use planning,

Figure 13: Compatibility between SEA objectives and LDP objectives

OBJECTIVES		SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9
1	Development locations supported by existing or planned physical infrastructure and services	+	+	++	+	+	++	+	+	++
2	Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places	+	+	++	+	+	++	+	++	++
3	Development that neither individually nor cumulatively causes significant environmental impacts	++	++	++	++	++	++	++	++	++
4	An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery	++	++	++	++	++	++	++	++	++
5	The regeneration and evolution of SDP strategic centres and other town and village centres as places of municipal, commercial and community value	+	+	++	+	+	+	++	++	++
6	A framework for local solutions to energy needs, waste generation	~	?	+	~	?	~	~	~	~
7	Measures to reduce and mitigate for the effects of climate change	++	+	+	+	+	++	+	+	+

Assessment of Main Issues

- 5.16 The Planning Act requires that for each issue raised in the MIR, that the Council set out its preferred option and reasonable alternatives for consideration through the consultation process. These alternative options are the subject of this ER and each option has been environmentally assessed (see figure 14).
- 5.17 In assessing the issues, their options and the suggested sites the following documents have also been taken into account: the adopted Renfrewshire Local Plan 2006; the Monitoring Statement 2011; the Glasgow and the Clyde Valley Joint Structure Plan; the MIR of the Glasgow and the Clyde Valley SDP and responses to it; the Local and Regional Transport Strategies; the Consultative Draft Local Housing Strategy 2011 and other relevant National, Regional and Local frameworks, strategies and guidelines. Land allocation and other site-specific proposals have also been evaluated against accessibility, proximity and accessibility to town and village centres and public transport facilities and other sustainability issues.

Figure 14: Renfrewshire Main Issues

MAIN ISSUE	
Stimulating the Economy	<ul style="list-style-type: none"> • Glasgow Airport Zone • Cart Corridor/PaisleyHarbour/Murray Street • Hillington • Erskine Riverside • Waste management • Review of local industrial sites (IB9)
Housing	<ul style="list-style-type: none"> • How much housing land is required and where should it be located?
Retailing and Town Centres	<ul style="list-style-type: none"> • Paisley • Braehead • Johnstone • Erskine
Environment	<ul style="list-style-type: none"> • Green Network • Vacant and Derelict Land
Transport	<ul style="list-style-type: none"> • Integration of development with a sustainable transport network
Suggested Development Sites	<ul style="list-style-type: none"> • Sites proposed through the Suggestions for Land Use Change procedure

5.18 The matrix developed through the Scoping Report has been used to assess the preferred strategies and alternative options to the main issues. An assessment has been made against the environmental issues scoped in, the state of the environment, its constraints and the environmental problems outlined earlier in the report. All of the main issues have been considered and an assessment made of the preferred strategy and alternatives for each

issue. The maps (page 42–58) show the preferred strategies and alternatives and a SEA summary. The full assessment including a reasoned justification for each element of the assessment is provided in Appendix 3.

5.19 The full assessment also includes a consideration of whether the effects described are likely to be long, medium or short term. For the purposes of this assessment, time periods were ascribed to any

significant environmental effects as follows:

- Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 5 –10 years;
- Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5 years;
- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1 – 5 years.

5.20 Consideration is given to whether the effect is thought to be permanent or temporary in nature. An initial assessment of secondary, cumulative and synergistic effects is also included. A full assessment of these effects proved challenging at this stage in the LDP process. Several of the issues were not site specific making an assessment problematic. A further issue for the assessment was that the LDP was not at a stage where firm policies are being proposed. A full and objective assessment of the secondary, cumulative and synergistic effects will be possible once the issues have been further developed and appropriate policies finalised. Similarly, the MIR did not

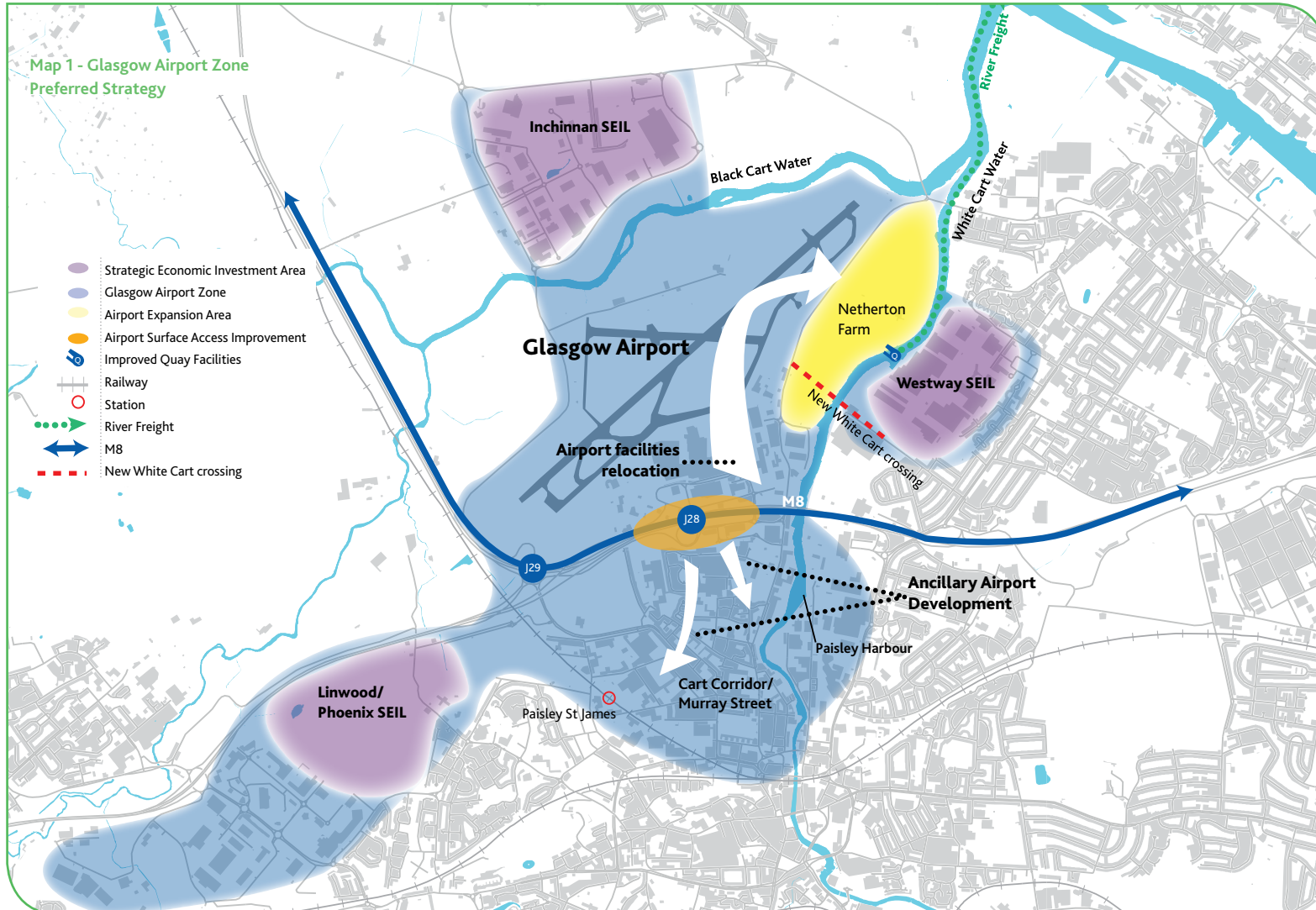
cover all the land use policy areas that the Council is required to consider within the final LDP; this is a further limitation on the assessment of secondary, cumulative and synergistic effects at this stage in the SEA process.

5.21 Finally, the matrix also provides an indication of any assumptions on which the decisions relating to the assessment are based. The level and type of mitigation that may be required to reduce/omit environmental effects is also considered. Full consideration of all of the aforementioned factors will be provided in the updated ER that will accompany the RLDP Proposed Plan. It was considered important, however, to include them at this stage of the SEA as this will provide a preliminary stage in the assessment that has assisted in guiding the development of Renfrewshire's main issues.

5.22 The maps (page 42–58) show the preferred strategies and alternatives and a SEA summary. The full assessment including a reasoned justification for each element of the assessment is provided in Appendix 3.

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

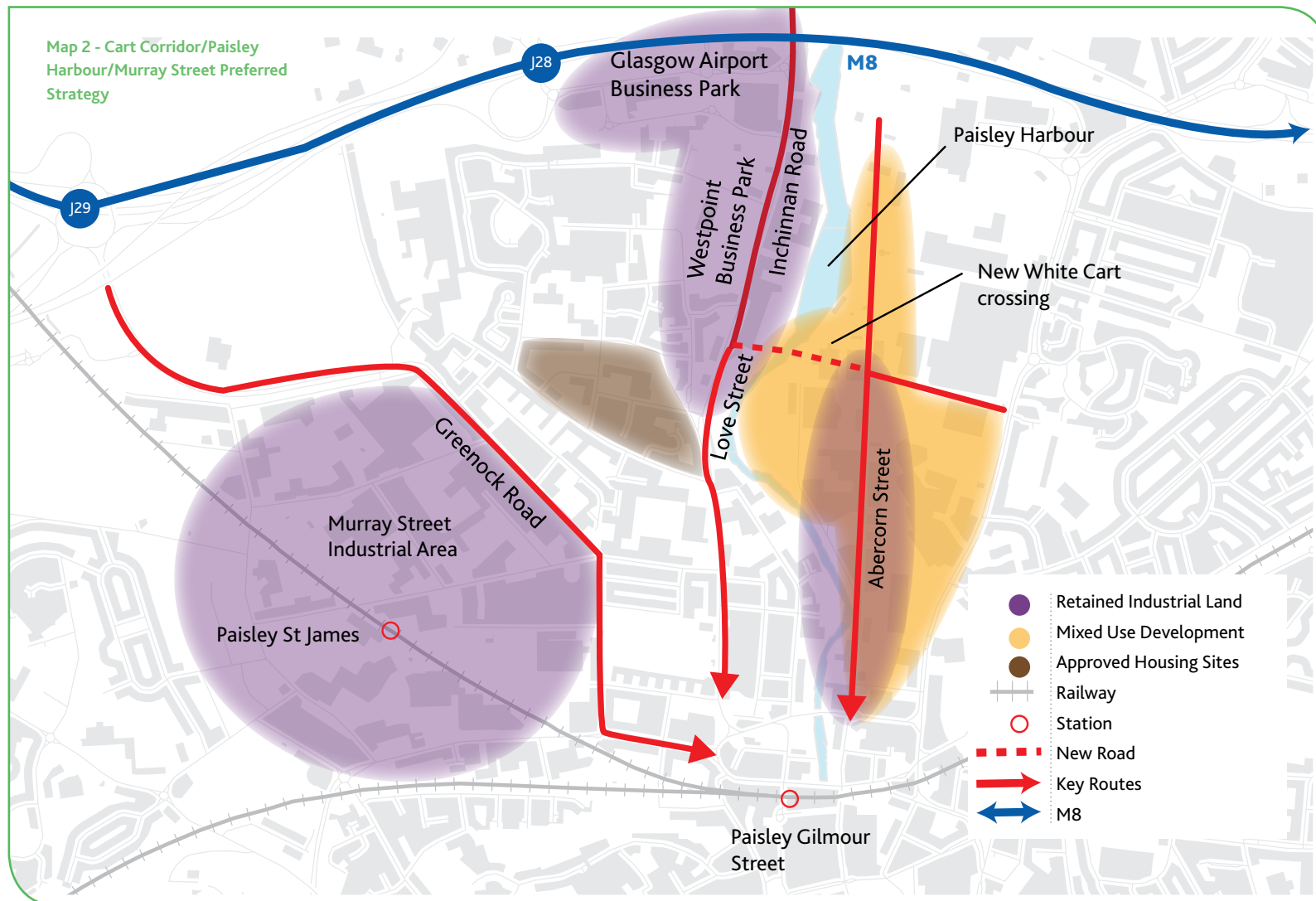
Biodiversity, Flora and Fauna	Historic Environment	Material Assets	Air	Water	Climatic Factors	Landscape	Population and Human Health	Soil
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5 | SEA Assessment

