



Renfrewshire Local Development Plan – Main Issues Report

**Strategic Environmental Assessment**

**Environmental Report Non Technical Summary (2017)**



Renfrewshire  
Council



# ENVIRONMENTAL REPORT NON TECHNICAL SUMMARY (2017)

This report provides a summary of the Strategic Environmental Assessment contained in the Environmental Report that has been carried out in tandem with the preparation of the Main Issues Report for the next Renfrewshire Local Development Plan.

## Strategic Environmental Assessment Process

The overall aim of the Strategic Environmental Assessment 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. The key stages of this Strategic Environmental Assessment are:

- Scoping;
- Preparation of an Environmental Report; and,
- Production of a post- adoption statement.

The Environmental Report illustrates how Renfrewshire Council has assessed the potential effects of the Renfrewshire Local Development Plan Main Issues Report on the environment; how the environmental assessment has influenced the development of preferred and alternative options for each main issue; and, how these main issues and options were changed or altered to ensure the effects can be mitigated.

Throughout this Strategic Environmental Assessment process the Council have taken the views of key stakeholders into consideration.

The Environmental Report provides an early and effective opportunity for consultation with the public which will assist Renfrewshire Council in preparing the next Renfrewshire Local Development Plan.



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## Scope of the Renfrewshire Local Development Plan Main Issues Report

The Renfrewshire Local Development Plan was adopted on 28 August 2014. The Main Issues Report is the first stage in the review of the Renfrewshire Local Development Plan.

The Main Issues Report focuses on the changes, opportunities and main issues that have occurred in the last few years and require to be considered in preparation of the next Renfrewshire Local Development Plan.

Following consultation on the Main Issues Report, Renfrewshire Council will prepare a Proposed Local Development Plan which will contain a Spatial Strategy and policy framework to guide development and investment across Renfrewshire.

An updated Environmental Report will be published alongside the Proposed Local Development Plan. Renfrewshire Council will consider all comments received during consultation on the Main Issues Report Environmental Report and, where required, make changes to policies within the finalised Renfrewshire Local Development Plan.

## Baseline Environmental Data

The collation of baseline environmental data is an important part of the Strategic Environmental Assessment process as it provides a snapshot of the environment at that point in time; highlights existing environmental issues; and can be used to predict potential future impacts that the implementation of the Renfrewshire Local Development Plan will have on the environment. It also directly informs the development of Strategic

Environmental Assessment objectives which the Main Issues Report will be assessed against.

The Environmental Report contains a summary of environmental baseline information.

## Environmental Considerations

The Environmental Report provides an evaluation of the baseline data and the associated environmental considerations. This will set out how the current Renfrewshire Local Development Plan addresses these considerations and potential issues for the next Renfrewshire Local Development Plan.





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## Evolution of the Environment in the Absence of the Main Issues Report

The Strategic Environmental Assessment process is required to assess the likely impact on the environment if the Main Issues Report and Local Development Plan were not implemented. As the review of the Local Development Plan is a legislative requirement, the non implementation of the Renfrewshire Local Development Plan is unlikely.