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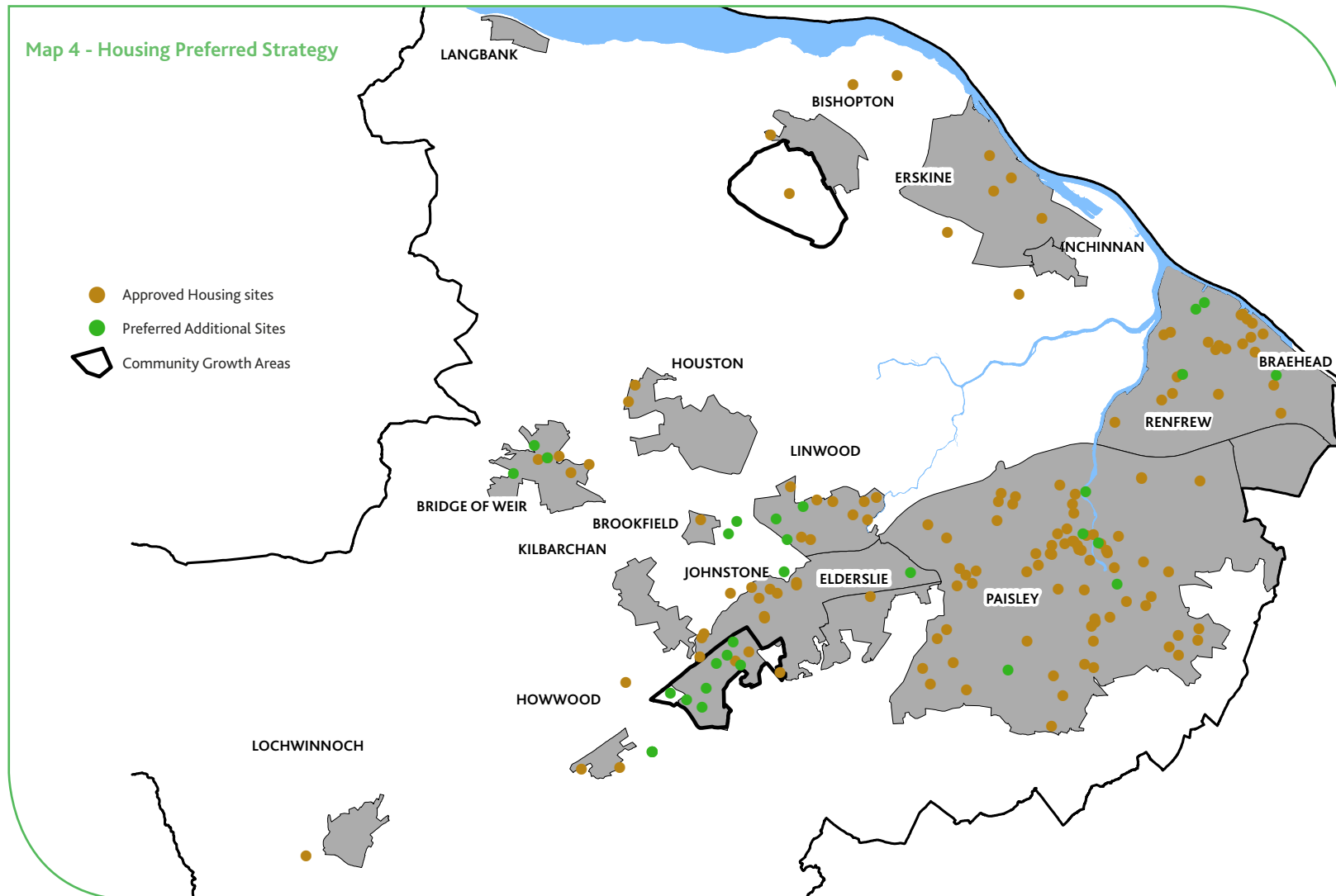
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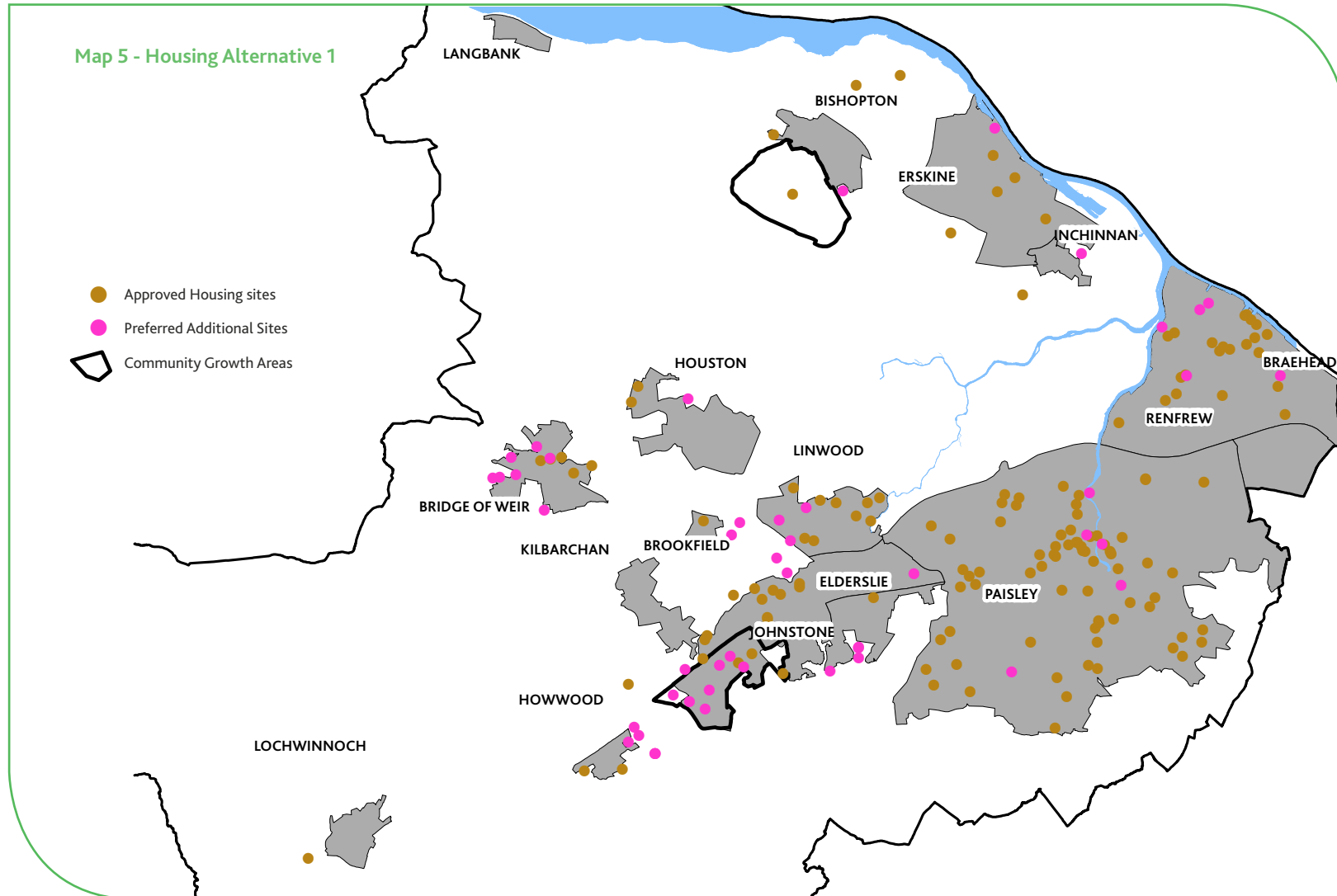
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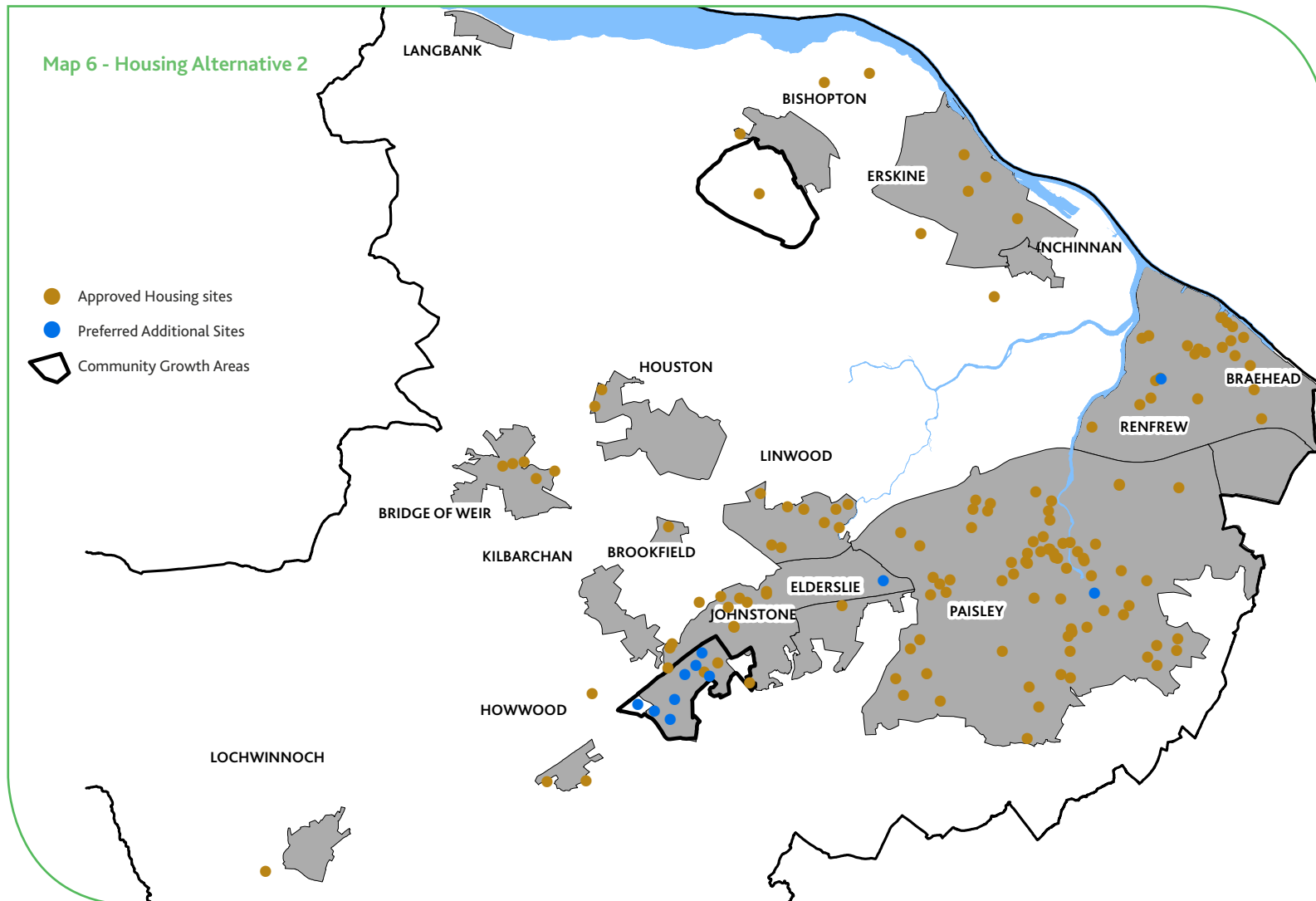
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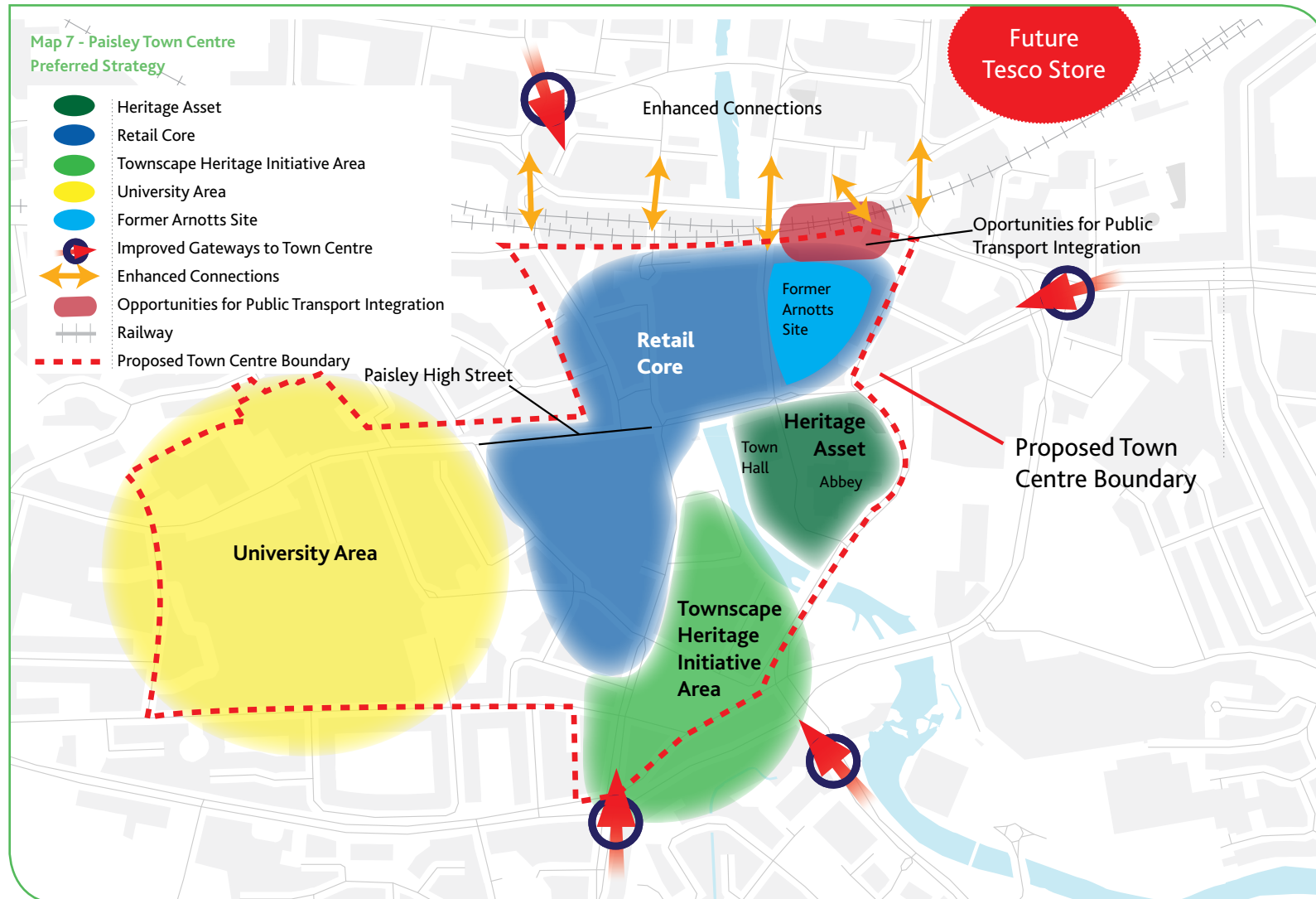
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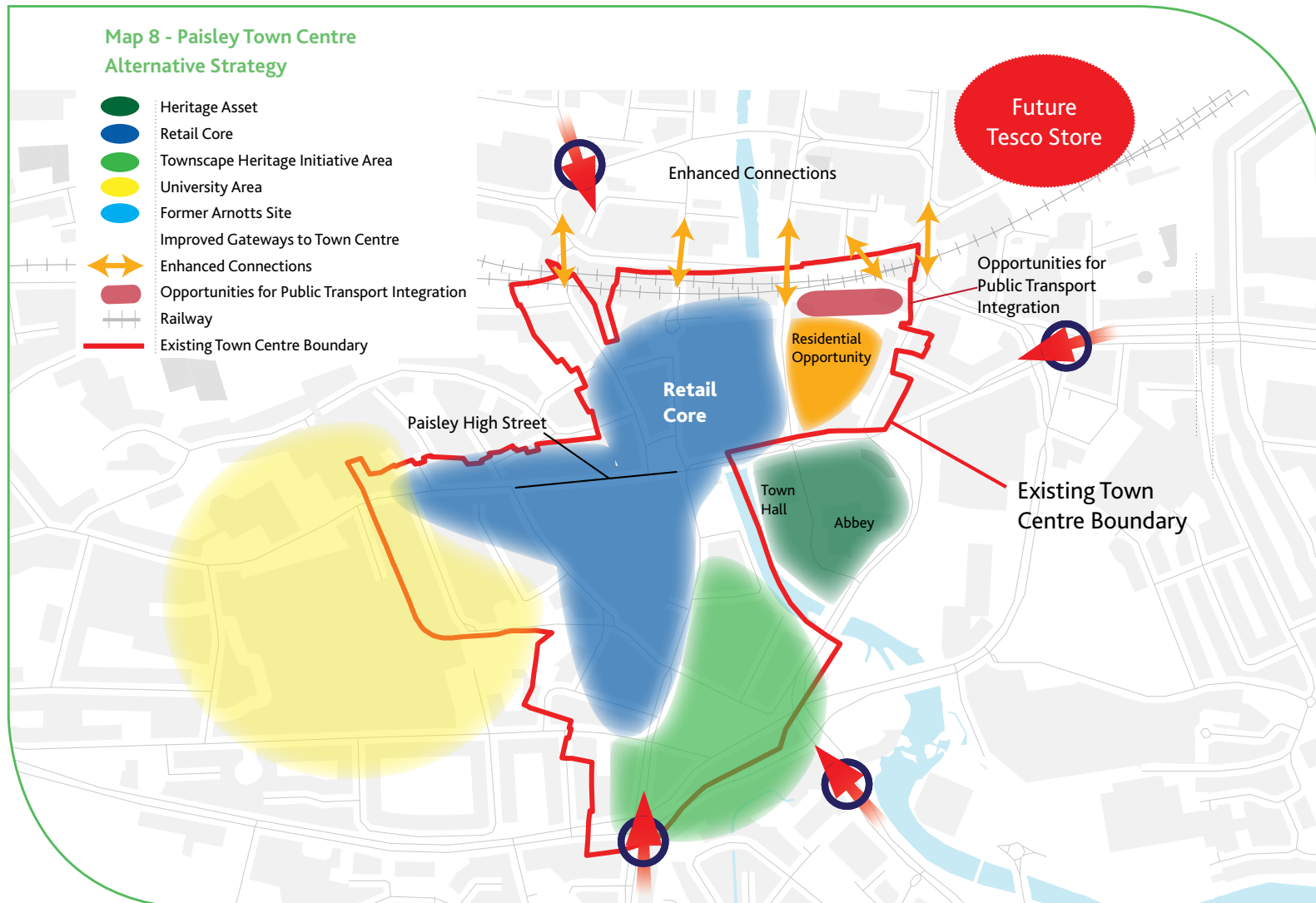
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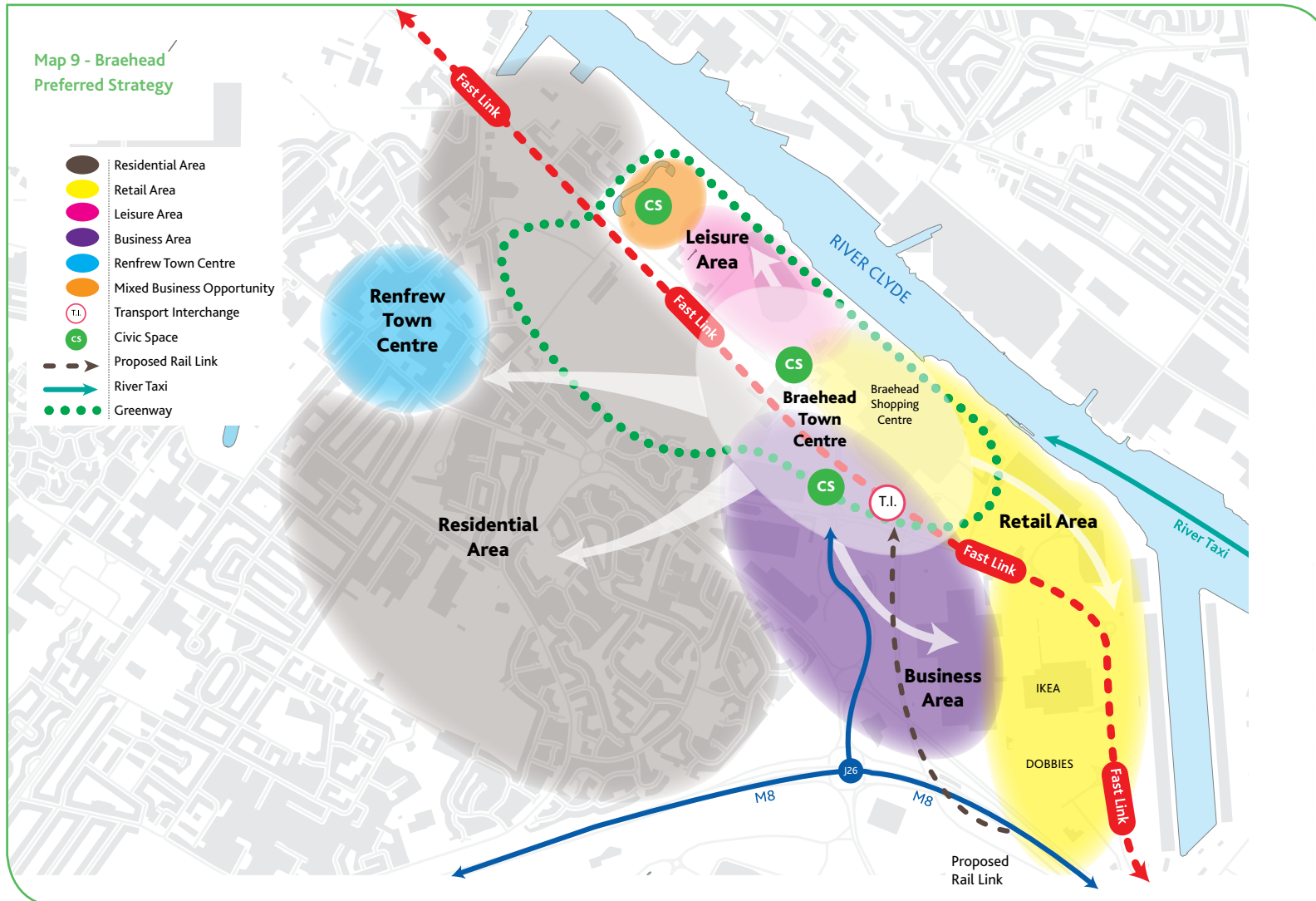
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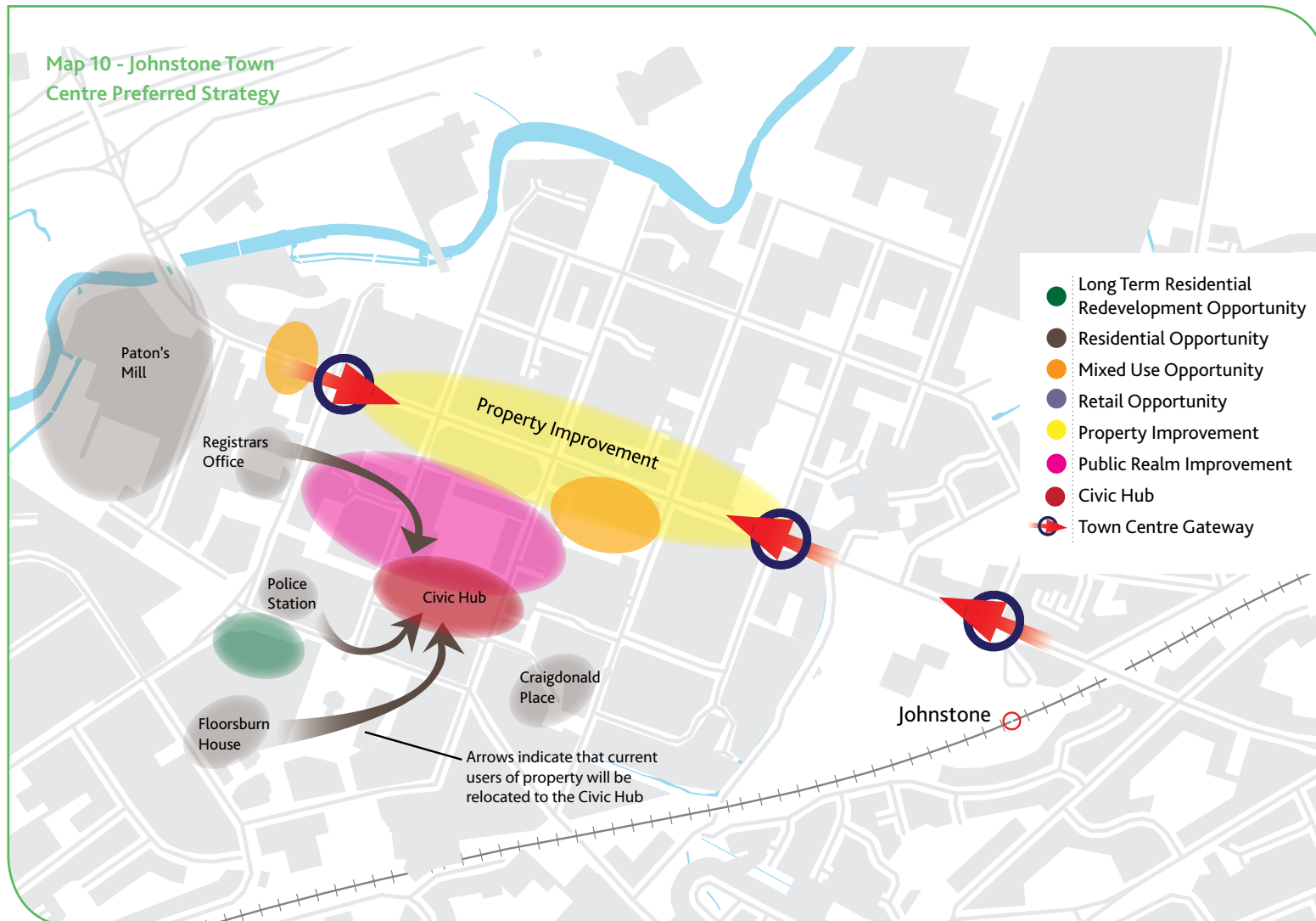
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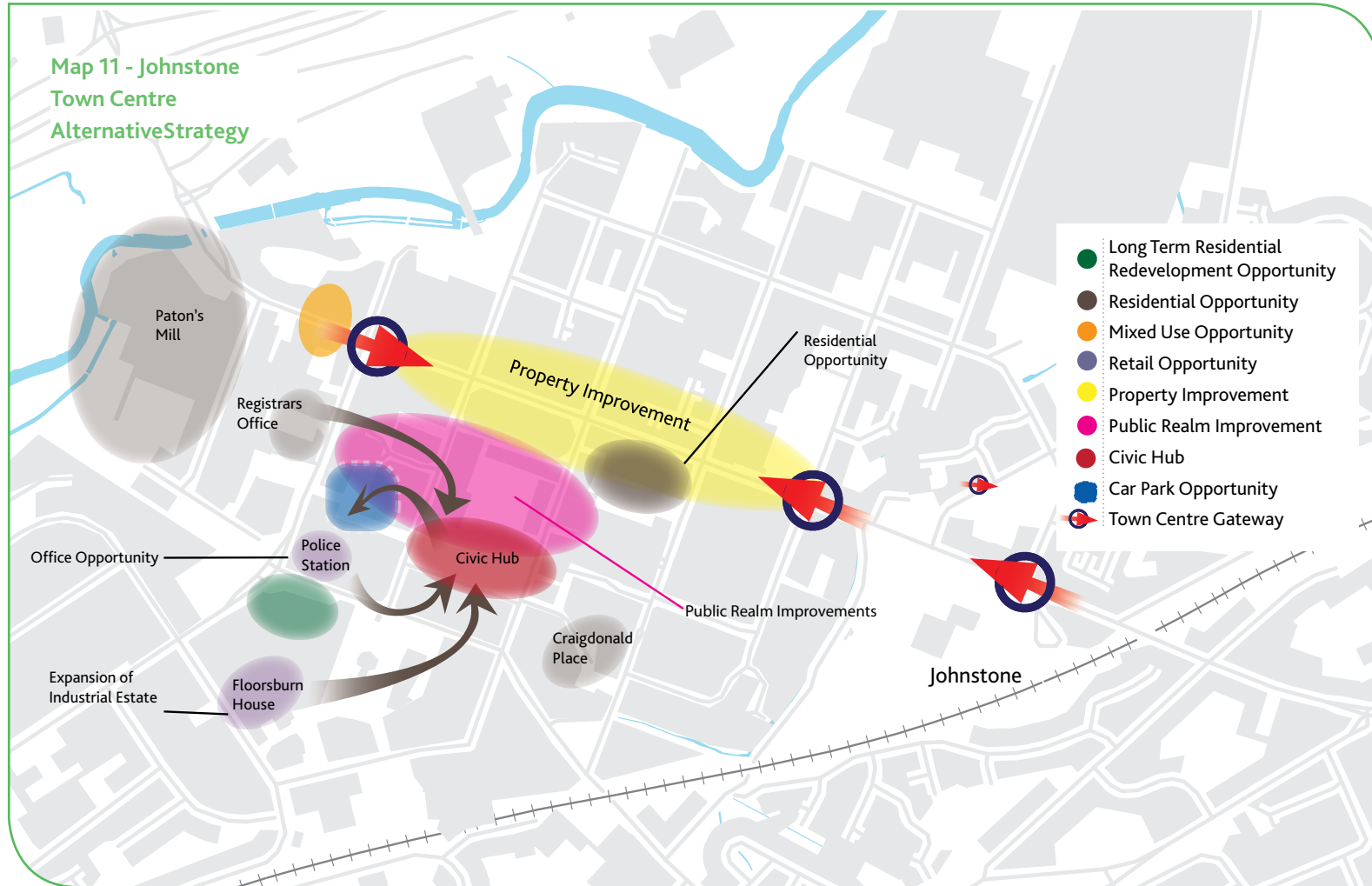
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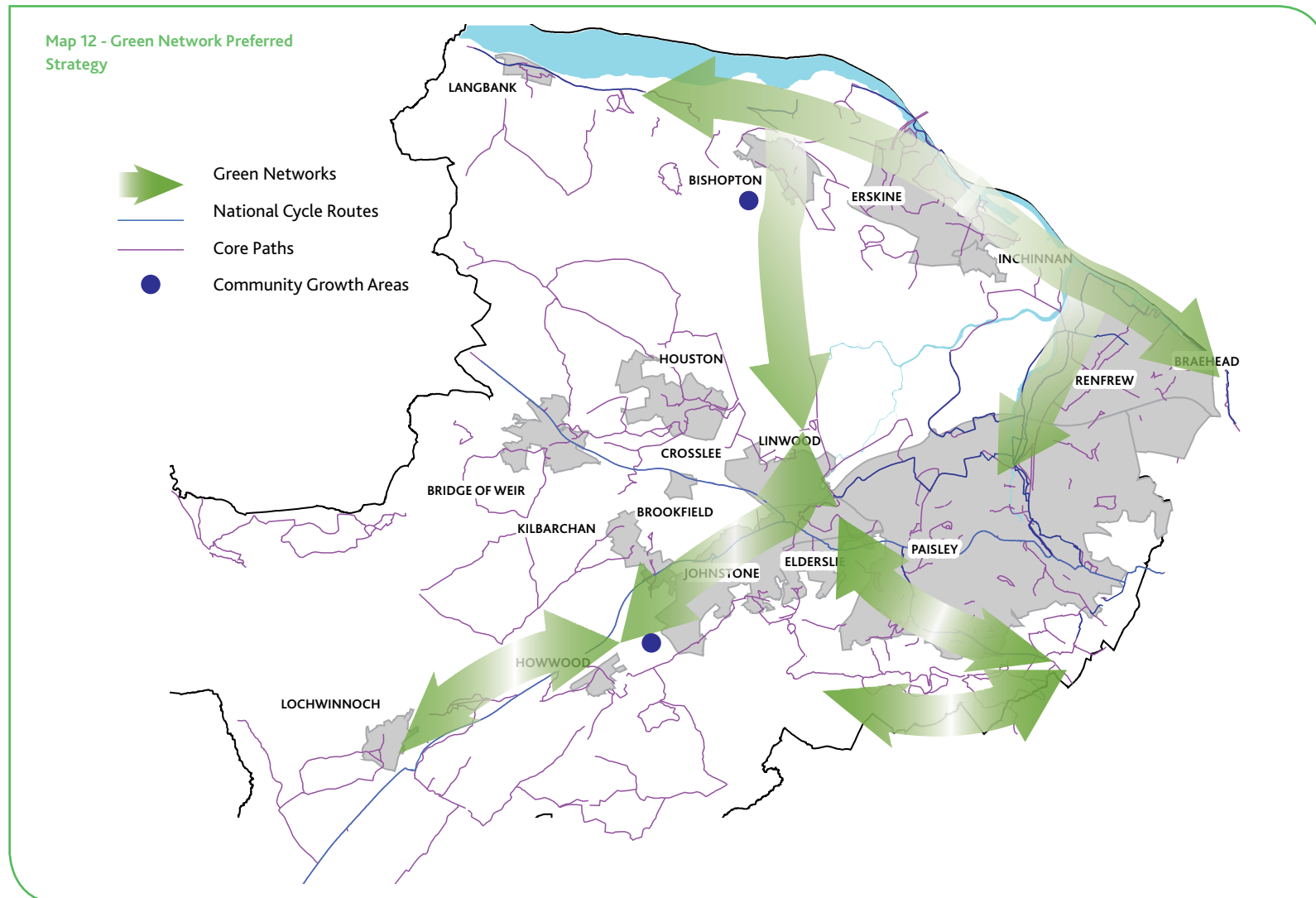
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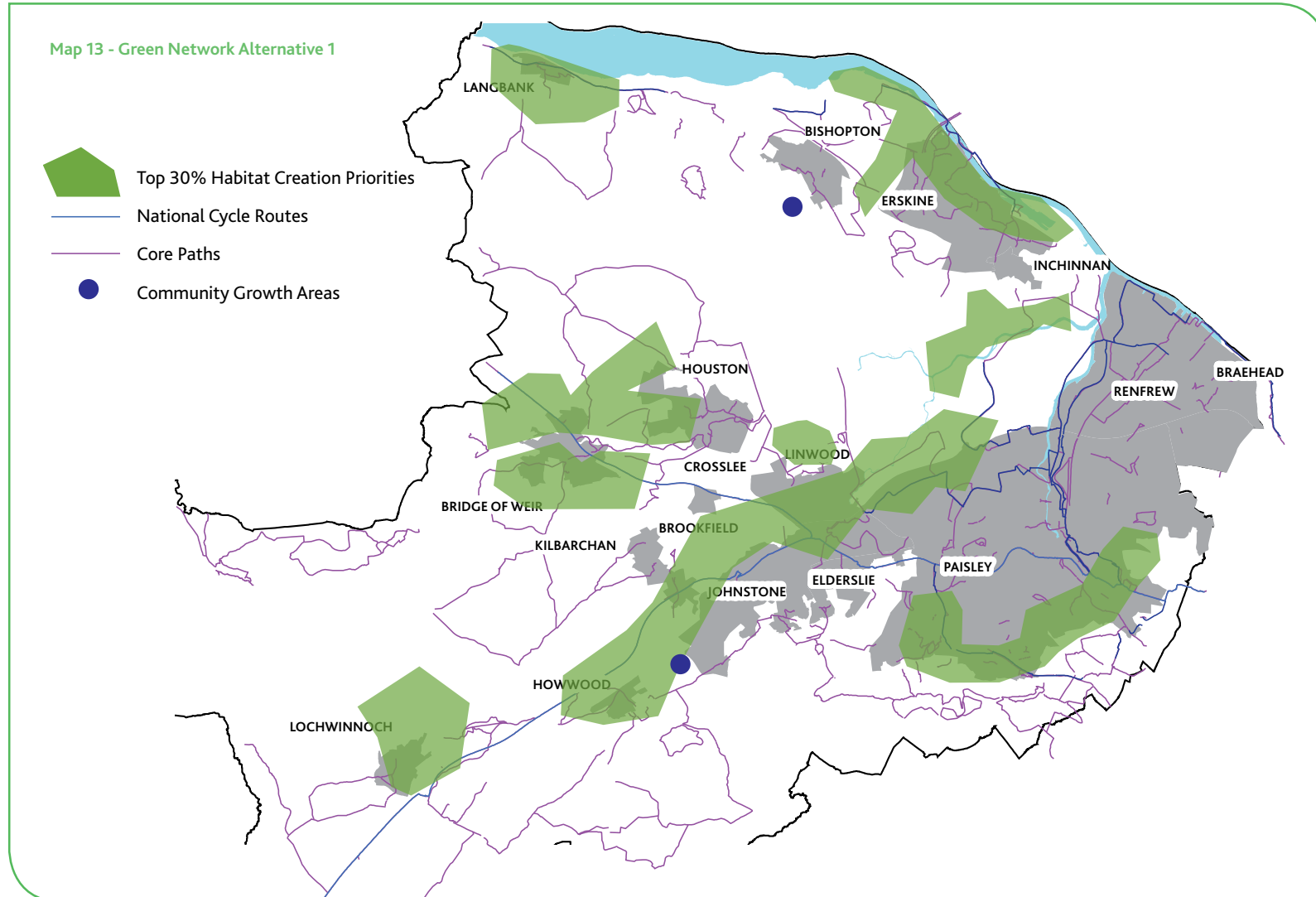
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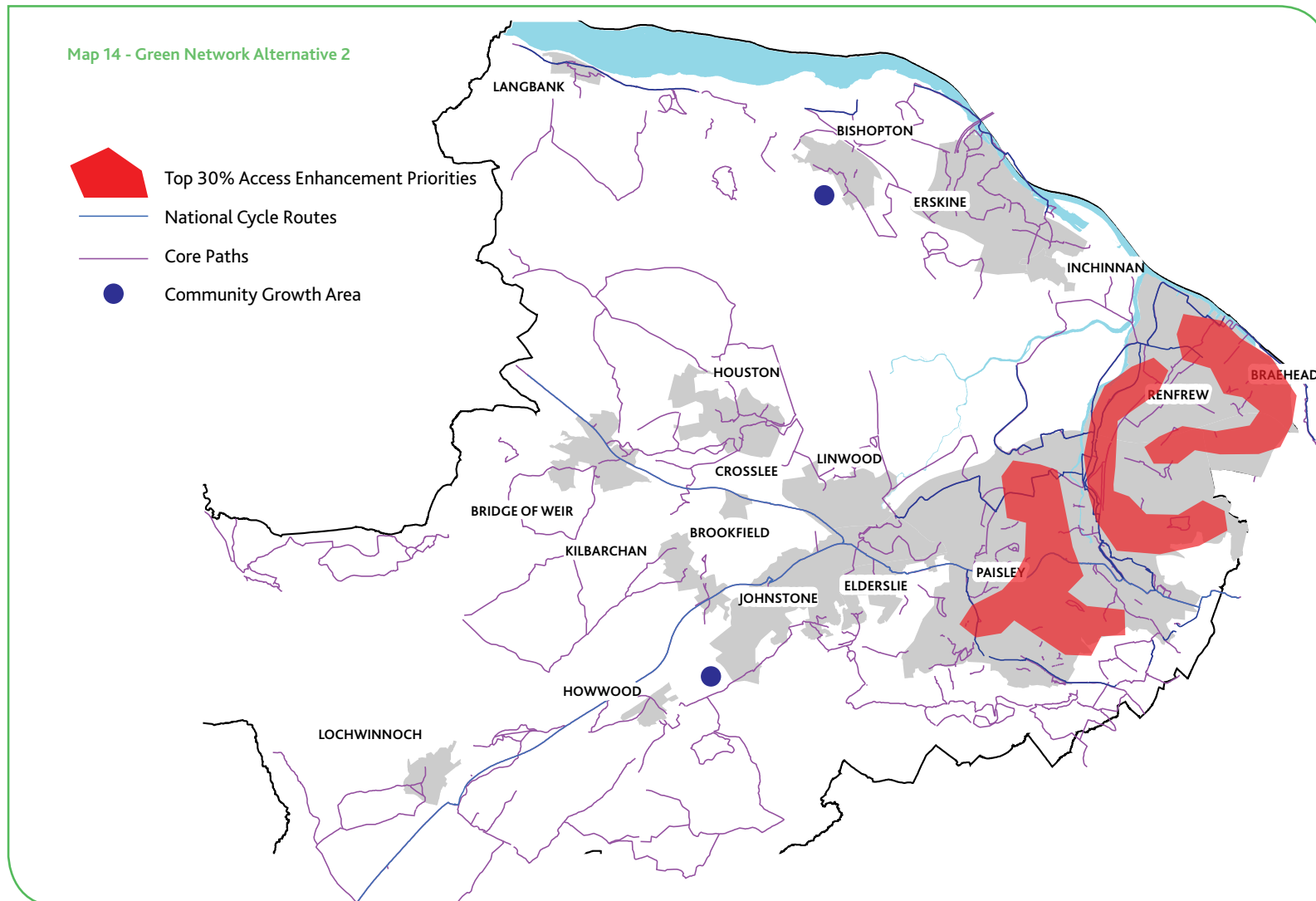
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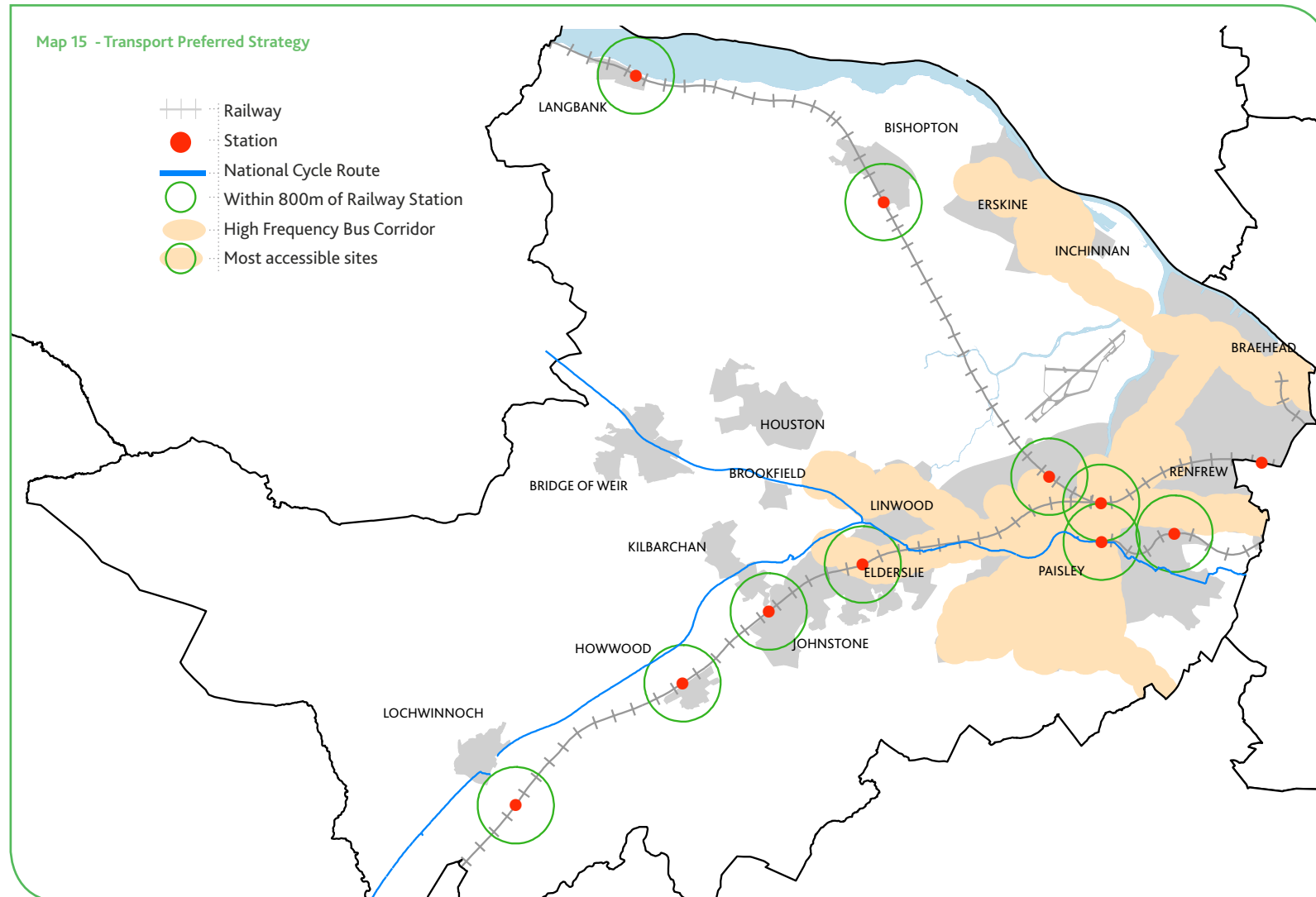
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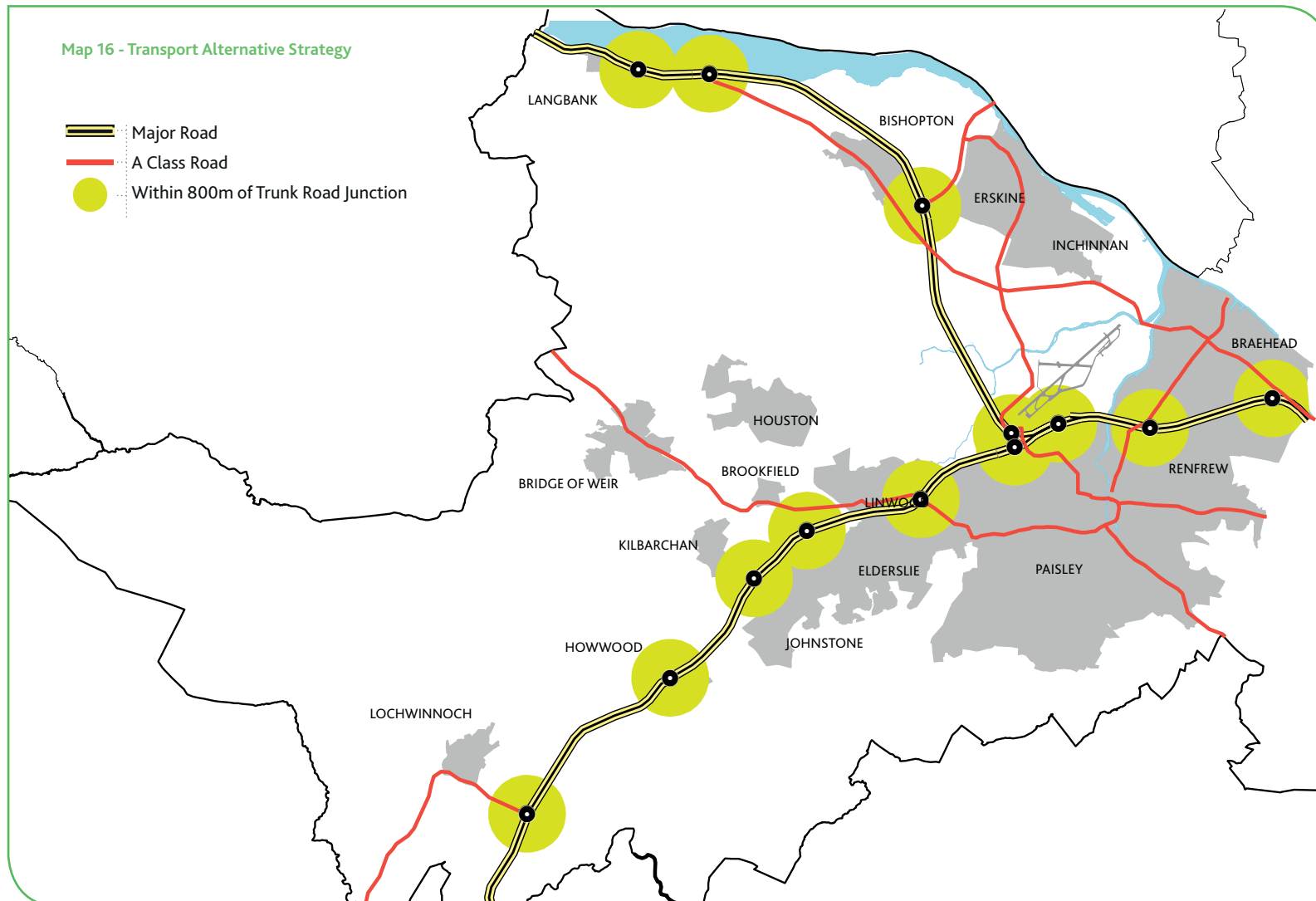
Biodiversity, Flora and Fauna	Historic Environment	Material Assets	Air	Water	Climatic Factors	Landscape	Population and Human Health	Soil
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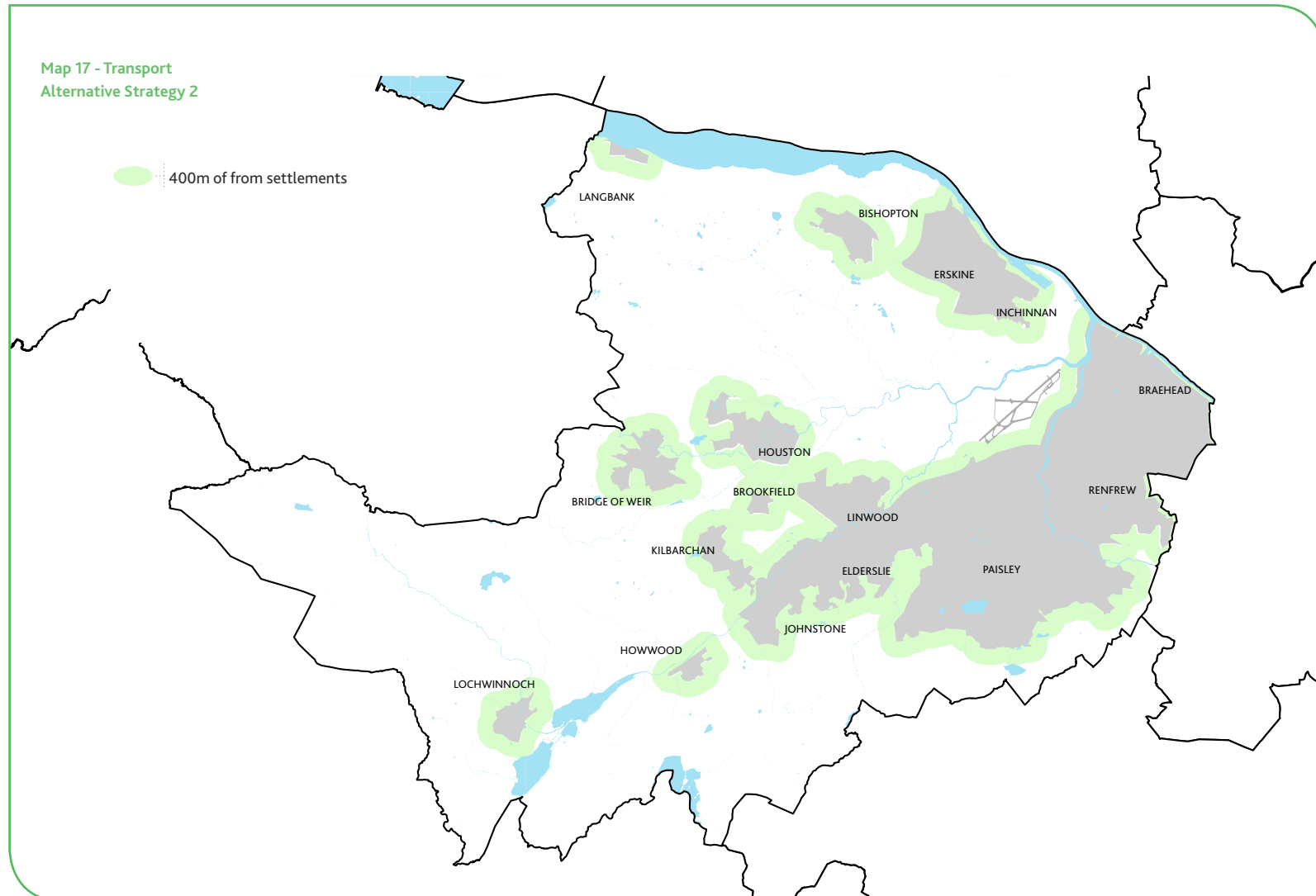


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5 | SEA Assessment

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Biodiversity, Flora and Fauna	Historic Environment	Material Assets	Air	Water	Climatic Factors	Landscape	Population and Human Health	Soil
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Site Assessments

- 5.23 The environmental assessment of the sites that either were submitted through the Suggestions for Land Use Change exercise, the sites contained within the Housing Land Audit and Urban Capacity Study as well as the industrial and business land supply legacy sites has been undertaken. Over 270 development sites have been assessed against environmental criteria and wider planning considerations assessment.
- 5.24 As outlined in figure 8, some gaps in the information or the requirement for further more detailed analysis or environmental assessment have resulted in the assessments not being fully comprehensive and exhaustive. The assessments do though present an early indication and good basis for identifying potential constraints and environmental effects that are likely to be associated with some development sites.
- 5.25 The environmental assessment along with the wider planning considerations assessment can be found in the Background Paper accompanying the MIR and ER.

Assessment of Policies

- 5.26 As outlined earlier in this report, it is not appropriate to outline possible new individual policies at this early stage in the LDP preparation process when the principle focus is on the establishment of main issues, associated preferred options and possible alternatives. However consideration of possible policy changes, rationalisation and amalgamation of existing policies that are contained with the adopted Renfrewshire Local Plan have been identified in the Monitoring Statement and therefore an initial environmental assessment of these proposed changes requires to be undertaken at this point in the plan preparation and further evaluated at the Proposed Plan stage.
- 5.27 The Monitoring Statement identifies all 111 policies contained in the Renfrewshire Local Plan of 2006 and outlines a possible simplification of the policy framework for the new RLDP by rationalising the number of policies and making good use of Supplementary Planning Guidance.
- 5.28 Appendix 4 provides assessment of the existing Local Plan policies. Where a policy has been identified as no longer being relevant or a main

issue, it will not be taken forward to the proposed plan stage of the LDP. An assessment of these policies has not been carried out.

Changes/Modifications implemented as a result of the Environmental Assessment

- 5.29 **Stimulating the local economy** – Attracting inward investment to try and stimulate the Renfrewshire economy was considered the most significant issue in the MIR as it was required to try and act as a catalyst to deliver an optimistic growth scenario. All of the preferred strategies put forward within this section of the report aim to direct development to existing industrial and business locations. Intensification of these areas raised environmental concerns through the assessment and therefore it is the intention to ensure that this strategy directs development to existing brownfield land where remediation, infrastructure gains and well designed building and landscapes

would allow the balancing of negative impacts with positive aspects.

- 5.30 **Housing** – The preferred strategy is based upon identifying enough land to meet the housing needs and demand for Renfrewshire. The land identified in the preferred strategy is in sustainable locations aiming to reduce the need to travel by allocating land close to existing services, facilities, active travel and public transport networks. The individual site assessment informed the decision to locate sites in particular locations and therefore the environmental assessment was central to the identification of sites in the preferred and both alternative options.
- 5.31 **Retailing and Town Centres** – Similar to the economy chapter in the MIR, the preferred and alternative options build upon the existing assets within Renfrewshire and aims to enhance the vitality, viability and offer of each of the retail centres. All of these retailing centres are in sustainable locations in terms of existing travel and transportation elements and much of what is proposed in the preferred strategies are to reinvigorate existing brownfield sites and land. Both the

preferred and alternative options place the enhancement of the built environment at the centre of the strategy and building on the existing sustainable nature of retail centres within Renfrewshire. Therefore the environmental consequences of implementing the preferred and alternatives were considered from the outset.

5.32 **Environment** – This main issue concentrates on providing access to Renfrewshire's green assets and aiming to provide better access and connectivity to these areas throughout Renfrewshire. Solutions to deal with the blight of vacant and derelict land within Renfrewshire are also something that has implications for the environment and was at the forefront when focusing on vacant and derelict land in Renfrewshire. It is hoped that together the expansion of the Green Network and the focus on a reduction in vacant and derelict land will have an overall positive impact on the environment.

5.33 **Transport** – The preferred option for transport aims to ensure that all preferred strategies put forward in Renfrewshire's MIR are sustainable and have less impact on the environment due to their close proximity to existing good active

travel and public transport networks. Consideration of the environment was the principle focus in setting out the preferred strategy for transport.

Mitigation/Adaptation Measures

5.34 Where the preferred strategy, alternatives and individual sites have been identified as having a potential negative environmental impact, consideration has been given to the extent, timescales and nature of the effect and the requirement for mitigation or adaptation measures.

5.35 Broad assumptions have had to be made on the potential sources of environmental impact given high level nature of the strategies and alternative options and the limited information on the detail and site specific proposals. It has not been possible therefore to provide specific mitigatory or adaptation measures. It is considered that each strategy that is taken forward along with individual policies and proposals will require some level of mitigation such as remediation of land or the implementation of sustainable drainage.

Monitoring

5.36 It will be important to monitor the significant effects of implementing the new RLDP, however monitoring will also provide a mechanism to identify potential unforeseen adverse effects on the environment with an opportunity to address these issues that are arising through the implementation of the LDP framework.

5.37 Through preparation of the SOE and the analysis and review carried out and reported in the Monitoring Statement, comprehensive monitoring has already been undertaken and provides a good sound basis for this SEA and for continuous monitoring throughout the LDP process.

Part 6

Conclusions



| 6 | Conclusions

Undertaking a Strategic Environmental Assessment is a process that is intended to ensure the integration of environmental considerations into the development plan preparation. The assessment should allow for improved decision making as well as aiming to enhance environmental protection. Publication of an Environmental Report also allows a level of scrutiny of the assessment with an opportunity for all to comment on the environmental consideration of the LDP.

- 6.1 What needs to be considered when undertaking an assessment is that the environmental consequences of the LDP are only one element that informs development plan preparation. There is an important balance to be achieved between environmental, economic and social considerations and therefore it is possible that options and sites that are preferred and are taken forward in the MIR have been shown in the SEA to have potential environmental consequences. Therefore further detail on mitigation and adaptation measures becomes central to reducing adverse effects on the environment.
- 6.2 The main conclusions that have been reached through undertaking the Strategic Environmental Assessment of the RLDP MIR are as follows:
- Where possible the most environmentally sensitive option has been chosen as the preferred strategy unless there was an overriding balance to be made with the social and economic considerations.
 - The preferred strategies for transport, vacant and derelict land, and the Green Network are clearly the most environmentally sensitive options scoring more

- positively against the SEA topics.
- Although there are minor differences in terms of the overall SEA scoring between the preferred strategies and the alternative options for retail and the economy thematic topics the preferred strategies both provide reasonable environmental opportunities and offer benefits to the economy.
 - Under housing a balance has had to be made with the social and economic considerations and although it is not the most environmentally sensitive option the preferred strategy takes a balanced approach to creating sustainable communities.
 - There are a number of unknowns in terms of waste and the review of the former IB9 sites which prevent an accurate SEA assessment at this stage in the process.

Next Steps

- 6.3 The Consultation Authorities will consider the detail whilst the report is out for wider consultation. Consultees are asked to consider the following questions when commenting on the ER.

Questions:

- a. Do you agree with the environmental baseline of the Renfrewshire area, the identified problems and issues and the implications for the Main Issues Report?
- b. Do you agree or disagree with the environmental assessment of the preferred options and the identified alternatives?
- c. Do you think that there are further, relevant positive aims and aspirations for the environment that the Local Development Plan could deliver?

- 6.4 Following consultation on the MIR, SEA and Monitoring Statement all comments made will be collated and a report will be prepared to Renfrewshire Council's Planning and Economic Development Board outlining the consultation feedback on the reports. Before progressing to the next stage in the LDP process which is the Proposed Plan, the Council will consider any changes, alterations or additions as a result of the comments and feedback from the Consultation Authorities, key agencies, stakeholders and general

public and this will be reflected in the Proposed Plan and an updated ER that will accompany this Plan. Both the Proposed Plan and the updated ER will require to be consulted upon.

- 6.5 Article 6(3) of the EC Habitats Directive requires a Habitats Regulations Appraisal of the LDP where policies or proposals are likely to have a significant effect on a European site. The implications for the European site in terms of its conservation objectives have been considered when apprising the main issues, the preferred strategies along with alternative options. The potential mitigatory measures identified in the assessment have indicated the need for further and more detailed assessment and therefore a comprehensive, separate appropriate assessment will be undertaken at the Proposed Plan stage.

Appendix 1

Responses from the Consultation Authorities to the Scoping Report



Appendix 1: Responses from the Consultation Authorities to the Scoping Report

ISSUE RAISED	RESPONSE TO ISSUE
Scottish Natural Heritage	
<p>Alternatives</p> <p>In terms of the assessment of the relative environmental impacts of alternatives put forward in the MIR SNH stated that this needs to be done only at a level of detail that will allow comparisons to be made at a strategic level, and they suggest that where possible generic maps are used, as well as analysis, to illustrate the various alternatives being considered.</p>	<p>Maps have been included to illustrate the preferred option and alternatives for each thematic topic. The SEA scoring of the option and alternative has been shown to enable a quick comparison of preferred option and alternatives.</p>
<p>Methodology for the SEA</p> <p>SNH considered that the proposed range of SEA issues against which each set of strategy, policy and proposal alternatives are to be considered, seemed broadly appropriate. However as these issues reflect the complex situation that must be considered as the LDP develops we should note that there can be a significant degree of overlap between them. SNH felt that the SEA could be used to draw out these linkages - not only to avoid negative impacts, but also to ensure that the LDP takes advantage of the many opportunities for positive 'synergies' and other environmental benefits that such linkages could give rise to.</p>	<p>An assessment of the SEA objectives has been undertaken to check their compatibilities. This can be used to draw out the linkages between the topics.</p>
<p>Appendix 1 Plan's, Programmes and Strategies to be used to inform the Local Development Plan</p> <p>Requested that following Plan, Programmes and Strategies are added to the table. The Glasgow & The Clyde Valley Landscape Assessment (Land Use Consultants for SNH, 1999) and requested that the Birds Directive should be referenced as 2009/147/EC 2009 instead of 79/409/EEC 1979.</p>	<p>Noted</p>
Historic Scotland	
<p>Scope of assessment and level of detail</p> <p>Historic Scotland welcomed that the proposed assessment would consider alternatives at strategic, policy and site-specific levels and as this would encourage a broad assessment of proposed land allocations and their alternatives. They stated that this will help ensure that any significant effects are recognised as early as possible, that any mitigation measures can be considered and that the public are given an early opportunity to provide views on the environmental effects for each allocation.</p> <p>They suggested that it is useful to provide a brief commentary on the various environmental issues associated with each alternative to help the reader understand why certain conclusions have been reached.</p>	<p>A detailed Matrix has been provided in appendix 3 which provides the full justification for the scoring of each preferred option and the alternatives. A separate assessment has been undertaken for the site specific level which enabled a detailed environmental assessment to be undertaken.</p>
<p>Consultation period for the Environmental Report</p> <p>Historic Scotland were content with a consultation period of 8 weeks on the Main Issues Report (MIR) and the Environmental Report.</p>	<p>Noted</p>

ISSUE RAISED	RESPONSE TO ISSUE
Scottish Environmental Protection Agency	
<p>General</p> <p>SEPA suggested the inclusion of a summary describing how the comments provided by the Consultation Authorities have been taken into account in the preparation of the Environmental Report.</p>	<p>Noted and included in Appendix 1 of the Environmental Report.</p>
<p>Relationship with other Plans, Policies and Strategies (PPS)</p> <p>SEPA felt that the inclusion of Issues for the Local Development Plan in Annex 1 in the Scoping Report is useful to keep the strategic direction of the LDP on track</p> <p>Appendix 1 should refer to the Water Environment (Controlled Activities) (Scotland) Regulations 2011 which replaced the 2005 Regulations.</p> <p>SEPA noted that reference had been made to the Pollution Prevention and Control (Scotland) Regulations 2000 and that development resulting from the LPD must comply with it. SEPA suggested that we may wish to consider expanding on this by illustrating the influence the Local Development Plan can exercise.</p> <p>SEPA suggested a number of PPS relating to climate change, human health and material assets that should be considered. This included</p> <ul style="list-style-type: none"> • Changing Our Ways – Scotland's Climate Change Programme (2006) • Planning Advice Note 84 Reducing Carbon Emissions in New Development • Planning Advice Note 45 Renewable Energy Technologies • Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (EU, 2005) • Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland, (2005) • SEPA Guidelines for Thermal Treatment of Municipal Waste • EC Framework on Waste 75/442/EEC Waste Framework Directive • Planning Advice Note 63 Waste Management Planning • Incineration of Waste and Reported Human Health Effects • The Impact on Health of Emissions to Air from Municipal Waste Incinerators 	<p>Noted and changes made where required to Appendix 2.</p>

ISSUE RAISED	RESPONSE TO ISSUE
Scottish Environmental Protection Agency	
<p>Baseline information and objectives</p> <p>Table 2 was considered to be a useful tool for the SEA process. It was felt that the summary of the current baseline factors along with the implications for the MIR and objectives for SEA sets a clear path for future work and should ensure that the outcomes are focussed on the issues which the Local Development Plan can deliver.</p> <p>SEPA noted that reference to quality in the Water section should be updated to reflect the new monitoring and classification system for water bodies which was introduced by the Water Framework Directive.</p>	<p>This table has been separated in the Environmental Report which presents the information more clearly and concisely. Further linkages have been made between the State of the Environment Report and the baseline information that is presented in the Environmental Report and the overall status of each SEA topic is included, A separate table then presents the problems and issues and the implications for the Main Issues Report for each SEA topic.</p>
<p>Assessment Methodology</p> <p>SEPA noted that the environmental assessment should be carried out on all aspects of the Local Development Plan that are likely to result in significant environmental effects. This may include the plan's themes, objectives, policies and proposals/ actions as well as alternatives.</p> <p>SEPA were content with the proposed detailed assessment matrix and would recommend the inclusion of a commentary box to fully explain the rationale behind the assessment results.</p> <p>SEPA also welcomed the consideration of potential cumulative and synergistic effects and the potential short, medium, long-term, temporary or permanent nature of the effects. They felt that Appendix 2 Identifying possible cumulative and synergistic linkages was a useful framework for the SEA process.</p> <p>SEPA noted that they consider any allocations which do not connect to the public sewage system as having a significant negative effect against the water environmental receptor. They also note that also consider any allocations which, following the strategic flood risk assessment, have been determined to be potentially at risk of flooding to have a significant negative effect against the water environmental receptor. Any mitigation would have to be clearly in line with the requirements of Scottish Planning Policy and the principles of sustainable flood management.</p>	<p>An assessment has been undertaken on the SEA objectives against the SEA objectives and on the SEA objectives against the Main Issues Report objectives. The main focus of the assessment in the Environmental Report is the evaluation of preferred options and alternatives for each of the Main Issues.</p> <p>An assessment has also been undertaken on each of the existing Local Plan policies</p> <p>A detailed SEA assessment of the sites that were submitted through the Suggestions for Land Use Change Exercise, the sites contained within the housing land audit and the urban capacity study has been included in a background paper.</p>
<p>Assessment of land allocations</p> <p>SEPA advocate a rigorous methodology which clearly assesses potential effects on all environmental receptors. It was suggested that it can be a much easier and useful exercise for the plan-maker if the assessment is made against a range of related questions, rather than directly against the environmental receptors as this allows a very practical assessment to take place which clearly highlights the environmental benefits and costs of each individual allocation.</p>	<p>A detailed SEA assessment of the sites that were submitted through the Suggestions for Land Use Change Exercise, the sites contained within the housing land audit and the urban capacity study has been included in a background paper. This has enabled a concise assessment to be undertaken that fully considers the environmental receptors.</p>

ISSUE RAISED	RESPONSE TO ISSUE
Scottish Environmental Protection Agency	
<p>Mitigation</p> <p>SEPA note that one of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The Environmental Report should therefore identify any changes made to the plan as a result of the environmental assessment. SEPA state that where mitigation proposed does not relate to modifications to the Plan itself then the assessment should be clear how the mitigation will be achieved and by whom. It was suggested that a summary table is included that states the issue / impact identified in environmental report, the mitigation measure proposed, who is the lead authority and the proposed timescale.</p>	<p>Detailed mitigation measures will be included at the Proposed Plan stage when a table will be included illustrating what is the issue / impact identified in environmental report, the mitigation measure proposed, who is the lead authority and the proposed timescale.</p> <p>At this stage a section on mitigation for each preferred option and alternative has been included in Appendix 3</p>
<p>Next Steps</p> <p>SEPA were satisfied with the proposal for an 8 week consultation period for the Environmental Report.</p>	<p>Noted</p>

Appendix 2

Plans, programmes and strategies to be used
to inform the Local Development Plan



Appendix 2: Plan's Programmes and Strategies to be used to inform the Local Development Plan

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
International Level		
The Rio Declaration on Environment and Development	The 1992 declaration set the founding principles on sustainable development that were adopted by the international community	The main objective of this document is to strengthen the commitment to sustainable development from Governments at all levels. The LDP has a duty to contribute to sustainable development.
Kyoto Protocol to the UN Framework Convention on Climate Change 1992	The objective of the Kyoto Protocol is to stabilise and reduce greenhouse gas (GHG) emissions, mitigate climate change, and promote sustainable development worldwide.	The SEA will assess the effects of the LDP on Renfrewshire's contribution to climate change. The LDP has a role in contributing to this through integrating and promoting sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.
The Johannesburg Declaration on Sustainable Development	The 2002 declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these Sustainable Development Principles	The LDP has a duty to contribute to sustainable development
The EC Directive on the Conservation of Wild Birds 79/409/EEC 1979	<ul style="list-style-type: none"> - Protect birds naturally occurring in the European territory, applies to birds, eggs, nests and habitats. - Preserve, maintain or re-establish a sufficient diversity and area of habitats. Maintain populations of species taking into account ecological, scientific, economic and cultural requirements. - Pay particular attention to wetlands especially those of international importance. 	Any development resulting from the LDP must comply with this legislation. The LDP will promote the conservation of wild birds and support the Local Biodiversity Action Plan.
The EC Directive on the conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC 1992	<ul style="list-style-type: none"> - Preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. - Maintain and restore natural habitats and of wild fauna and flora, working towards ensuring bio diversity and taking account of economic social and cultural requirements and regional and local characteristics. 	Any development resulting from the LDP must comply with this legislation. The LDP will promote the conservation of biodiversity and support the Local Biodiversity Action Plan.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
International Level		
Directive 2000/60/EC establishing a framework for the community action in the field of water policy ('The Water Framework Directive')	<ul style="list-style-type: none"> - To establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater -To enhance protection and improvement of the aquatic environment and promote sustainable water use. 	The Directive sets environmental objectives for each particular type of water body, with due consideration to social and economic costs. The LDP will ensure that adverse impacts on the water environment are avoided and it will support sustainable water management practices.
Directive 1996/62/EC on ambient air quality and management	<ul style="list-style-type: none"> - To protect the environment as a whole and human health. - To maintain ambient air quality where it is good and to improve it in other cases using limit values and/or alert threshold set for ambient air pollution levels. - Preserve best ambient air quality compatible with sustainable 	The LDP will ensure that air quality is considered in land use planning decisions
The Landfill Directive 99/31/EC	EU Landfill Directive sets a reduction of target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.	The LDP should contribute to the targets set by the Directive in the context of land use planning.
European Landscape Convention (2000)	To promote landscape protection, management and planning, and to organize European co-operation on landscape issues.	The LDP will consider how to maintain and restore natural habitats to ensure biodiversity and landscapes.
<u>Waste Framework Directive (Directive 2006/12/EC)</u>	The Directive sets the basic concepts and definitions related to waste management and lays down waste management principles such as the "polluter pays principle" or the "waste hierarchy	The Directive provides the basis for the National Waste Strategy and Scotland's Zero Waste Plan. The LDP should contribute to implementing the strategy, and include policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.
Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (EU, 2005)	This strategy sets out guidelines for European Union (EU) action and describes the ways in which waste management can be improved. The aim of the strategy is to reduce the negative impact on the environment that is caused by waste throughout its life-span, from production to disposal, via recycling. This approach means that every item of waste is seen not only as a source of pollution to be reduced, but also as a potential resource to be exploited	The LDP will consider sustainable waste reduction and management.

Appendix 2

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Wildlife and Countryside Act 1981 (as amended)	<ul style="list-style-type: none"> • Protection of wildlife (birds, animals and plants), countryside, national parks, public rights of way and the designation of protected areas such as sites of special scientific interest or limestone pavement orders. 	The LDP should protect wildlife from disturbance, injury and intentional destruction
Nature Conservation (Scotland) Act 2004	<ul style="list-style-type: none"> • Conservation of biodiversity • Increases protection for Sites of Special Scientific Interest (SSSI) • Amends legislation on Nature Conservation Orders, • Provides for Land Management Orders for SSSIs and associated land • Strengthens wildlife enforcement legislation 	The LDP should promote and protect biodiversity
The Conservation (Habitats & c.) Regulations 1994 ('Habitats Regulations')	<p>The Regulations implement the Habitats and Wild Birds Directives and provide for</p> <ul style="list-style-type: none"> • Measures relating to the conservation of natural habitats and of wild fauna and flora. • Provides for the designation and protection of 'European Sites'. (SCIs, SACs, SPAs and RAMSAR sites) • Protection of European protected species (such as bats and great crested newts) 	The Regulations transpose the Habitats Directive into Scottish legislation. Any development resulting from the LDP must comply with this legislation
The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007	<p>The amended Regulations:</p> <ul style="list-style-type: none"> • simplifies the species protection regime to better reflect the Habitats Directive; • provides a clear legal basis for surveillance and monitoring of European protected species (EPS); • toughens the regime on trading EPS that are not native to the UK • ensures that the requirement to carry out appropriate • assessments on water abstraction consents and land use plans explicit 	An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Ancient Monuments and Archaeological Areas Act 1979	<ul style="list-style-type: none"> To consolidate law relating to ancient monuments and to provide for the inspection and recording of matters of archaeological interest and to regulate such activities. Provides for nationally important archaeological sites to be statutorily protected as scheduled ancient monuments Requires authorisation in the form of Scheduled Monument Consent, for the undertaking of certain works this legislation 	The LDP should ensure that scheduled ancient monuments and archaeological areas are not adversely affected by new development.
Planning etc. (Scotland) Act 2006	<p>To bring in a much more inclusive and efficient planning system</p> <p>To improve community involvement, support the economy, and help it to grow in a sustainable way.</p>	<p>Sets the legislation that the LDP must be prepared under</p> <p>Requires development plans to consider sustainable development</p>
Water Environment and Water Services (Scotland) Act 2003	The Act seeks to make provision for the protection of the water environment including ground water, surface water and wetlands, for or in connection with implementing the Water Framework Directive including the requirement to establish River Basin Management (RBD) and the development of associated plans.	Any development resulting from the LDP must comply with the legislation. The LDP will be supportive of the Water Framework Directive delivered for the area through the Scottish River Basin Management Plan.
Water Environment (Controlled Activities) (Scotland) Regulations 2005	<ul style="list-style-type: none"> Implements the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC). Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment. 	The LDP should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015.
SEPA (2006) Indicative Flood Map	Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.	The LDP should consider areas at high risk of flooding from rivers and/or the sea and the possible constraints it may have on the spatial strategy when identifying settlements for development.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Flood Risk Management (Scotland) Act (2009)	Makes provision for establishing a framework for the assessment and mapping of flood risks and planning in relation to the management of flood risks, and the implementation of the European Directive on the assessment and management of flood risks. Introduces flood hazard and risk maps and local and national flood risk management plans. Amends the Reservoirs Act 1975.	The LDP must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans.
SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	The spatial strategy should not adversely affect ground water supplies, principally from water abstraction and point source pollution.
The Reservoirs(Scotland) Bill	A Bill to make provision about the regulation of the construction, alteration and management of certain reservoirs, in particular in relation to the risk of flooding from such reservoirs, for the repeal and replacement of the Reservoirs Act 1975, about offences to facilitate the achievement of the environmental objectives set out in river basin management plans; and for connected purposes	The Legislation from this Bill is not in force yet, however, it builds on the provisions of the Flood Risk Management (Scotland) Act by setting out measures that will regulate reservoirs on a risk basis, rather than capacity, in order to protect the public. The new LDP will have to take into account the location of high risk reservoirs in relation to development.
SUDs for Roads (2009)	A technical guidance document intended for use by roads engineers within local authorities, Transport Scotland, consulting engineers and by other professionals within the built environment involved with planning, design, construction, operation, adoption and maintenance of roads, surface water drainage and associated SUDs for new and existing developments.	The new LDP and any associated supplementary planning guidance will have to take account of this guidance and promote road development that incorporates effective SUDs.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland, (2005)	<p>The plan outlines the detail of our investment plans by Ministerial portfolio and confirms that Scotland now has major investment opportunities. It describes how:</p> <ul style="list-style-type: none"> • long term investment in Scotland's physical infrastructure will build new facilities for universities and colleges; • investment in the rail and road links will support the economy; • increased investment in modern schools will improve the teaching and learning environment; • long term investment in Scotland's physical infrastructure will support the regeneration of our towns and cities; • direct investment will build safer communities and strengthen sports and cultural facilities; • investment in safe health facilities will be made and water treatment which will ensure that our water supplies meet European standards. 	The LDP will be required to take into account the investments that this plan outlines and ensure that consideration is given to the environmental effects of any elements that are implemented.
Designing Places (2001)	The document sets out the policy context for planning policy, design guidance, professional practice, and education and training. It is relevant to all those involved in shaping the built environment, including politicians, developers, planners, designers, and those whose attitudes have a direct or indirect influence on what gets built.	When considering urban design, the new LDP will base any related policies on this document and the Government's associated design guidance (e.g. PAN 67 on Housing Quality etc.).
Designing Streets (2010)	A policy statement for street design marking a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It has been created to support the Scottish Government's place-making agenda and is intended to sit alongside the 2001 planning policy document Designing Places, which sets out government aspirations for design and the role of the planning system in delivering these.	The new LDP will be required to promote better place making and designed led solutions for improving street design.

Appendix 2

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Housing Scotland Acts (2001, 2006 and 2010)	Acts of the Scottish Parliament to establish various provisions in relation to housing the Scottish Housing Regulator and to make provision about housing, including provision about the performance and regulation of social landlords and reforms of the right to buy social housing; and for connected purposes.	Renfrewshire's Local Housing Strategy (LHS) has been produced to meet the requirements of this legislation. The new LDP implement the land use elements of the LHS.
Equality Act (2010)	An Act to make provision to require Ministers of the Crown and others when making strategic decisions about the exercise of their functions to have regard to a range of issues including the desirability of reducing socio-economic inequalities.	The strategy and policies contained within the LPD will aim to reduce socio-economic inequalities.
Scotland's National Transport Strategy 2006	<ul style="list-style-type: none"> • The Strategy is based upon the Scottish Government's 5 transport objectives: • To promote economic growth by building, enhancing, managing and maintaining transport services, infrastructure and networks to maximise their efficiency • To protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy • To promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network • To improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, drivers, passengers and staff • To improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport. 	The suitable location and design of development should aid accessibility to public transport and promotion of modal shift and this should be taken into consideration in the LDP

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Environmental Assessment (Scotland) Act 2005	Extends Scottish legislation for SEA beyond the requirements of the 'SEA Directive'	This SEA will be carried out according to this legislation
The Pollution Prevention and Control (Scotland) Regulations 2000	Aims to control pollution from industrial sources. It requires the prevention or reduction of emissions from installations and promotes techniques that reduce the amount of waste and releases overall	The Regulations implement the European Community (EC) Directive 96/61/EC on Integrated Pollution Prevention and Control while also building on pre-existing national arrangements for pollution control introduced under the Environmental Protection Act 1990. Any development resulting from the LDP must comply with this legislation.
Land Reform (Scotland) Act 2003	Establishes rights of way across land and rights of communities to buy lands. It also imposes certain duties on local authorities in relation to access on and over land in their areas and, in particular, requires them to draw up and adopt a plan of core paths in their areas.	The LDP should recognise the walk and pathways identified in the Renfrewshire Core Paths Plan and aim to improve access to these routes.
The Scottish Soil Framework (2009)	Aims to ensure more sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland and encourages better policy integration. Sets out a wide range of activities to contribute toward 13 soil outcomes.	The LDP will contribute to the sustainable management and protection of soils.
The UK Climate Change Programme (2006)	Designed to deliver the UK's Kyoto Protocol target and move the UK close to the domestic goal to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. It also aims to put the UK on a path to cutting carbon dioxide emissions by some 60% by about 2050, with real progress by 2020.	The LDP can contribute towards this by promoting renewable energy, seeking to encourage energy efficiency through sustainable alternatives.
Changing Our Ways – Scotland's Climate Change Programme.	The Programme sets out the vision and steps being taken in Scotland now and in the near future regarding action on Climate Change and sustainable development. It sets out new actions and future directions across the main sectors and responds to the inevitable consequences of climate change	The LDP will address mitigation and adaptation associated with climate change.

Appendix 2

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
The Climate Change (Scotland) Act 2009	The Act, creates the statutory framework for greenhouse gas emissions and reductions in Scotland. The Act includes other provisions on climate change in Part 5, including adaptation, forestry, energy efficiency and waste reduction.	The LDP will take account of the Climate Change Scotland Act in relation to land use policy.
Air Quality Strategy For England, Scotland, Wales and Northern Ireland: Working Together for Clean Air 2000	Plans to improve and protect ambient air quality in the UK, to protect people's health and the environment without unacceptable economic or social costs. Details of national air quality standards and objectives for nine pollutants.	The LDP should seek to improve local air quality
Securing the Future: The UK Government Sustainable Development Strategy	The UK Sustainability Strategy provides National focus from which Local and Regional actions can follow.	The Sustainable Development Strategy sets a vision for a Sustainable Scotland. The LDP will incorporate a commitment to sustainable development
Choosing our Future: Scotland's Sustainable Development Strategy	The Sustainable Development Strategy sets out the Executives vision for a Sustainable Scotland. The Strategy provides the following objectives: <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance; and • Using sound science responsibly 	The LDP will incorporate a commitment to sustainable development
Equally Well (2008)	The report sets out the actions which will see the Scottish Government, local authorities, NHS Scotland and the Third sector working together to address Scotland's health inequalities.	The LDP will have to into account the contents of this report, in particular it will have to have to regard to those recommendations relating to the physical environment and transportation and tackling poverty and increasing employment.
Good Places, Better Health A New Approach To Environment And Health In Scotland Implementation Plan (2008)	Good Places, Better Health is about responding to the challenges we face in creating safe and positive environments which nurture better and more equal health and wellbeing.	The LDP should seek to improve the environment to reduce inequalities in health and wellbeing.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)	Requires all new developments to be sustainable, and it sets out the priorities for Scotland, which focus on resource use, energy use (e.g. fossil fuels, energy efficiency and renewable energy), and transportation (e.g. encouraging better land use planning, alternative service delivery and sustainable transport systems).	The LDP will aim to promote objectives and policies that promote efficient resource use, energy efficiency and reduce the need to travel by private car.
Scotland's Biodiversity: It's in Your Hands A strategy for the conservation and enhancement of biodiversity in Scotland	Outlines a number of actions with the overall aim of conserving biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future	The LDP will promote and enhance biodiversity in the design of new developments and will support the Local Biodiversity Action Plan.
Scottish Historic Environment Policy (SHEP) (2009)	<ul style="list-style-type: none"> • Is the overarching policy statement for the historic environment? • It provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment. • They are intended to sit alongside and complement the Scottish Planning Policy series and other relevant Ministerial policy documents. 	The LDP will ensure that the historic environment is managed in a sustainable way.
Managing Change in the Historic Environment Guidance Notes	A series of guidance notes on a range of issues relating to the historic environment explain how to apply the policies contained in the SHEP.	The LDP will have to include policies that protect and enhance the historic environment.
National Waste Strategy	To provide a framework within which Scotland can reduce the amount of waste, which it produces, and to facilitate a move to sustainable waste management. The National Waste Plan is the key to implementing the National Waste Strategy. This plan brings together Area Waste Plans for the different Waste Strategy Areas across Scotland.	The LDP should contribute to implementing the strategy, and include policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Scotland's zero waste plan (2010)	<p>Sets the strategic direction for waste policy in Scotland. Gives the lead for future direction, setting a long-term vision of how everyone can help change our approach and attitude to waste to start seeing it as a potential resource. Intended to create a stable framework that will provide confidence for the investment necessary to deliver a zero waste Scotland over the next 10 years. Focuses on the key areas of activity – resource streams, economic opportunity, resource management sector, education and awareness - and sets strategic directions for these for the medium term up to 5 years, with specific actions setting out immediate priorities.</p> <ul style="list-style-type: none"> • 70% of all Scotland's waste recycled and a maximum of 5% taken to landfill by 2025 • Landfill bans for specific types of waste • Source segregation and separate collection of specific types of waste • Restrictions on inputs to energy from waste facilities 	The LDP should include policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.
SEPA Guidelines for Thermal Treatment of Municipal Waste (2009) (updated 2011)	The Guidelines set out SEPA's approach to permitting thermal treatment of waste facilities The guidelines describe what is expected from developers and other key stakeholders in order to comply with SEPA's planning objectives and the Scottish Government's policies on waste. They also provide advice on the types of information SEPA requires when determining environmental licences for such facilities in relation to energy recovery. To ensure that the guidelines are aligned with the Zero Waste Plan (ZWP) and the Waste (Scotland) Regulations 2011 the guidelines were updated in 2011.	The LDP will be required to comply with these guidelines through any policies included for the thermal treatment of municipal waste.
Incineration of Waste and Reported Human Health Effects (2009)	The report was produced by Health Protection Scotland at the request of the Scottish Environment Protection Agency (SEPA), as a summary of the evidence relating to human health effects associated with the incineration of waste. SEPA requested this report to complement their work on issuing updated guidance on Thermal Treatment of Waste.	The LDP will comply with the Guidelines for Thermal Treatment of Municipal Waste which were informed by this report.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
The Impact on Health of Emissions to Air from Municipal Waste Incinerators	The Health Protection Agency's role is to provide expert advice on public health matters to Government, stakeholders and the public. The regulation of municipal waste incinerators is the responsibility of the Environment Agency.	The LDP will comply with the Guidelines for Thermal Treatment of Municipal Waste which were informed by this report.
Conserve and Save: Energy Efficiency Action Plan (2010)	The Energy Efficiency Action Plan for Scotland sets out the framework for the Scottish Government's comprehensive approach to energy efficiency and micro generation. It focuses on their contribution to energy and economic development, their role in reducing energy consumption in buildings and transport, and their role in delivering climate change targets	The LDP will have to include measures which will enhance energy efficiency through Building Standards, infrastructure for the built environment and facilitate more sustainable transport systems and their use.
The Scottish Forestry Strategy 2006 – Scottish Executive 2006	Defines the strategic policy framework for the future development of Scotland's forests and woodlands.	The LDP will reflect the key themes which include promoting access to and enjoyment of woodlands, protecting environmental quality, and restoring, maintaining and enhancing biodiversity.
National Planning Framework for Scotland 2 (2009)	Guides Scotland's spatial development to 2030, and sets out strategic development priorities to support the Scottish Government's central purpose of promoting sustainable economic growth. It takes forward the Government's policy commitments of sustainable economic growth and climate change.	The LDP will have regard to the objectives of the National Planning Framework 2, and will develop a range of strategies and alternatives to promote this.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
<p>Scottish Planning Policy 2010</p>	<p>Scottish Planning Policy (SPP) sets out the Scottish Government's view of the purpose of planning;</p> <ul style="list-style-type: none"> • the core principles for the operation of the system and the objectives for key parts of the system; • statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006 • concise subject planning policies, including the implications for development planning and development management, and the Scottish Government's expectations of the intended Outcomes of the planning system. <p>Alongside policy on development plans, development management, community engagement, sustainable development, climate change and sustainable economic growth, the SPP sets out policy on economic development, town centres and retailing, housing, rural development, fish farming, coastal planning, historic environment, landscape and natural heritage, open space and recreation, green belts, transport, renewable energy, flooding and drainage, waste management, minerals, onshore oil and gas operations, surface coal mining and communications infrastructure.</p>	<p>The LDP should take account of the SPP core principles and Scottish Government's policy to achieve sustainable economic growth as well as the thematic policy topics.</p>
<p>Planning Advice Notes (PAN's)</p>	<p>PANs provide advice on good practice and other relevant information.</p>	<p>All relevant PANs will be considered in the preparation of the Renfrewshire LDP</p>
<p>Circulars</p>	<p>Circulars also provide statements of Scottish Government policy contain guidance on policy implementation through legislative or procedural change.</p>	<p>All relevant Circulars have been taken into account in the preparation of the Renfrewshire LDP</p>

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
National Legislation, Plans, Policies		
Scottish Executive (2001) A Policy Statement for Scotland Designing Places	<p>The purpose of the policy statement is to complement existing strategies and help ensure that the need to regenerate and renew communities across the country is tackled proactively in an integrated way.</p> <ul style="list-style-type: none"> • It sets a forward-looking strategic framework and priorities for regeneration in Scotland. • It proposes a series of meetings and events to discuss the Scottish Government's approach to regeneration. 	The LDP needs to ensure it takes account of current regeneration opportunities.
Disability Discrimination Acts 1995 & 2005	<p>Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people.</p> <p>Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.</p>	The LDP will consider opportunities for all aspects of society.
Regional Level Guidance		
Glasgow and the Clyde Valley Joint Structure Plan 2006 Written Statement	<p>The overall goal of the Structure Plan is to promote the balanced and sustainable development of the area by:</p> <ul style="list-style-type: none"> • setting the land use framework for sustainable development; • encouraging economic, social and environmental regeneration; and • maintaining and enhancing the quality of the natural heritage and built environment. 	<p>The LDP should acknowledge the strategic policies and environmental objectives set out in the Structure Plan and in the emerging Glasgow and Clyde Valley Strategic Development Plan.</p>

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
Regional Level Guidance		
A Catalyst for Change: The Regional Transport Strategy for the west of Scotland 2008-21 (2008)	Sets out SPT's strategic direction to 2021 and the vision, goals, objectives and strategic priorities for transport in the west of Scotland. The strategic priorities are key areas for action over the lifetime of the Strategy and create a framework for the delivery of transport improvements. They provide the context for prioritisation within the Delivery Plan, a five year implementation programme of interventions to be delivered by SPT. Six of the 17 strategic priorities are identified as the particular focus for the first Delivery Plan, and indicators that will be used to measure delivery are also highlighted.	The LDP should aim to minimise transport related emissions and the consumption of resources and energy.
The Inverclyde, Renfrewshire and East Renfrewshire Local Biodiversity Action Plan (LBAP)	Provides proposals and actions which translate the UK and Scottish biodiversity action plans into effective action at a local level. The main aims of the LBAP are: <ul style="list-style-type: none"> • protection, care and enhancement of local habitats and wildlife, and • raising public awareness of, and encouraging involvement with local biodiversity issues. 	The LDP should safeguard priority species and habitats and ensure management of priority species and habitats.
Renfrewshire Council Plans and Strategies		
Renfrewshire's Community Plan, 2008-2017	The Community Plan sets out the priorities for the Council and its partners over the coming years. It is the key strategic document for Renfrewshire. The Community Plan describes how the Council will work together to achieve a range of shared objectives and targets.	The LDP should reflect the aims of the Community Plan in land use planning terms.
Renfrewshire's Single Outcome Agreement	The Single Outcome Agreement covers all public services relevant to delivery of the fifteen national outcomes of the Scottish Government and sits within the context of statutory duties in relation to community planning, best value, equalities and sustainable development.	The LDP should clearly demonstrate how it will contribute to achieving the outcomes.
Renfrewshire Council's Local Transport Strategy (LTS).	The LTS document sets out the aims and objectives of the council in terms of an integrated approach to transportation over the next 10 to 20 years and will inform investment decisions for the next 5 years.	The LDP should take into account transport policies and objectives within the LTS when directing future development within Renfrewshire.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
Renfrewshire Council Plans and Strategies		
Renfrewshire Outdoor Access Strategy (2004)	<p>The Outdoor Access Strategy aims to establish an integrated network of safe and secure routes for walking, cycling, riding and water based activities which is accessible from all communities within Renfrewshire. The main aim is to be achieved through the broad framework for developing access proposals using 6 key themes:</p> <ul style="list-style-type: none"> • Connecting People with Health • Connecting Access with Economic Development • Connecting People with Routes • Connecting Communities • Connecting Access with Land Management • Connecting Users with Responsibilities 	The LDP should reflect the aims of the strategy
Renfrewshire Core Paths Plan	Aims to create a path network that meets people's needs, which they can understand, follow easily and use with confidence and which safeguards the essential operation and economic interests of land managers.	The LDP should protect the Core Paths from development and improve access to these routes.
Physical Activity, Sport and Health Strategy (PASH)	The PASH aims to promote more a healthier lifestyle for the residents of Renfrewshire through increased opportunities for a range of sport and activities, including outdoor access.	The key objectives of the strategy build on the guiding principles of the Community Plan and promote physical activity, including walking and access. The LDP should reflect the aims of the strategy
Renfrewshire Tourism Action Plan	The Action Plan promotes sustainable tourism in Renfrewshire. Improved opportunities for pedestrian access, particularly in close proximity to tourist attractions, are supported by the action plan.	The LDP should reflect the Action Plan
Renfrewshire Economic Development Plan	The Development Plan sets out the priorities for achieving economic growth in Renfrewshire.	In line with the Renfrewshire Community Plan, sustainable economic development is sought through the plan. Improved access can support tourism and enhanced pedestrian accessibility to places of employment is important in supporting sustainable economic growth. A pleasant environment and high quality open space provision which is easily accessible are also major contributing factors to sustainable development and economic growth.

PLAN, PROGRAMME OR STRATEGY	RELEVANT REQUIREMENT OF PLAN/PROJECT OR STRATEGY	ISSUES FOR THE LOCAL DEVELOPMENT PLAN
Renfrewshire Council Plans and Strategies		
Renfrewshire's Climate Change Declaration	<p>The Declaration seeks to contribute to the delivery of the UK and Scotland's Climate Change Programme, which includes:</p> <ul style="list-style-type: none"> • Reduction in greenhouse gas emissions; • Adapting to future climate change scenarios; • Set targets and actions, recording outcomes achieved in an annual statement; and • To ensure that these measures are incorporated into other plans, programmes and strategies. 	The LDP should contribute to the national climate change targets.
Renfrewshire's Open Space Audit	The open space audit presents the findings of a mapping exercise of Renfrewshire's 15 main settlements. The audit recorded all types of open space regardless of ownership and accessibility.	The LDP should aim to provide for the development, regeneration and management of the open space in Renfrewshire.
Renfrewshire's Local Housing Strategy	Reflects the housing needs of the area across all tenures. It translates identified priorities into a 5 year action plan and identifies investment needs. Seeks to provide an implementable and manageable housing strategy for the next 5 years as well as setting markers for housing change over the next 15-20 years.	The LDP should aim to provide sufficient affordable housing, create safe and attractive areas and provide sufficient private sector accommodation for the plan period.
Renfrewshire's Conservation Area Appraisal	Each Conservation Area Appraisal identifies an area's character and appearance and specify how the Council intends to take forward action to preserve and enhance a conservation area	Conservation Area Appraisals are a vital tool to enable the active management of conservation areas. They identify the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. One Conservation Area Appraisal has been approved by the Council for Paisley Town Centre.
Renfrewshire Air Quality Management Area Order	Legislation requires Renfrewshire Council to designate Air Quality Management Areas (AQMAs) where NO ₂ PM ₁₀ exceeds specific concentrations. There is one AQMA at Central Road Paisley which has recently been expanded	The LDP should incorporate the Air Quality Area Order into the Plan.

Appendix 3

Local Development Plan preferred strategies and alternative assessments



Appendix 3

Local Development Plan preferred strategies and alternative assessments

Key To Symbols

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

		SEA TOPICS				
THEME	MAIN ISSUE	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
Economy						
Glasgow Airport Zone						
Preferred Strategy	Support expansion of airport uses into the Nethererton Farm area	--	~	-	-	--
	Support operational and physical connectivity of the different business and industrial locations within the Airport Zone, to take advantage of the locational benefits afforded by the airport					
	Plan for and promote the Cart Corridor, Paisley Harbour and Murray Street areas as a location for airport related businesses and users					
Commentary		Black Cart SPA and SSSI affected by the proposal, SINCs included along the Black and White Cart Waters and Candren area all of which are important habitat corridors and integral to blue network. Paisley Moss LNR, several TPOs including Inchinnan business park and Fountain Gardens are of local interest. Several important open spaces - Phoenix/Candren area - St James, Fountain Gardens. Limited small areas of woodland at Paisley Moss, Murray Street. and riparian woodland along Carts. Greenbelt surrounds airport to north.	Small concentration of listed buildings in Cart Corridor and Renfrew Road. Bascule Bridge and India Tyre factory on northern edge of area. 1 Scheduled Ancient Monument and 1 WOSAS site at Paisley Harbour.	Additional economic activity and development is likely to require additional resources. Up turn in economic activity may result in new facilities and services for local population, although this would require resources/ materials. Opportunity to mitigate through use of recycled material etc. Cluster of core paths focussed on Cart Corridor which will need to be safeguarded, as will links to Renfrew and Inchinnan. Opportunity to enhance built environment with promotion of good design and layout.	Air Quality Management Area in southern part of site. Airport is also a generator of green house gases. Additional M8 traffic will reduce air quality and contribute to green house emissions. More economic activity may increase emissions unless carefully regulated.	Significant watercourses and tributaries located within area. Westway harbour development, dredging and new bridge could have significant impact on White Cart. Intensification of land use due to development may result in changes to water table leading to flooding at St James - east Candren. Candren Pool, Porterfield and west of Renfrew Road, Paisley which are prone to flooding. Airport and surrounding land flat, low lying flood plain.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	-	+	~	M/L	P	Yes	
-	-	-	~	M/L	P	Yes	
Much of this area is part of a flood plain. Localised and widespread flooding is an issue, although mitigation is possible. Increased economic activity and traffic may result in increased emissions which is likely to have a potential impact on the air quality to the southern section of area. Adaptation measures should be considered to reduce long-term impact.	Relatively low-lying area. Greenbelt offers protection to northern section of proposed area. Large scale development or tall structures would have a detrimental impact on the character. Good design and layout required to reduce impact on Conservation areas.	Flooding, reduced air quality, increased noise levels associated with the airport and increased economic activity could have a potential negative impact. Significant areas of potentially contaminated land within area, although development provides opportunity for remediation. Cart corridor affected by Health and Safety Executive (HSE) restrictions. Inward investment and new employment opportunities will be focused in the Glasgow Airport zone. Inter-relationship of uses likely to have a positive effect.	Area includes land capable of producing a moderate range of crops which may be developed as airport and associated uses expand (Category 3.2). Some land may be sterilised in the short term due to current economic climate. Opportunity to address vacant sites and remediate contamination.	Much of this development is dependant on the expansion of the airport and development of Westway which is likely to be medium to long term	The proposed developments are permanent, therefore the associated effects will be permanent.	These are likely, particularly in relation to flooding. Changes to the water table and river levels will impact on biodiversity. Additional traffic and use of materials could have an impact on air quality or climatic factors. Loss of agricultural land may have an impact on food production.	Careful consideration should be given to the SPA and SSSI given the close proximity to the airport zone and mitigation measures will be required to offset any negative environmental effects. Many of the flooding concerns can be reduced or avoided through various mitigation measures. Development is also possible with a minimal environmental impact as was demonstrated by Rolls Royce at Inchinnan. Use of low carbon technology will assist in reducing potential impacts. Location of development within or close to existing settlement and infrastructure is more sustainable than greenfield development.

Appendix 3

Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Glasgow Airport Zone						
Alternative	Not to support Netherton Farm and insist upon any relocations of airport related uses to be made to existing industrial sites near to the airport.	-	~	-	--	-
Commentary		As preferred strategy, however less impact on the White Cart SINCS as bridge proposal and Netherton Farm expansion excluded. The other SINCS along the Black and White Carts and Candren area are affected.	As preferred strategy	As preferred strategy	As preferred strategy, however intensification of economic activity may have a negative impact on air quality management area.	As preferred strategy, however without the dredging and bridge there will be less impact on the White Cart Water.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	-	-	~	M/L	P	Yes	
As preferred strategy	As preferred strategy	As preferred strategy, however increased economic activity on industrial sites could have a significant negative impact.	As preferred strategy, however excluding Netherton Farm may result in a reduced impact on good quality agricultural land.	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

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THEME		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
Economy						
Cart Corridor/ Paisley Harbour/Murray Street						
Preferred Strategy	Plan for and promote the Cart Corridor, Paisley Harbour and Murray Street areas as a location for airport related businesses and users.	-	~	-	-	~
	Support the connection of Inchinnan Road and Renfrew Road by a new crossing of the White Cart Water.					
	Support the mixed use redevelopment of the Paisley Harbour area.					
	Promote the development of Murray Street industrial area including an environmental improvement and marketing scheme.					
Commentary		Construction of a new bridge may have a significant impact on biodiversity of the White Cart Water. Care required in redevelopment of vacant sites where species and habitats are present. Mixed use redevelopment provides an opportunity for biodiversity, flora and fauna enhancement.	There are listed buildings within the Cart Corridor but not within the boundary of the areas identified in the strategy. 1 WOSAS site at Paisley Harbour.	Additional economic activity and development is likely to require additional resources. Up turn in economic activity may result in additional services and facilities for local area, although this would require resources/materials. Cluster of core paths focussed on Cart Corridor which will need to be safeguarded, as will links to Renfrew and Inchinnan. Opportunity to mitigate through use of recycled material etc. Infrastructure gains from provision of bridge. Opportunities to improve the built environment through redevelopment.	AQMA in southern part of site. More economic activity may increase emissions unless carefully regulated.	Some evidence of localised flooding in the areas identified through the strategy, however, SUDS schemes can be included with water treatment infrastructure to mitigate any impact and may result in potential betterment for the area. Intensification of economic activity in the Cart Corridor may also have a detrimental affect on the water environment. Careful design of layout will be required to reduce and mitigated any potential impact.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	+	-	+	M/L	P	Yes	
Potential localised flood risk may be an issue, although mitigation is possible to an extent. Adaptation measures should be considered to reduce long-term impact. Increased economic activity and traffic may result in increased emissions and air quality is poor in southern section of area. Additional landscape planting could offset negative climatic factors.	Urban area, historic townscape features need to be protected however most sensitive resources are outwith the areas identified in the strategy. Bridge could have a visual impact however good design provides an opportunity to improve visual impact of new development. The preferred strategy will provide an opportunity for improving the townscape. The development safeguards and focuses development expansion in strategic and locally important business and industrial areas.	Reduced air quality, increased noise levels associated with increased economic activity could have a negative impact. Significant areas of potentially contaminated land within area, although development provides opportunity for remediation. Significant area of Cart corridor affected by HSE restrictions.	Opportunity to address vacant sites and remediate contamination.	Medium to long term development strategy. As the down turn in the economy reverses it is anticipated that development will proceed.	The proposed developments are permanent, therefore, the associated effects will be permanent.	These are likely, particularly in relation to flooding. Although measures can be put in place to reduce/ lessen this impact. Changes to the water table and river levels will impact on biodiversity. Additional traffic and use of materials could have an impact on air quality or climatic factors.	Flooding/drainage issues can be reduced or avoided through various mitigation measures including SUDS and other water related infrastructure or measures. Development is also possible with a minimal environmental impact. Use of low or zero carbon technology will assist. Location of development within or close to existing settlement and infrastructure is more sustainable than greenfield development. Further investigations are required into the HSE restrictions, mitigation will be required for any further developments within that zone.

Appendix 3

Local Development Plan preferred strategies and alternative assessments

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THEME		MAIN ISSUE	SEA TOPICS					
			1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	
Economy								
Cart Corridor/ Paisley Harbour/Murray Street								
Alternative	Do not accept residential/mixed uses in the Paisley Harbour area keeping all of the land for general industrial use. This may not require the new crossing of the White Cart Water.		~	~	-	-	~	
Commentary			If bridge is not constructed then there will be less of an impact on biodiversity of the White Cart.	As preferred strategy	As preferred strategy, above however without the new crossing over the White Cart there will be less potential infrastructure/ transport gains.	As preferred strategy	As preferred strategy, however construction of a bridge could have a detrimental affect on the water environment of the White Cart Water.	
Hillington/Renfrew North SEIL								
Preferred Strategy	Develop a industrial and trade use policy for the Hillington Road area		~	~	~	-	?	
	Apply strong policy control to preserve the remainder of Hillington for industrial uses only							
Commentary			No significant biodiversity present within identified area	No significant historic environment features present within identified area	Additional economic activity and development may require additional resources however policy is directed towards control of existing use.	Preferred strategy will see a move from traditional industrial use to lighter industry. Continued industrial use could result in some emissions and vehicle related emissions, however, industry should be lighter and better regulated than in the past. The area is also well served by public transport and pedestrian/ cycle links. Mitigation measures and pollution control legislation should ensure emissions do not exceed legal limits. Could be mitigated by better access to walking/cycling and public transport from all parts.	Evidence of localised flooding throughout Hillington particularly along the M8 frontage. There is potential for pollution dependant on type of industrial use.	

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	~	-	-	M/L	P	YES	
As preferred strategy	If the new bridge is not developed, then the opportunities for redevelopment and improvements within the area will be more restrictive.	As preferred strategy, however if residential development is excluded fewer households would be exposed to potential risk.	Opportunity to address vacant sites and remediate contamination are more limited without connection by bridge.	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy
-	~	+ -	~	S/M	P/T	Yes	
Localised flooding may be an issue that requires mitigation. Adaptation measures should be considered to reduce long-term impact. Increased economic activity and traffic may result in increased emissions.	Industrial urban area with limited townscape value. Any new development will offer the opportunity to improve design and place making.	Significant areas of potentially contaminated land, development may offer opportunity for remediation. On balance concentration of business and industry in existing established areas safeguards other areas from this type of development. Specific environmental concerns relate to HSE restrictions in the northern section of the SEIL. Reduced air quality and increased noise levels due to intensification of industrial use may result at this location.	Opportunity to address vacant sites and remediate contamination however continued industrial use may result in further contamination unless carefully regulated.	Area is already developed however the preferred strategy safeguards the SEIL and recognises the existing trade uses. Development may happen throughout the plan period.	Change of use may be temporary, redevelopment of sites would be permanent.	Area is adjacent to Glasgow City therefore there may be cross boundary effects. Intensification of existing use could result in cumulative impacts for example through increased emissions.	Role for mitigation measures to reduce/ control industrial and transport emissions. Potential localised flooding concerns may be reduced or avoided through various mitigation measures. More sustainable modes of transport should be encouraged including possible extensions to footpath/cycle networks.

Appendix 3

Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Hillington/Renfrew North SEIL						
Alternative	Extend the acceptance of trade uses to the rest of Hillington	~	~	-	--	?
Commentary		As preferred strategy	As preferred strategy	Additional economic activity and development may result in proliferation of trade uses therefore additional resources and hard standing may be required for example additional parking.	Alternative strategy on proliferation of trade uses will result in significant traffic and industrial emissions. Mitigation measures and pollution control legislation should ensure emissions do not exceed legal limits.	As preferred strategy

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	~	--	~	S/M	P/T	Yes	
As preferred strategy	As preferred strategy	A change from industrial to trade uses may result in an increased risk to the public from accidents caused by mixing heavy industrial traffic with the general public. The economic impact of more trade use in one area is likely to result in a negative impact and may result in business and industrial uses being dispensed throughout Renfrewshire and Glasgow.	As preferred strategy	Area is already developed. Change of use may happen in the short term development may be medium to long term.	As preferred strategy	As preferred strategy	As preferred strategy

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Erskine Riverside						
Preferred Strategy	Land at Kilpatrick Drive, to the south east of Barholm roundabout, to be a mixed use area with Class 4 Business uses and Class 11 Leisure uses accepted	--	-	+	~	-
	Available land to the north of Barholm roundabout to remain as business and industrial land					
Commentary		SSSI and SPA bound the identified area to the north. Disturbance of the nature conservation interest (birds) by development could be a significant issue. Open space/ woodland and SINCs provide important species dispersal corridors and should be retained and enhanced where possible.	WOSAS site located within an area identified for mixed business and commercial use.	Significant number of community facilities located within the identified area, including swimming pool, library and secondary school, which are subject to the Council's Building Better Communities programme of investment. The quality and standard of facilities will improve through the programme. However this development and any further private development will require additional resources. Important Core Path and Green Network routes to north of site required to be retained and offer opportunities for improvement. Opportunities for increased public transport, facilities and services due to better economies of scale.	Area was already identified for industrial and commercial use. However, proposed residential and commercial development may result in a reduction in air quality through an increase in traffic emissions.	Potential areas of flooding identified throughout the site. Particularly to north west where industrial use has been proposed. The Clyde forms the northern boundary of the site and is sensitive to development.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
+	+	+	~	M/L	P	Yes	
The preferred strategy removes an industrial site from the flood plain and ensures that it is retained as part of the Green Network. Proposed land uses and traffic may result in increased emissions Location has the potential to attract high quality businesses and high quality office blocks with sustainable design and materials. Opportunities to integrate blue and green corridors and SUDS.	Important areas of open space throughout the area forming part of the Green Network. These should be retained and enhanced. Green Belt forms boundary to the east and west which is important to the landscape setting of Erskine. Re-zoning large areas of waterfront as Green Belt will be beneficial.	Good opportunities for recreational uses and links to the Green Network/ Core Paths. Small areas of potentially contaminated land which can be remediated. Potential flooding level rise could have a negative impact. Potential to attract high quality business and jobs.	Opportunity to remediate potentially contaminated land.	Medium to long term development strategy which forms part of the Council's investment in community facilities programme.	The proposed developments are permanent, therefore, it is likely that the associated effects will be permanent.	These are likely, particularly in relation to increase in development which is likely to result in increased flood risk. Changes to the water table and river levels and development will impact on biodiversity. Additional traffic and use of materials could have an impact on air quality or climatic factors.	Many of the flooding issues can be reduced or avoided through various mitigation measures. Development is also possible with a minimal environmental impact. Use of low carbon technology will assist. Protection and enhancement of Green Network opportunities should be ensured. Mitigation will be required for any further developments within areas which would have an impact on SSSI or SPA's.

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Erskine Riverside						
Alternative	Retain all of the land exclusively as business and industrial land.	--	-	+	~	-
Commentary		As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy, however alternative strategy promotes business and industrial use rather than mixed use. Residential and commercial use may have less of an impact than business and industrial uses.	As preferred strategy

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
+	-	+ -	~	M/L	P	Yes	
May result in increased emissions depending on final use.	Important areas of open space throughout the area forming part of the Green Network. These should be retained and enhanced. Green Belt forms boundary to the east and west which is important to the landscape setting of Erskine.	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Review of former IB9 sites						
Preferred Strategy	To use the LDP as the means of reviewing the continuing relevance of industrial land allocations. In this way particular sites can be identified that could be appropriate for new uses.	+	~	~	?	~
Commentary		No significant interaction between the identified sites and site designated for a nature conservation interest. Some sites are adjacent to SINCS. Trees on sites or adjacent. Open space may be associated with some of the sites and there may be opportunities to improve Green Network links, landscape and potential biodiversity through new landscape proposals, etc	No site is within a conservation area, however, some are located on the edge. Any development would have to take this into account and be sensitive to the townscape character. Some sites associated with listed buildings/ structures and any change of use should take this into consideration. Opportunity for re-use of listed buildings. Some sites associated with WOSAS trigger sites (particularly centre of Paisley), therefore further investigation required.	Some sites well linked to Core Path network (Bridge of Weir, Renfrew and Johnstone in particular) opportunity to create better links and improve existing ones. Development will involve use of material resources, however, sites are located within settlements, which should reduce the need for greenfield release and the need to travel. Some sites associated with the Council's BBC investment programme, through which improvements will be made to Community facilities.	AQMA in Paisley will have a direct effect on Underwood Road site, and may have indirect effect on other sites within the town centre. Change of use on sites could result in increase or decrease of emissions - dependant on final land use. Location of sites within urban areas should reduce need to travel and result in lower emissions.	Potential areas of flooding identified throughout the sites and water bodies/courses may be associated with these sites. Change of land use on the site may provide an opportunity to improve the water environment on the site. 'Cleaner' land use may also contribute to improvements in the water environment on site and within the catchment. Betterment, in terms of flood risk may result in sites which are re-developed and include SUDS or other flood management measures.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
~	+	?	+	M/L	P		
<p>The sites are located within the urban area, therefore, any future use should be well located for public transport and more sustainable in terms of reducing the need to travel. Redevelopment of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable designed buildings. Adaptation measures can be incorporated which could mitigate issues related to flooding and climate change.</p>	<p>The sites will have a limited impact on existing landscape. The redevelopment of some of the sites will provide an opportunity to contribute to the sense of place and characteristics of the townscape.</p>	<p>Significant areas of potentially contaminated land associated with the sites, however, development may offer opportunity for remediation. HSE restrictions are also associated with or adjacent to, several of the sites. Further investigation will be required to ensure that future land uses are compatible with potential constraints. Change of use may provide improved green network features and pedestrian access which can help improve health and well-being.</p>	<p>Brownfield development will reduce the need to use greenfield sites and reduce the loss of soil. Any potentially contaminated sites could be the subject of remediation and result in improved soil quality.</p>	<p>Redevelopment of these sites may take some time, particularly in the current economic climate. The new LDP seeks to provide some certainty and reflect more relevant land uses for sites that historically were used for industry.</p>	<p>The land use changes would be permanent where a new land use is proposed, however, some sites will retain their current industrial land use .</p>	<p>This is difficult to assess as the change in land use for the sites is not known at this time.</p>	<p>Again, difficult to provide commentary as land use change has not been finalised. Some sites are currently industrial and these are likely to continue for the foreseeable future. However should there be a change of use on these sites, with a move away from an industrial use to more sustainable uses, this may provide an opportunity to incorporate adaptation measures with low carbon designs etc, incorporated.</p>

Appendix 3

Local Development Plan preferred strategies and alternative assessments

Key To Symbols

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

		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Review of former IB9 sites						
Alternative	To reframe policy across all local industrial areas (IB9 areas) to allow a greater mix of uses subject development management considerations such as amenity, environmental and retail impact.	?	?	?	?	?
Commentary		Sites will be considered on an individual basis therefore the potential effects are unknown	Sites will be considered on an individual basis therefore the potential effects are unknown	Sites will be considered on an individual basis therefore the potential effects are unknown	Sites will be considered on an individual basis therefore the potential effects are unknown	Sites will be considered on an individual basis therefore the potential effects are unknown
Waste						
Preferred Strategy	In general the Council considers that land identified for industrial use is the most appropriate for a waste management facility. Land previously licensed for waste management purposes may also be appropriate. The LDP will set out a number of tests for the assessment of any planning application for such a facility based upon environmental impact, proximity to potentially conflicting use, site access and traffic and potential to provide a local energy source.	?	~	+	-	~
Commentary		Any potential waste management facility is likely to be located within an existing industrial area. Many of the industrial areas have had a previous use, therefore the effect on the nature conservation value of the sites is likely to be limited. The exact impact on biodiversity, flora and fauna is uncertain as the specific location is unknown but the tests set out in the LDPs should ensure that environmental impact is limited.	Any potential waste management facility is likely to be located within an existing industrial area. The exact impact on the historic environment is uncertain but there is very few listed buildings or conservation areas located within or close to industrial areas. The tests set out in the LDPs should ensure that any impact on the historic environment is limited.	The construction of a waste management facility will require the use of building materials and resources. A waste facility would be a material asset for Renfrewshire.	Development of a waste management facility will result in traffic and potential industrial emissions depending on type of waste facility. Mitigation measures and pollution control legislation should ensure emissions do not exceed legal limits. The criteria based approach should also ensure that the environmental impact is limited.	Any potential waste management facility is likely to be located within an industrial area which may be adjacent to a watercourse. The criteria based approach should limit the environmental impact.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
?	?	?	?	M/L	P		
Sites will be considered on an individual basis therefore the potential effects are unknown	Sites will be considered on an individual basis therefore the potential effects are unknown	Sites will be considered on an individual basis therefore the potential effects are unknown	Sites will be considered on an individual basis therefore the potential effects are unknown	As preferred strategy, however the alternative provided by the LDP would provide less certainty as each proposal would be considered on its own merits.	As preferred strategy	As preferred strategy	As preferred strategy
-	~	~	~	S/M/L	P	Yes	
Waste facilities may have bi products/ emmissions which are harmful to climatic factors. However advanced technologies are reducing these impacts. There is the potential for the waste process to produce very little impact in terms of biproducts/emissions.	Any potential waste management facility is likely to be located within an existing industrial area this would limit the impact on landscape character as this is the most appropriate area for this type of facility. The criteria based approach should also ensure that the environmental impact is limited.	A waste management facility will ensure that there is capacity within Renfrewshire to deal with waste in a sustainable manner. There may be the potential for the waste management facility to have a negative impact on population and health however the criteria based approach should limit the environmental impact along with the selection of the most appropriate technologies for the area.	Any potential waste management facility is likely to be located within an existing industrial area on a site that may have been previously contaminated so there may be opportunity for remediation work. The criteria based approach should limit the environmental impact and prevent any further contamination on a site. A facility will also result in a diversion away from landfill.	Renfrewshire Council is complying with national targets of reducing waste by recycling or composting 70% of waste from all sources by 2025. The facility to manage waste will be required in the short, medium and long term to meet national targets.	The land use changes would be permanent where a new land use is proposed.	It is likely that there will be secondary and cumulative effects. However until the location and type of facility is determined it is unclear what these effects may be.	Other agencies have a significant roll to play in regulation and legislative requirements to ensure that any proposed facility causes minimum environmental impact. Mitigation will be required for any proposed waste management facility.

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Waste						
Alternative	The LDP could identify specific sites for waste management facilities and direct operators to them.	?	~	+	-	~
Commentary		As preferred strategy, however the identification of a specific site will enable determination of the specific environmental impact and appropriate mitigation measures required.	As preferred strategy, however the identification of a specific site will enable determination of the specific environmental impact and appropriate mitigation measures required.	As preferred strategy	As preferred strategy	As preferred strategy, however the identification of a specific site will enable determination of the specific environmental impact and appropriate mitigation measures required.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	~	~	~	S/M/L	P	Yes	
As preferred strategy	As preferred strategy, however the identification of a specific site will enable determination of the specific environmental impact and appropriate mitigation measures required.	As above however through mitigation measures and careful selection of an appropriate site. Impact on population and human health can be limited.	As preferred strategy, however If a site is identified then effect would be known.	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

Appendix 3

Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Housing	How much housing land is required and where should it be located?					
Preferred Strategy	Estimated private housing land supply target 745 units to 2020 with 540 units from 2020–2025 and an affordable housing land supply target of 150 (LHS).	~	~	+	-	~
Commentary		The sites are generally located within existing built up areas. Many have had a previous use, therefore the effect on the nature conservation value of the sites should be limited. Care will be required to ensure that any re-colonisation with native species does not suffer any negative impact. Any new housing development will provide an opportunity to include features that will enhance the biodiversity through sensitive design. A masterplan approach will facilitate and include blue and green corridors and better integration with the Green Network.	Some sites may be associated with listed buildings and Conservation Areas (particularly in Paisley). Where there is an association, any development will have to be sensitive to the listed building/conservation area and ensure that place making is at the forefront of the design. There may be associations with the archaeological resource, however, this will be assessed on a site by site basis. Any impact will be dependant on the nature and design of the proposed development.	New development will require the use of building materials and resources. A number of sites will coincide with parts of the core path network, however, good design should safeguard these sections of the network and may provide an opportunity to enhance pedestrian/cycle links. The potential to improve quality of housing stock and the opportunities to incorporate low carbon technologies in design and new builds. Improving the existing housing will create a positive increase in population and more sustainable communities. Edge of settlement locations reduce the need to travel and supports existing facilities and services.	Many of the sites are within settlement boundaries, which should reduce the need to travel and reduce the impact of car travel on air quality. There are some sites located with the Paisley AQMA where air quality is poor. There are also some sites located on the edge of settlements or where there is less of an opportunity for accessing public transport. Most development is associated with the most populous settlements reducing the necessity to travel. The strategy has the potential to improve integration with public transport and create more sustainable settlements.	Some sites will be effected by flooding and there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	~	~	~	S / M / L	P	Yes	
Sites are predominately within the urban area, so are likely to be well located for public transport and more sustainable in terms of reducing the need to travel. Some sites are on the edge of settlements and will rely more heavily on car based travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change. New development provides more opportunity to create sustainable settlements.	Development offers the opportunity for placemaking and landscape improvements on sites that were in previous use. The impact depends on the quality and design of proposed development, particularly on edge of settlement sites. Symapthetic new development and landscaping will help to minimise landscape impact.	Areas of potentially contaminated land associated with the sites, however, development may offer opportunity for remediation. HSE restrictions are also associated with or adjacent to, several of the sites. Further investigation will be required to ensure that future land uses are compatible with this constraint. Development of some sites may provide improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing. Several sites associated with the AQMA. Increased access to new housing in appropriate areas	Opportunity to remediate potentially contaminated land. Possible intensification of use on certain sites may result in loss of undeveloped soil.	Housing land will come forward throughout the period 2013–2023	The proposed developments are permanent, therefore, it is likely that the associated effects will be permanent.	These are likely, particularly in relation to flooding which are likely to be mitigated. Additional traffic and use of materials could have an impact on air quality or climatic factors. There may be cumulative impacts associated with the few developments on the edge of settlements.	A site by site analysis has been carried out which provides more detailed consideration of the environmental factors . The sites are programmed for development between 2013 and 2023, however, this may vary and is linked to housing market conditions. Environmental impact will be incremental , therefore, its intensity may vary dependant on the levels of development. Sensitive design etc should be able to offset negative impacts. Improvements in housing stock may stem potential out migration. New housing development will result in economic investment associated with new build activity .

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Housing	How much housing land is required and where should it be located?					
Alternative 1	Estimated private housing land supply target of 889 units to 2020 with 648 units from 2020 to 2025 and an affordable housing land supply target of 180 (+20% on preferred strategy).	-	-	--	--	-
Commentary		The alternative will require significantly more sites to be developed on land not previously developed, therefore there will be an increased chance of a negative impact on biodiversity, flora and fauna. The additional sites identified to satisfy the land requirements for this alternative are on the edge of settlements or greenfield. Development of these sites is more likely to have a negative impact on biodiversity	The increase in the number of sites required for this alternative increases the likelihood of there being a coincidence between the historic environment and new development. Some sites coincide with WOSAS sites (e.g. Paisley and Erskine). Those sites within the urban area could provide an opportunity for improving associated listed buildings or conservation areas. Any impact will be dependant on the nature and design of the proposed development.	The additional construction work associated with this alternative will require significantly more resources to be used and emissions associated with the resources will be greater. The core path network could potentially be improved if it coincides with these sites. Dependant on the type and location of development, further community facilities, schools, etc, may also be required which will also require resources and land to be allocated. Improving the existing housing will create a positive increase in population and more sustainable communities. Edge of settlement locations reduce the need to travel and supports existing facilities and services.	Increased number of less sustainably located sites will result in an increase in emissions from traffic. Sites are located within in the Paisley AQMA.	As preferred strategy, however more land is being covered by development which could have implications for the rates of runoff and the water table.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
--	-	--	-	S/M/L	P	Yes	
Fewer of these sites are located within the urban areas and there is substantially more sites required, therefore it is likely that their development will result in increased emissions. Additional building will also increase emissions. Requirement for greater number of edge of settlement and greenfield sites which will increase emissions. Low carbon technology could be incorporated with more sustainable design which could offset emissions. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change.	Development offers the opportunity for placemaking and landscape improvements on sites that were in previous use. More sites identified through the alternative, therefore, a greater negative impact is likely. The impact depends on the quality and design of proposed development, particularly on edge of settlement sites. Increased pressure on landscape.	Areas of potentially contaminated land associated with the sites, however, development may offer opportunity for remediation. More sites identified through this alternative, therefore, there is a potentially greater coincidence with HSE requirements. Further investigation will be required to ensure that future land uses are compatible with this constraint. Change of use may provide improved green network features and pedestrian access which can promote improvements to health and well-being. Several sites associated with the AQMA. More housing may support facilities promoting more public transport routes.	As preferred strategy, however additional greenfield development will reduce the amount of soil.	As preferred strategy	As preferred strategy, however more sites are required through this alternative, therefore, any negative impact will be of a greater magnitude.	As preferred strategy, however additional sites could compound these types of impact if effective mitigation is not put in place.	As preferred strategy

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Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Economy						
Housing	How much housing land is required and where should it be located?					
Alternative 2	Estimated private housing land supply target of 596 units to 2020, with 432 units from 2020 to 2025 and 120 affordable housing land supply target (-20% on preferred strategy)	~	~	-	~	-
Commentary		Alternative 2 requires the least number of sites to be developed to satisfy the housing land supply target. Most of the sites have had a previous use, and although there may be some nature conservation interest on these sites it will be more limited than that associated with the other alternative and the preferred strategy as a smaller area is affected.	Some sites may be associated with listed buildings and conservation areas. Any impact will be dependant on the nature and design of proposed development.	The construction associated with new housing development will require resources, however, there will be less required for this alternative. There may be an opportunity to improve public access and the core path network, however, as fewer sites are being developed, this opportunity will be more limited in its scope. Improving the existing housing will create a positive increase in population and more sustainable communities. Edge of settlement locations reduce the need to travel and supports existing facilities and services.	These sites are all located with settlements and are close to public transport links. Traffic emissions may increase slightly, however, the location of the sites provides a good opportunity to integrate public and pedestrian links with the residential land use. None of the sites are in the AQMA.	Flooding is still apparent on some sites and SUDS will be required to provide mitigation. Less land is being developed, therefore, the impact on the water table and run off levels should be limited. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	~	~	~	S/ M/ L	P	Yes	
Sites are predominately within the urban area, so are likely to be well located for public transport and more sustainable in terms of reducing the need to travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change.	There would be no green field release associated with this alternative, and none of the proposed sites would have a significant impact on the landscape if they were developed.	Some flooding may occur, however, mitigation of this impact is possible and a smaller area of land will be affected by development.	Most of the sites are within the urban area and have previously been developed, therefore, relatively little soil is being lost. The alternative involves the least amount of land being developed, and only a small area is potentially contaminated.	As preferred strategy	The proposed developments are permanent, therefore, it is likely that the associated effects will be permanent. The alternative will affect the least amount of land therefore the overall impact will be less than that of the preferred strategy and Alternative 1.	These are likely, although they will be more limited than with the preferred strategy and the alternative. There may be some cumulative impact in relation to flooding and additional traffic and use of materials could have an impact on air quality or climatic factors but again this is unlikely to be significant.	As preferred strategy

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Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
THEME	MAIN ISSUE	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
Retail						
Paisley						
Preferred Strategy	<p>Deliver the town centre strategy with alterations to the existing Town Centre boundary to include a number of core town centre uses. The University Area, key built heritage assets and the existing civic core would be identified within the town centre.</p> <p>Identify a Core Retail Area centred on the High Street, to be the focus of retail activity within the town centre with non retail uses at ground floor level being resisted.</p> <p>Support the redevelopment of the former Arnott's site on Gauze Street as a retail opportunity within the town centre.</p> <p>Alternative non retail town centre uses would be promoted out with the Core Retail Area. Support improvements in the connectivity between the town centre and key assets and new developments at the edge of the centre.</p>	~	++	+	-	-
Commentary		No sites designated for their nature conservation interest. There will be some locally important, small open spaces, gardens and features such as walls etc which should be retained as urban habitats and for species dispersal. River Cart will provide an important wildlife corridor.	There is a large concentration of Listed Buildings (Category A to C) within Paisley Town Centre. Paisley Town Centre Conservation Area covers a large area of the town centre. 1 Scheduled Ancient Monument within the area identified in the strategy as a heritage asset. A large area of the town centre is also covered by different WoSAS trigger zones. Built heritage safeguarded through the implementation of a built heritage area, THI area etc. Use of buildings that are listed in Conservation Area may allow for long term maintenance and upgrading.	Significant number of community facilities located within the identified area, which are subject to the Council's Building Better Communities programme of investment. Expanding the town centre boundary to include the town hall and the abbey provides more status and perhaps more funding streams for upgrading assets. The quality and standard of facilities will improve through the programme. Important Core Path routes run through Paisley Town Centre which should be retained and offer opportunities for improvement.	AQMA covers all of Paisley Town Centre. More economic activity at the edge of the settlement may increase emissions unless carefully regulated	Potential areas of flooding identified throughout Paisley Town Centre and the area identified as a proposed university area. The White Cart runs through Paisley Town Centre and is sensitive to development. Mitigation measures would prevent any significant impact.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	+	+	~	S/M/L	P	Yes	
Localised flooding may be a potential issue, although mitigation measures could be implemented. Adaptation measures should be considered to reduce long-term impact. Increased economic activity and traffic may result in increased emissions and air quality.	Urban area and historic townscape features need to be protected. The redevelopment of Arrnott's Site will provide an opportunity to contribute to the sense of place and characteristics of the townscape and improve connectivity between town and edge of centre.	Small area of potentially contaminated land within the areas identified as a University area and the area which includes the Townscape Heritage Initiative however, development may offer opportunity for remediation. Preferred strategy can lead to positive impacts on population and human health due to potential enhancements to the overall environment.	Opportunity to remediate potentially contaminated land.	Area is already developed and the preferred strategy focuses on the existing town centre boundary. Change of use may happen in the short term development may be medium to long term.	The proposed developments are permanent, therefore, it is likely that the associated effects will be permanent.	Additional traffic and use of materials could have an impact on air quality or climatic factors.	The flooding concerns can be reduced through various mitigation measures. Development is also possible with a minimal environmental impact. Use of low arbon technology will assist. Protection and enhancement of Core Path opportunities should be ensured.

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Retail						
Paisley						
Alternative	Deliver the town centre strategy within the current Town Centre boundary. This option would position the University Area and a number of key built heritage assets out with the town centre. The former Arnott's site on Gauze Street would be promoted as a residential opportunity within the town centre.	~	++	+	-	-
Commentary		As preferred strategy	The alternative strategy positions a number of the key built heritage assets outwith the town centre boundary. There is a large concentration of Listed Buildings (Category A to C) within Paisley Town Centre . Paisley Town Centre Conservation Area covers a large area of the town centre. 1 Scheduled Ancient Monument within the area identified in the Strategy as a heritage asset. A large area of the town centre is also covered by different WoSAS trigger zones.	As preferred strategy	AQMA covers all of Paisley Town Centre. The alternative strategy proposes residential rather than retail use on the former Arnotts site but any activity at the edge of the settlement may increase emissions unless carefully regulated.	As preferred strategy

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	+	+	~	S/M/ L	P	Yes	
As preferred strategy	As preferred strategy	Small area of potentially contaminated land within the areas identified as a University Area and Townscape Heritage Initiative however, development may offer opportunity for remediation.	As preferred strategy	Area is already developed. The alternative strategy positions the university area and a number of the key built heritage assets outwith the town centre boundary. Change of use may happen in the short term development may be medium to long term depending on economic climate.	As preferred strategy	Additional traffic and use of materials could have an impact on air quality or climatic factors.	As preferred strategy

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Retail						
Braehead						
Preferred Strategy	To designate Braehead as a town centre and support the expansion of the centre to include: Expansion of retail floorspace Development of new arena/hotel complex Development of new public square/ event space New bus/public transport interchange Provision of new decked car parks New walking/cycling links to Renfrew	~	~	+	-	~
Commentary		There is very little nature conservation interest on the site at present, and the proposal does not include any significant additions beyond the inclusion of a Greenway linking the land use areas. The route may provide an opportunity for species dispersal and a link to the river environment. The small civic spaces may also provide an opportunity for improvement of biodiversity.	There are no listed buildings on the site or conservation areas. There are some sites that may be of archaeological importance which will require some further investigation prior to development.	The development of Braehead as a town centre will require the use of material resources. The redevelopment of the area will provide a good opportunity to improve and expand the existing network of core paths, including the Clyde Walkway as well as expand facilities, services and public transport provision.	At present Braehead is accessible by road and public transport. This is a significant generator of traffic. The preferred strategy includes an extension to the rail line from Deanside, river taxi, Fastlink and a new centralised Transport Interchange. This will improve public transport connectivity and active travel provision. It is unlikely that all of these proposals will be developed within the time frame of this LDP, although implementation of some of the proposal would contribute to a reduction in emissions and improvement in air quality.	The area is located on the banks of the River Clyde, although the quality of the water environment is lower due to canalisation of the river and the urban situation. There is an opportunity to enhance the water environment as new development occurs and there is an opportunity to build on the work in the Clydeview Park. There is a potential flood risk on some of the site, although there have been significant engineering works carried out to reduce the risk of flooding from the River Clyde. Opportunity to incorporate SUDs to mitigate localised flood risk.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	+	~	++	S/ M/ L	P	Yes	
The area is located on the banks of the River Clyde. There is a potential flood risk on some of the site, although there have been significant engineering works carried out to reduce the risk of flooding from the River Clyde. Development will require the use of resources and the short term increase in emissions from traffic accessing the area will also have implications for carbon emissions and climate change. Opportunity through development to include low carbon technology.	The site is located within the urban area therefore it has a limited impact on the landscape. There are opportunities to incorporate good design into the development of the new town centre and secure a high standard of placemaking and sense of identity. Visual amenity may be approved by redevelopment. Opportunities for Green Network and public realm improvements.	Some of the land at Braehead is potentially contaminated and there are areas where flooding may occur. Additional car journeys will result in further emissions which could be detrimental to health. Public realm improvements should result in safer environments.	Opportunity to remediate potentially contaminated land. Much of the land was previously developed, therefore, new development does not involve the loss of soil. By supporting Braehead as a Town Centre, any development should come forward sooner.	The development proposed for Braehead includes a number of elements, some of which are long term or dependant on the completion of development elsewhere, particularly the public transport links. The current economic climate has also had a significant impact on the programming of the residential development.	The proposed developments are permanent, therefore, it is likely that the associated effects will be permanent.	The development of Braehead has already had a significant impact on the vitality and viability of Paisley and to some extent Renfrew. The environment within these two centres has suffered a negative impact. The reliance on road links in the short term may also have a negative impact.	Improvements in public transport links to Braehead will improve the sustainability of the preferred strategy. Interconnectivity of land uses and public transport is more sustainable. Better links will also be created to neighbouring areas (including areas outwith Renfrewshire). Employment opportunities could result in identification of this new town centre. The development is focussed on the reuse of land, which facilitates remediation and prevents the use of greenfield land. Mitigation measures relating to flooding have already been carried out, however, this may be a long term consideration given the riverside location. Opportunities to maximise biodiversity, green corridors and pedestrian access should be promoted. Negative impacts can be reduced through a masterplanning approach.

Appendix 3

Local Development Plan preferred strategies and alternative assessments

Key To Symbols

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

		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Retail						
Braehead						
Alternative 1	The LDP does not define Braehead as a town centre but retains it as a Strategic Centre. The LDP offers explicit support/proposes the development of the centre as per the preferred strategy which would lead to a town centre designation in the next LDP, in 5 years.	?	?	?	?	?
Commentary		If Renfrewshire Council does not support the town centre designation the future expansion of Braehead is unknown and therefore the potential environmental effects are also unknown.				
Alternative 2	The LDP does not define Braehead as a town centre but retains it as a Strategic Centre. The LDP offers no support to retail expansion of the centre but supports the diversification of uses. This option may also lead to a town centre designation in the next LDP, in 5 years as the functions of the centre would have expanded.	?	?	?	?	?
Commentary		If Renfrewshire Council does not support the town centre designation the future expansion of Braehead is unknown and therefore the potential environmental effects are also unknown.				

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
?	?	?	?				
?	?	?	?				

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Retail						
Johnstone						
Preferred Strategy	<p>Development of a new Town Hall and Civic Hub</p> <p>Support town centre public realm improvements. This will include:</p> <ul style="list-style-type: none"> Enhancing key gateways into the town centre Defining key landmarks and creating a sense of place Improving pedestrian access to the town centre, and new civic 'core' Public realm improvements at Church Street, MacDowall Street and Provost Close. <p>Commercial property improvements to building frontages on High Street.</p> <p>Promote and plan for a greater mix of uses to enhance the vitality and viability of the town centre. Promote the development of key opportunity sites in and in close proximity to the town centre.</p>	~	+	++	+	~
Commentary		Two SINCs located to the north and north west of Johnstone Town Centre. The small civic squares may provide an opportunity for improvement of the town centre biodiversity.	WoSAS trigger site located within an area identified for residential use. There are a number of Listed Buildings distributed throughout Johnstone Town Centre. Improvements to the town centre fabric, enhancement to the public realm should help the vitality and vibrancy of the historic environment.	Significant number of community facilities located within the identified area, which are subject to the Council's Building Better Communities programme of investment. The quality and standard of facilities will improve through the programme. Important Core Path routes run to the north of Johnstone town Centre along the cycle ways and to the gateway at the south eastern end of Johnstone Town Centre. Any plans should ensure protection and enhancement of the Green Network.	Urban town centre area that currently provides a variety of town centre functions. Proposed residential and commercial development may result in a reduction in air quality through an increase in traffic emissions. However the construction of a hub should minimise required travel distances as everything is on one site.	Potential areas of flooding identified throughout Johnstone Town Centre especially to the north west of town centre which lies adjacent to the Black Cart. This area has been identified for residential development and offers the opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
+	+	+	+	S/ M/ L	P	Yes	
<p>This is a town centre urban area, so is well located for public transport which is more sustainable in terms of reducing the need to travel. Localised flooding may be a problem, although mitigation is possible to an extent. Adaptation measures should be considered to reduce long-term impact. Increased economic activity and traffic may result in increased emissions. The new Johnstone Community Hub is likely to be a low carbon building and conform to BREEAM, very good, standards.</p>	<p>Town centre urban area so any development is therefore likely to have a limited impact on the landscape. There are opportunities to incorporate good design in the development and secure a high standard of placemaking and sense of identity. Opportunities to increase landscape in and around the area.</p>	<p>Good opportunities for recreational uses and links to the Green Network/ Core Paths and public realm improvements. Small areas of potentially contaminated land and potential flooding. Improvements to town centre will assist in creating more sustainable communities.</p>	<p>Opportunity to remediate areas of potentially contaminated land. As an urban town centre area much of the land was previously developed, therefore, new development does not involve the loss of soil.</p>	<p>Short term effects will be brought forward through the Council's investment in community facilities programme. Other changes will be medium to long</p>	<p>The proposed developments are permanent, therefore, it is likely that the associated effects will be permanent.</p>	<p>Additional traffic and use of materials could have an impact on air quality or climatic factors.</p>	<p>Localised flooding concerns can be reduced or avoided through various mitigation measures. Development is also possible with a minimal environmental impact. Use of low carbon technology will assist. Protection and enhancement of Core Path and Green Network opportunities should be ensured. Improved design and place making and more energy efficient buildings will enhance overall sustainability.</p>

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Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Retail						
Johnstone						
Alternative	<p>Development of a new Town Hall and Civic Hub.</p> <p>Support town centre public realm improvements. This will include: Enhancing key gateways into the town centre. Defining key landmarks and creating a sense of place. Improving pedestrian access to the town centre, and new civic 'core'. Public realm improvements at Church Street, MacDowall Street and Provost Close. Commercial property improvements to building frontages on High Street.</p> <p>Promote and plan for a greater mix of uses to enhance the vitality and viability of the town centre. Promote the development of key opportunity sites in and in close proximity to the town centre. The alternative suggests that the land use proposed for 3 of the opportunity sites within the Town Centre is different.</p>	~	+	++	+	~
Commentary		As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
+	+	+	+	S/ M/ L	P	Yes	
As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

Appendix 3

Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Retail						
Erskine						
Preferred Strategy	Safeguard and enhance the existing green network, improving connectivity between the town centre, waterfront and residential neighbourhoods as a catalyst for the development of key opportunity sites within and in close proximity to the town centre.	-	~	+	~	-
	Promote new commercial and leisure opportunities to the north of the town centre in support of its vitality and viability.			-		
	Promote the development of key local authority owned site at the edge of the town centre for residential use.					
Commentary		Inner Clyde SPA and SSSI adjacent to the northern and south eastern boundary of the site. Two SINCs cover areas identified as part of the Green Riverfront. LNR, to the south of the area. Several important open spaces to the west of Erskine Town Centre. The River Clyde forms the northern boundary of the site. Opportunities to improve Green Network links	WoSAS site located within an area identified in the preferred option for the Green Riverfront. Protection of this area will be required if development is taken forward.	Significant number of community facilities located within the identified area, including library and secondary school. However this development and any further private development will require additional resources. Important Core Path routes along the River Clyde and to the north and south of the area which should be retained and offer opportunities for improvement.	Area was already identified for industrial and commercial use. However, proposed residential and commercial development may result in a reduction in air quality through an increase in traffic emissions.	Potential areas of flooding identified throughout the site. Particularly to north west where industrial use has been proposed. The Clyde forms the northern boundary of the site and is sensitive water environment to development.

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Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Retail						
Erskine						
Alternative	Promote residential development on the site to the north of the town centre which is identified as a commercial and leisure opportunity in the preferred strategy. The former Park Mains High School site would be identified as a mixed commercial, leisure and residential opportunity.	-	~	+ -	~	-
Commentary		As preferred strategy	WoSAS site located within an area identified in the alternative option for housing and the Green Riverfront.	As preferred strategy	As preferred strategy	As preferred strategy
Environment						
Green Network						
Preferred Strategy	The focus of the LDP will be on the following areas where there are opportunities to integrate green networks. Erskine Waterfront and Centre; Renfrew Waterfront and Braehead; South west Renfrew and Gallowhill; Johnstone; South east Lochwinnoch; and Gleniffer Braes.	++	~	++	~	++
Commentary		The preferred strategy combines all three opportunities identified in the Green Network Opportunities Mapping, this ensures that the preferred option mirrors the objectives of the Central Scotland Green Network initiative. The preferred strategy offers the greatest opportunity to improve Green Network corridors and therefore biodiversity, flora and fauna connectivity.	Development of the Green Network is unlikely to have significant environmental effects on the historic environment as any development is focused on providing a high quality connected green open space.	Improvements to the Green Network will have significant positive effect on Renfrewshire's material assets. Throughout the Renfrewshire Council area there are numerous important Core Path routes which may be improved and enhanced through expansion of the Green Network.	Development of the Green Network is unlikely to have significant environmental effects on air quality as any development is focused on providing a high quality connected green open space.	Water management is a key component in the delivery of the Green Network Sustainable Urban Drainage Systems (SUDs) should be utilised through carefully designed developments.

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Environment						
Green Network						
Alternative 1	Focus on the identified top 30% of habitat creation priorities for Renfrewshire generated from the Integrated Habitat Network Model output 2011. Including: Langbank; Erskine Waterfront and the M898 corridor; North Bridge of Weir; South Bridge of Weir; Linwood Moss; Black Cart Water south of Inchinnan; South East Paisley Corridor, including Gleniffer Braes; Johnstone A737 Corridor; Lochwinnoch.	+	~	++	~	++
Commentary		Alternative identifies projects that Renfrewshire Council has been working on. These are important areas for biodiversity, flora and fauna however they are discrete areas rather than Green Network corridors which would limit the opportunities for improved habitat connectivity.	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
+	+	+	+	M/ L	P	Yes	
Alternative 2 focuses on discrete areas rather than Green Network corridors which would limit the opportunities for greater linkages and connectivity and also for reducing the impact of climate change on the urban population.	As preferred strategy	Development of the Green Network offers the opportunity to provide attractive recreational locations as well as well designed sustainable places to live. Through alternative 2 this is limited to discrete areas rather than Green Network corridors.	As preferred strategy	Medium to Long term effects will be created throughout the plan period as development occurs resulting in improvements to the Green Network	As preferred strategy	As preferred strategy	As preferred strategy

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Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Environment						
Green Network						
Alternative 2	The top 30% of access enhancement priorities for Renfrewshire generated from the Networks for People Model output 2011 identified the following areas: Renfrew Waterfront and Hillington; East Paisley and West Renfrew; Central Paisley.	+	~	++	~	++
Commentary		The areas identified are urban areas and would therefore benefit from improvements to the Green Network however this offers limited opportunities to improve the Green Network corridors throughout Renfrewshire	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
+	+	+	+	M/ L	P	Yes	
The areas identified through alternative 3 are urban areas and would therefore benefit from improvements to the Green Network which would in turn reduce the impact of climate change on the urban population however this improvement would be limited to the urban area.	As preferred strategy	Development of the Green Network offers the opportunity to provide attractive recreational locations as well as well designed sustainable places to live. Through alternative 3 this is limited to specific urban areas.	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy	As preferred strategy

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Local Development Plan preferred strategies and alternative assessments

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Environment						
Vacant and Derelict Land						
Preferred Strategy	Seek to stimulate new uses for vacant and derelict industrial land by using the LDP as the means of reviewing the continuing relevance of land use policies. In the short term explore opportunities for temporary greening of vacant sites for the amenity and environmental benefits that this would bring.	+	+	?	-	+
Commentary		Many of the sites previously had an industrial land use - review of use which would enhance the nature conservation interest of the site. Vacant sites may have a nature conservation interest through regeneration and this should be retained and improved where possible. Temporary greening of previous industrial sites will improve biodiversity and nature conservation interests	A number of the sites in vacant and derelict land register have a historic environment interest (Either Listed Building, Conservation Area or archaeological interest). By promoting new uses for these sites there is an opportunity to promote sensitive redevelopment and reuse of redundant buildings and sites. Improving the setting of these buildings will also be beneficial.	Some sites are well linked to Core Path network - opportunity to create better links and improve existing ones. Development will involve use of material resources. Future use is unclear so unable to make full assessment of level of environmental impact.	A number of sites are located within the Paisley AQMA. The impact on air quality in this area will depend on the future use of the sites. Any future development may result in a reduction in air quality through an increase in traffic emissions however the impact on air quality is dependant on future use.	Some sites are associated with water bodies and rivers. There would be an opportunity to improve the quality of the water environment at these locations. Flooding may potentially be an issue on certain sites, however, mitigation may be possible through the creation of new water features and SUDS.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
?	+	+	+	S,M,L	P and T		
Development of the site may require the use of material resources, however, as the future uses of the sites is not known this is difficult to assess. Low carbon technology could be used in any new development which would reduce carbon emissions. Many of the sites are located within settlements and should be well located for transport and local services	Most of the sites are located within the urban area, therefore, reuse will have a limited impact on the landscape. Should any sites near the edge of settlements benefit from temporary greening, there may be a positive impact on the landscape. The sensitive reuse or greening of any sites within the urban area could contribute to enhancing the sense of place and quality of the townscape. Until the new land uses are known, it is difficult to assess the impact.	Many of the sites on the vacant and derelict land register are potentially contaminated. Redevelopment or temporary greening will provide an opportunity for remediation. Change of use on the sites within the AQMA may contribute to improving the air quality, however, reuse of the sites within the AQMA could be detrimental to human health if the new use is residential etc. The overall environmental impact is dependant on the type of use.	Reuse and greening of these sites should contribute to improving the quality of the soil on these sites. Some of the sites are currently in industrial use, however, a change of use may be 'cleaner'. Re-use of some sites may result in a less intensive use, however, the intensity of use may be increased. Until the final land use is known it is difficult to make an assessment of the full environmental impact.	The temporary greening of some of these sites could be carried out in the short term and make a significant environmental improvement. Redevelopment and reuse of the sites is more likely to happen in the medium to longer term.	The MIR proposes temporary greening of sites with a view to longer term development which should be permanent.	It is difficult to assess whether there are any cumulative, secondary or synergistic effects and their likely significance until the new uses for the sites is known.	The overall assessment is restricted by not knowing what changes of use are likely to be brought forward. The temporary greening of sites should have a positive environmental effect and it is anticipated that this approach would result in fewer sites being in industrial use, opportunities for remediation and other environmental improvements.

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Environment						
Vacant and Derelict Land						
Alternative	To continue with current zoning ensuring that there is a significant supply of different industrial sites throughout Renfrewshire, in particular for heavy industrial with potential amenity issues which are not suitable for units or sites within the SEIL areas.	-	-	-	-	-
Commentary		Continuing with existing zoning of site is unlikely to improve biodiversity. Many of these sites have been vacant for many years and may have a nature conservation value due to natural regeneration, however, this approach does not actively promote environmental improvement or greening.	A number of the sites in vacant and derelict land register have a historic environment interest (Either Listed Building, Conservation Area or Archaeological interest). Continuing with the current zoning of these sites and not introducing a degree of flexibility will restrict the number of new uses for these sites and the reuse of redundant buildings.	Development of the sites will result in the use of material resources, however, if the current take up rate for vacant and derelict land suggests that the development would be long term.	Heavy industry is often associated with poor air quality, although this should be regulated by SEPA. A number of the sites are within the Paisley AQMA. Any future development of heavy industry within this area could have a significant impact on the AQMA.	Heavy industry is often associated with poor water quality, although this should be regulated by SEPA. It is unlikely that the development of heavy industry on a site will result in an improvement in the water environment. The take up of vacant and derelict land has been low in recent years, therefore, by not adopting a more flexible approach to land use on these sites, opportunities to make environmental improvements will be limited. Some sites may be associated with flooding.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
-	~	-	-	M/L	P	Yes	
Heavy industry is associated with carbon based emissions which contribute to climate change. Development of the sites will also result in use of material resources.	The majority of sites are located within the urban area, therefore, their development will have a limited impact on the landscape. There may be a greater impact on the townscape, dependant on the type of development that occurs. Heavy industry is unlikely to make a positive contribution the townscape, although with current take up rates, the impact on townscape is unlikely to be significant.	Heavy industry may have a detrimental impact on human health due to the types of processes and emissions associated with which these types of activity are associated. Although some of the sites are located within the SEILS, some are close to or within residential areas, which may not always be appropriate neighbouring land uses. Potential contamination is not being remediated due to low take up rates, and continued used for heavy industry may result in further contamination.	Potential contamination is not being remediated due to low take up rates, and continued used for heavy industry may result in further contamination. No new areas of soil are being disturbed or used, however, reuse of currently vacant sites may result in soil loss.	Take up rates are low at present due to the economic circumstances. It is unlikely that development will happen in the short term, or that it will be large scale. Lack of flexibility over land use on these sites is likely to reduce take up rates.	The effect is likely to be permanent as it is related to the development of new business use.	It is likely that there could be secondary, cumulative and synergistic effects, however, it is difficult to assess what these will be as the final land uses on these sites is not known. Recently, the redevelopment of these sites has been slow and market conditions tend to dictate the rate of development. It is difficult, therefore to predict the type of the effects and their impact.	The take up of vacant and derelict land has been low in recent years, therefore, by not adopting a more flexible approach to land use on these sites, opportunities to make environmental improvements will be limited. Mitigation measures will assist with reducing the impact of any industrial development, however, much of the control and regulation of pollution/environmental impacts etc. is outwith the scope of the land use plan.

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Environment						
Transport						
Integration of development with a sustainable transport network						
Preferred Strategy	<p>Promote accessible sites on or near public transport nodes and corridors within or on the edge of existing settlements.</p> <p>Guide new development to locations that are linked to active travel networks and served by public transport as well as being connected to existing local services and facilities and where existing transport and travel infrastructure and services have the necessary capacity to fully accommodate the use.</p> <p>Reflect current transport plans and current transport investment programmes. In particular the interventions outlined in the STPR along with the actions outline in the Regional Transport Strategy and Renfrewshire's Local Transport Strategy.</p>	+	+	+	+	?
Commentary		The Preferred Strategy focuses new development locations that have high connectivity to existing travel nodes and networks. The approach will reduce the area likely to be affected by development and locate it closer to existing urban areas. Depending on the type of development and proposed location, there may be some negative impact on biodiversity.	The Preferred Strategy focuses new development to locations that have high connectivity to existing travel nodes and networks. The approach will reduce the area likely to be affected by development and located it closer to existing urban areas. Depending on the type of development and proposed location, there may be some impact on the historic environment.	Development will result in the use of material resources, however, by focussing it on existing urban areas, there is more opportunity to reuse existing buildings and infrastructure where possible. It would also be easier to encourage improvements to the Core Path Network and improve pedestrian and cycle links.	Transport makes a significant contribution to the carbon emissions and poor air quality. The integration of transport and land use should help to reduce this impact and it may be possible to transfer freight from road to rail if development is focussed on rail nodes. Commuting by car should be reduced. Development may occur within the Paisley AQMA which may be exacerbate the problems associated with air quality in this area.	Exact development locations are unknown therefore it is unclear what effect there will be on water bodies and the water environment.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
+	+	+	~	S/ M/ L	P	Yes	
The Preferred Strategy focuses new development to locations that have high connectivity to existing travel nodes and networks, limiting the need to travel therefore limiting greenhouse gas emissions.	Development is likely to be on the urban edge limiting the environmental effect on landscape character.	Integration of development sites and transport nodes will reduce emissions and therefore improve air quality. The preferred strategy promotes the use of existing public transport infrastructure and links to and provision of walking and cycling routes thus benefiting human health.	Potentially contaminated sites on edge of settlements may be remediated. There may be the loss of soil on previously undeveloped land.	Development will be throughout the plan period.	The proposed developments are permanent, therefore, it is likely that the associated effects will be permanent.	Intensification of use will create cumulative impacts. The extent of this is unknown at present. Additional traffic and use of materials could have an impact on air quality or climatic factors.	More detailed assessment will be possible once exact locations and development types are known. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.

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		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Environment						
Transport						
Alternative 1	Promoting or allowing development only along the corridor of the trunk road network, concentrating on road movement rather than prioritising development alongside active travel routes and public transport corridors. This would then concentrate development in close proximity to the major road routes that dissect Renfrewshire, allow good, direct access to Glasgow, Inverclyde and Ayrshire.	-	-	-	--	?
Commentary		By promoting the use of the road network over other modes of transport, emissions will increase thus having a detrimental impact on air quality and climatic factors which can have an impact on biodiversity. Exact development locations are not known however may be more extensive as they are concentrated along the trunk road network.	Exact development locations are not known however may be more extensive as they are concentrated along the trunk road network thus likely impact on the historic environment.	Development will result in the use of material resources, there is less opportunity to use existing buildings and infrastructure due linear nature of proposed development pattern.	Transport makes a significant contribution to the carbon emissions and poor air quality. Commuting by car will be the primary form of travel if this alternative strategy is adopted.	Exact development locations are unknown therefore it is unclear what effect there will be on water bodies and the water environment.

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
--	-	-	-	S/ M/ L	P	Yes	
By promoting the use of the road network over other modes of transport, emissions will increase having a detrimental impact on air quality and climatic factor. This alternative also reduces the opportunities for integration of land use and all modes of transportation relying heavily on motorised transportation.	The impact of this alternative on the landscape character would be significant with the potential of coalescence of settlements along arterial routes.	By promoting the use of the road network over other modes of transport, emissions will increase thus having a detrimental impact on air quality and climatic factors and human health. This alternative may increase traffic levels on the network resulting on more accidents. The alternative also relies on private motorised transport and therefore may excluded those without access to a car.	More development on previously undeveloped soil.	As preferred strategy	As preferred strategy	Intensification of use will create cumulative impacts. The extent of this is unknown at present. Additional traffic and use of materials could have an impact on air quality or climatic factors.	More detailed assessment will be possible once exact locations and development types are known. Care required to maximise opportunities to cycle, pedestrian and Green Network links. This alternative may result in loss of green belt land and depending on how the Green Belt policy is implemented will impact on land that is released.

Appendix 3

Local Development Plan preferred strategies and alternative assessments

Key To Symbols

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

		SEA TOPICS				
		1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water
THEME	MAIN ISSUE					
Environment						
Transport						
Alternative 2	To promote and locate development sites on the edge of settlements in and around Renfrewshire. This would allow development of sites that locate beside existing services, facilities and infrastructure. These sites may be a mix of brownfield and greenfield sites that would use the existing walking, cycling, public transport and road network.	--	-	--	--	?
Commentary		Alternative 2 includes development on a mix of brownfield and greenfield sites which may have a detrimental impact on the nature conservation interest of the site.	Alternative 2 includes development on a mix of brownfield and greenfield sites which may have a detrimental impact on the historic environment.	Development will result in the use of material resources throughout all of Renfrewshire. Connection of Core Paths may be difficult through Alternative 2 as development may be more sporadic.	Over reliance on car based travel will result in an increase in emissions.	As preferred strategy

SEA TOPICS				EFFECT			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
--	--	--	--	S/ M/ L	P	Yes	
Increased car emissions will have an impact on climatic factors. Flooding may be an issue in a number of the sporadic locations. It may be difficult to mitigate for this and to accommodate adaptation as development will be more sporadic.	The sporadic nature and likely edge of settlement location will have a significant negative impact on landscape character.	Alternative 2 includes sporadic development on a mix of brownfield and greenfield site throughout Renfrewshire which will rely on car based travel which excluded certain sectors of the population. This alternative may increase traffic levels on the network thus resulting on more accidents.	Alternative 2 includes the use of greenfield sites and therefore previously undeveloped soil.	As preferred strategy	As preferred strategy	Settlement spread will create cumulative impacts through coalescence of settlements. The extent of this is unknown at present. Additional traffic and use of materials could have an impact on air quality or climatic factors.	As preferred strategy

Appendix 4

Assessment of existing Local Plan policies



Appendix 4

Assessment of existing Local Plan policies

Key To Symbols

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POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Strategic Policy 1: Social Inclusion Strategy	Yes	Perhaps consolidation of all strategic policies into one combined overarching policy set out at the beginning of the LDP.	Yes	+
Strategic Policy 2: Sustainable Development and Settlement Strategy	Yes	Deletion of the emphasis on settlements, as all developments require to support the sustainable development framework.	Yes	+
Strategic Policy 3: Promotion of Economic Competitiveness	Yes	In line with current Scottish Government policy direction this policy should alter to 'Promotion of sustainable economic growth'.	Yes	-
Strategic Policy 4: Protection and Enhancement of the Environment	Yes	As well as protection and enhancement of environment, there is a need to reduce, mitigate and adapt to climate change along with the promotion of a low carbon economy.	Yes	++
Strategic Policy 5: Integration of Planning and Transport	Yes	Perhaps consolidation of all strategic policies into one combined overarching policy	Yes	~
Policy SS1: Renfrew North	Yes	A policy providing a framework for continued redevelopment of this area will be required.	Yes	~
Policy SS2: Royal Ordinance Bishopton	Yes	A policy providing a framework for continued redevelopment of this area will be required.	Yes	+
Policy SS3:Cart Corridor	Yes	A policy providing a framework for continued redevelopment of this area will be required.	Yes	+
Policy SS4: Saucel Street, Paisley	No	No specific policy required, development area complete.	No	
Policy SS5: Anchor Mill, Paisley	No	No specific policy required, development area complete.	No	
Policy SS6: Paisley Partnership – Social Inclusion Partnership Areas	Yes	A policy providing a framework for continued redevelopment of these areas will be required.	Yes	+
Policy SS7: NE Phoenix / E Candren	Yes	A policy providing a framework for continued redevelopment of this area will be required.	Yes	--
Policy T1: Policy on the Assessment of New Developments	Yes	The current policy outlines criteria to assess proposals. It is anticipated there will be a general policy on the integration transport and land use with SPG for detailed assessment of new development.	Yes	~
Policy T2: Protection of disused railway lines with potential reuse for fixed rail transport	No	Disused railway lines will be protected through the identification of proposals set out in the STPR, SPT's Conurbation Study and Renfrewshire's LTS.	No	++
Policy T3:Protection of walking and cycling routes	Yes	The retention of a policy on active travel links is important as it plays a central role in a step change from car-based travel to a sustainable means of movement as well as reducing emissions and promoting health and well-being.	Yes	+
Policy T4: Freight connection to rail network	Yes	In promoting more sustainable means of transportation, this policy requires to be retained to encourage increased movement by rail freight.	Yes	~
Policy T5: Policy on trunk roads	No	No need for this policy as the Council has no control over trunk roads and any impact to trunk roads caused by developments requires to be assessed through a transport appraisal.	No	

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
~	+	~	~	+	~	++	~
+	+	+	+	+	+	+	+
~	+	-	?	-	-	+	+
++	+	+	+	+	~	+	~
~	++	+	?	+	~	+	~
~	+	-	+	-	+	+	++
~	+	-	~	-	+	+	++
~	+	-	~	-	+	+	+

Policy assessment not required

Policy assessment not required

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~	~	-	-	-	-	-	+
~	+	+	?	+	-	+	~
~	++	+	~	+	~	++	~
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Policy assessment not required

Appendix 4

Assessment of existing Local Plan policies

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POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Policy T6: Safeguarding of existing park and ride car park sites at rail stations	Yes	Retain policy, need to encourage the promotion of sustainable travel and transport.	Yes	~
Policy IB1: Strategic Business Centre	Yes	The Council continues to support Paisley as a strategic business centre, however a flexible approach is required to allow Paisley to develop into a successful centre which is able to accommodate a mix of uses. There may not be a requirement for this particular policy, it maybe that there is an overall policy to promote Paisley Town Centre for various compatible uses.	Yes, but perhaps as a consolidated policy.	~
Policy IB 2: Strategic Industrial and Business Locations - General	Yes	Retention of policy as the safeguarding and promotion of strategic industrial and business locations is highlighted in SPP and by the SDP MIR and Proposed Plan. The locations of these sites may require review.	Yes	-
Policy IB3: Strategic Industrial and Business Locations – Industry and Business Development	Yes	This policy will be consolidated into one policy on strategic industrial and business locations.	Yes, but perhaps as a consolidated policy.	-
Policy IB4: Strategic Industrial and Business Locations and Locally Important Sites – Business Development	Yes	It is important to ensure that there are local sites in order to accommodate the range, needs and locational requirements for all types of industrial and business uses. This policy will be retained but altered and consolidated with Policy IB9, there is no longer the need for the strategic emphasis.	Yes	~
Policy IB5: Inchinnan Business Park Expansion	No	This specific policy for Inchinnan is no longer required as Inchinnan as the area will be included within the Strategic Industrial and Business policy.	No	
Policy IB6: Single User High Amenity Site – Erskine	No	Single amenity sites were removed from Scottish Government Policy in the consolidation of SPP. Policy no longer required.	No	
Policy IB7: East Candren	No	A specific policy for this area is no longer required it will be covered by a more general policy on locally important industrial and business areas.	No	
Policy IB8: International Transport Facilities, Deanside Freight Terminal	Yes	Retention of policy as the promotion of more sustainable means of transporting goods is both a national and strategic policy direction. area.	Yes	~
Policy IB9: Locally Important Business / Industrial Areas	Yes	It is important to ensure that there are local sites to accommodate the range, needs and locational requirements for all types of industrial and business uses. This policy will be altered and consolidated with Policy IB4.	Yes	~
Policy IB10: Additional Criteria to be taken into consideration in relation to non-conforming uses within business / industrial areas – retailing proposals	Yes	This policy will be consolidated into Policy IB2 / 3 and Policy IB4 / 9.	Yes	~
Policy IB11: Hotel, Guest House and Bed and Breakfast Accommodation	No	The details and criteria outlined within this policy are more suited to being contained within Supplementary Planning Guidance.	No	
Policy AIRPORT 1: Operational Use	Yes	Policy could be consolidated into one policy for the airport with detailed guidance in an accompanying SPG	Yes	-

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
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Policy assessment not required							
Policy assessment not required							
Policy assessment not required							
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Policy assessment not required							
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Appendix 4

Assessment of existing Local Plan policies

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?	Unknown Impact

POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Policy AIRPORT 2: The Airport Campus	Yes	Policy could be consolidated into one policy for the airport with detailed guidance in an accompanying SPG	Yes	-
Policy AIRPORT 3: Public Safety Zones	Yes	Policy could be consolidated into one policy for the airport with detailed guidance in an accompanying SPG	Yes	-
Policy AIRPORT 4: Airport Safeguarding Area	Yes	Policy could be consolidated into one policy for the airport with detailed guidance in an accompanying SPG	Yes	-
Policy H1: General Residential Policy	Yes	This is a general policy which could be consolidated into one or two policies for the housing topic area.	Yes	?
Policy H2: Housing Land Supply	Yes	Policy will need revised as the location, condition and effectiveness of the existing land supply will require detailed assessment to ensure that the right sites are available in the right places for the right type of housing.	Yes	~
Policy H3: Housing Opportunity Sites	No	This policy is no longer applicable in its current form, changes will be required.	Yes	-
Policy H4: Town Centre – Residential Developments	Yes	Retention of this policy as the emphasis remains on ensuring a mix of compatible uses within town centres.	Yes	~
Policy H5: Secondary Centre Housing	No	No longer applicable could be consolidated into a general housing policy.	Yes	~
Policy H6: Affordable Housing	Yes	Small need identified, requirement for some policy direction.	Yes	?
Policy H7: Criteria for New Residential Development	Yes	This would be more appropriately covered by SPG.	No	+
Policy H8: Alterations and Extensions to Existing Properties	Yes	This would be more appropriately covered by SPG.	No	~
Policy R1: Town Centre Uses	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	+
Policy R2: Direction of major retail developments to strategic town centres	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	?
Policy R3: Acceptable uses in strategic town centres	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	?
Policy R4: Potential town centre 'expansion' areas	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	?

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
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~	?	~	~	~	~	~	~
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+	+	-	~	~	+	+	~
~	~	~	~	~	~	~	~
?	+	?	?	?	?	+	?
+	+	+	+	+	+	+	+
+	~	~	+	~	+	+	~
+	+	+	+	+	+	+	?
?	++	+	?	+	+	+	?
+	+	+	+	+	+	+	?
?	+	-	-	-	-	+	?

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Assessment of existing Local Plan policies

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POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Policy R5: Paisley 'core' policy	No	New focus required within Paisley Town Centre.	Yes	~
Policy R6: Change of use in Paisley Town Centre fringe areas	No	This policy is too detailed and is more appropriate to be criteria contained within SPG.	No	
Policy R7: Paisley Abbey and Paisley library and museum	No	Detail for these areas would be best set out in SPG.	No	?
Policy R8: Secondary Centres	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	?
Policy R9: Regeneration of secondary centres	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	?
Policy R10: Acceptable uses in secondary centres	No	This policy is too detailed and is more appropriate to be criteria within SPG.	No	
Policy R11: Meeting local neighbourhood demand	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	?
Policy R12: Change of use of local shops	No	This policy is too detailed and is more appropriate to be criteria within SPG.	No	
Policy R13: Retail warehouse parks	Yes	The wording of this policy may require review.	Yes	?
Policy R14: Major out of centre / edge of centre retail stores	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	~
Policy R15: Land use at Phoenix	No	Detail may be subject to SPG.	Yes	~
Policy R16: Braehead Regional Shopping and leisure centre	Yes	Consolidation of policy into a retail policy which provides a greater focus on what is needed for each centre.	Yes	~
Policy R17: Design in town and secondary centres	No	This policy is too detailed and is more appropriate to be criteria within SPG.	No	+
Policy R18: Hot food; public houses; licensed clubs	Yes	The wording of this policy may require review. Details related to this policy will be SPG	Yes	?
Policy Ed1: Further Education	Yes	Requires a more general policy on community facilities.	Yes	~

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
++	+	~	~	?	+	++	+
Policy assessment not required							
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Policy assessment not required							
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Policy assessment not required							
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POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Policy Inf1: Developer Contributions	Yes	Details would be better set out in SPG.	Yes	?
Policy GB1 : Green Belt	Yes	Simplification and policy with the criteria and details contained within SPG.	Yes	++
Policy ENV1: International Designations	Yes	Consolidation of international, national and local designations to one policy.	Yes	++
Policy ENV 2:National Designations	Yes	Consolidation of international, national and local designations to one policy.	Yes	++
Policy ENV 3: Local Designations : sites of importance for nature conservation (SINCs)	Yes	Consolidation of international, national and local designations to one policy.	Yes	++
Policy ENV 4: Local Designations : Local Nature Reserves	Yes	This policy could be considered as part of designations.	Yes	++
Policy ENV 5: Local Biodiversity Action Plan	No	Biodiversity action plan complete. Rewording of policy.	Yes	++
Policy ENV6 : Agricultural Land	Yes	Review wording of policy.	Yes	+
Policy ENV7 : Planting and management of trees and woodland	Yes	Consolidation of trees and woodland into one policy.	Yes	++
Policy ENV8 : Protection of trees and woodland	Yes	Consolidation of trees and woodland into one policy.	Yes	++
Policy ENV9 : Woodland Management	Yes	Consolidation of trees and woodland into one policy.	Yes	++
Policy ENV10 : Regional and Country Parks	Yes	Review wording of policy.	Yes	++
Policy ENV11 : Carts Greenspace Project	Yes	Review wording of policy.	Yes	++
Policy ENV12 : Renfrewshire urban fringe	Yes	Criteria set out in this policy would be better outlined within SPG.	No	++
Policy ENV13 : Conservation Areas	Yes	Consolidation of policy on conservation areas, listed buildings, etc into one policy.	Yes	-

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
?	++	?	?	?	?	+	?
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Assessment of existing Local Plan policies

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POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Policy ENV14 : Development standards for conservation areas	Yes	Criteria set out in this policy would be better outlined within SPG.	No	~
Policy ENV15 : Development criteria for listed buildings	Yes	Criteria set out in this policy would be better outlined within SPG.	No	~
Policy ENV16 : Listed buildings under threat	Yes	Consolidation of policy on conservation areas, listed buildings, Scheduled monuments, etc into one policy.	Yes	~
Policy ENV17 : Development of listed buildings	Yes	Consolidation of policy on conservation areas, listed buildings, Scheduled monuments, etc into one policy.	Yes	~
Policy ENV18 : Demolition of listed buildings	Yes	Consolidation of policy on conservation areas, listed buildings, etc into one policy.	Yes	~
Policy ENV19 : Scheduled Ancient Monuments	Yes	Consolidation of policy on conservation areas, listed buildings, Scheduled monuments, etc into one policy.	Yes	~
Policy ENV20 : Unscheduled sites of archaeological significance	Yes	Consolidation of policy on conservation areas, listed buildings, Scheduled monuments, etc into one policy.	Yes	~
Policy ENV21 : Gardens and designed landscapes	Yes	Consolidation of policy on conservation areas, listed buildings, Scheduled monuments, etc into one policy.	Yes	~
Policy ENV22 : Per cent for art	No	Criteria set out in this policy would be better outlined within SPG.	No	
Policy ENV23 : Applications for advertisement consent	Yes	Criteria set out in this policy would be better outlined within SPG.	No	
Policy L1: Protection of active recreational open space facilities	Yes	Retention of this policy, review wording.	Yes	++
Policy L2: Planning agreements to secure alternative provision of open space or recreational facilities	Yes	This policy has only been used once since 2006. A developers contribution SPG would be more appropriate to set guidance and criteria for assessment.	Yes	?
Policy L3: Protection of formal and informal open space	Yes	Perhaps combine both Policy L1 and L3, protection of all informal and formal open space.	Yes	+
Policy L4: Protection of lesser open spaces and recreational facilities	Yes	As above, consolidation of Policy L1, L3 and L4.	Yes	+
Policy L5: Open space in new housing developments	Yes	Should be design guidance as part of SPG	Yes	+

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
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++	++	~	+	~	++	~	+

Policy assessment not required

Policy assessment not required

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?	++	+	+	+	+	++	+

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POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Policy L6: Protection of site at Braehead, Renfrew for various leisure uses	No	The sites outlined in this policy have been developed, policy no longer applicable.	No	
Policy L7: Protection of allotment gardens	Yes	Retain policy, requires rewording.	Yes	++
Policy L8: Craigend, Erskine	No	Specific policy for an area of open space not necessary, areas of open space should be covered by a general policy that protects all open space.	Yes	+
Policy REN1: Criteria for assessing proposals for development of renewable energy schemes	Yes	Retention of policy with rewording to promote all renewable energy schemes.	Yes	?
Policy M1: Assessment of requirement for mineral extraction	No	If there is no need identified at the strategic level then there will be no need for a policy in a local development plan.	No	?
Policy M2: Criteria for assessing proposals for mineral extraction	Yes	Criteria and guidance could be set out with SPG as part of an assessment for all developments.	Yes	~
Policy W1: Criteria for assessing proposals for waste disposal facilities	Yes	Retention of policy, review of wording to ensure the policy guides the right waste management operations to the right sites.	Yes	~
Policy TEL1: Assessment of proposals for telecommunications development	Yes	Removal of policy with guidance / criteria for assessment contained within SPG.	No	~
Policy F1: Assessment of development proposals	Yes	Assessment criteria would be best set out in SPG.	Yes	~
Policy F2: Assessment of development proposals – flood risk	Yes	Assessment criteria would be best set out in SPG.	Yes	~
Policy F3: Fulfilment of flood prevention and sustainable drainage requirements	Yes	Retention of policy. Review of wording set out as a general flooding and drainage policy.	Yes	~
Policy F4: Standards of flood protection	Yes	Standards would be best set out in SPG.	Yes	~
Policy C1: Consideration of development proposals involving land which may be contaminated	Yes	Criteria placed in SPG.	Yes	+
Policy N1: Noise Protection	Yes	Policy N1 - Criteria placed in SPG.	Yes	~

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
Policy assessment not required							
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~	+	~	~	~	+	+	+
?	+	+	+	++	-	~	?
?	?	?	?	?	?	?	?
?	~	~	~	~	~	~	-
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+	Positive impact
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POLICY	CONTINUED RELEVANCE	CHANGES REQUIRED	INCLUSION IN LOCAL DEVELOPMENT PLAN	BIODIVERSITY, FLORA AND FAUNA
Policy Haz 1: Control of development involving new or existing hazardous installations	Yes	Retention of policy, need for review of wording.	Yes	?
Policy Haz 2: Control of development near to hazardous installations	Yes	Combine with Policy Haz 1, no requirement for two separate policies.	Yes	?

HISTORIC ENVIRONMENT	MATERIAL ASSETS	AIR	WATER	CLIMATIC FACTORS	LANDSCAPE	POPULATION AND HUMAN HEALTH	SOIL
?	~	~	?	-	?	--	~
?	~	~	?	-	?	-	~

Glossary



Glossary

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

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

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

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

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

Climate Change: A change in the statistical properties of the climate system when considered over long periods of time, regardless of cause. Fluctuations over a

short period of time do not constitute climate change.

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

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

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

Density: The intensity of development in a given area.

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

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

Environmental Report: Document required by the SEA Directive [Directive 2001/42/EEC on the assessment

of the effects of certain plans and programmes on the environment as part of an environmental assessment, which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme and reasonable alternatives. Section 14 and Schedule 3 of the Environmental Assessment (Scotland) Act 2005 sets out the information required in an Environmental Report.

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

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

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

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

Greenhouse Gas Emissions: Gases occurring naturally in the atmosphere which keep the Earth at a temperature suitable for life by trapping energy from the Sun – the 'greenhouse' effect. The six main gases with a direct greenhouse effect are: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulphur hexafluoride (SF₆). Emissions from human activities are increasing the concentrations of several of these gases, causing global warming and climate change.

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

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

- green corridors like paths, disused railway lines, rivers and canals
- woods, grassed areas, parks, gardens, playing fields, children's play areas, cemeteries and allotments
- countryside immediately adjoining a town which people can access from their homes

- derelict, vacant and contaminated land which has the potential to be transformed

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

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

Landscape Character Type: Distinct types of landscape which are generic in character in that they may occur in different parts of the country, but wherever they are they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern. Names are generic, for example 'moorland slopes and hills', 'open, intensive farmland' and 'high cliffs and sheltered bays'.

Landscape Character Assessment: Landscape Character Assessment is a technique used to develop a consistent and comprehensive understanding of

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

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

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

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

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

National Planning Framework: The spatial strategy for Scotland's future over the next 20 years; guiding development,

setting out strategic development priorities to support the Scottish Government's central purpose of sustainable economic development. It identifies strategic infrastructure needs to ensure that each part of the country can develop to its full potential.

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

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

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

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

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

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

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

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

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

Glossary

Significant Environmental Effects:

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

Strategic Flood Risk Assessment:

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

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

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

Sustainable Urban Drainage (SUDs):

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

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

Acronyms used in the Report

AQMA	Air Quality Management Area
BBC	Renfrewshire Council's investment in the Building Better Communities programme
CGA	Community Growth Area
CA	Consultation Authority
DPS	Development Plan Scheme
ER	Environmental Report
GCVSDP(A)	Glasgow and the Clyde Valley Strategic Development Plan (Authority)
GIS	Geographical Information System
GROS	General Register Office for Scotland
HNDA	Housing Needs and Demand Assessment
HRA	Habitats Regulations Appraisal
HS	Historic Scotland
HSE	Health and Safety Executive
LDP	Local Development Plan
LHS	Local Housing Strategy
LNR	Local Nature Reserve
LTS	Local Transport Strategy
MIR	Main Issues Report
NHS	National Health Service
NPF2	National Planning Framework 2
ONS	Office for National Statistics
PAN	Planning Advice Note

PP	Proposed Plan
PPS	Plan, Programme or Strategy
RBMP	River Basin Management Plan
RC	Renfrewshire Council
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SDP	Strategic Development Plan
SEA	Strategic Environmental Assessment
SEIL	Strategic Economic Investment Location
SEPA	Scottish Environment Protection Agency
SFRA	Strategic Food Risk Assessment
SG	Scottish Government
SIMD	Scottish Indicator of Multiple Deprivation
SINC	Site of Importance for Nature Conservation
SMR	Sites and Monuments Record
SNH	Scottish Natural Heritage
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
SPT	Strathclyde Partnership for Transport
SPP	Scottish Planning Policy
SOA	Single Outcome Agreement
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage Systems
WoSAS	West of Scotland Archaeology Service
WEWS	<u>Water Environment and Water Services (Scotland) Act (WEWS) 2003</u>
WFD	Water Framework Directive

If you would like information in another language or format please ask us.

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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

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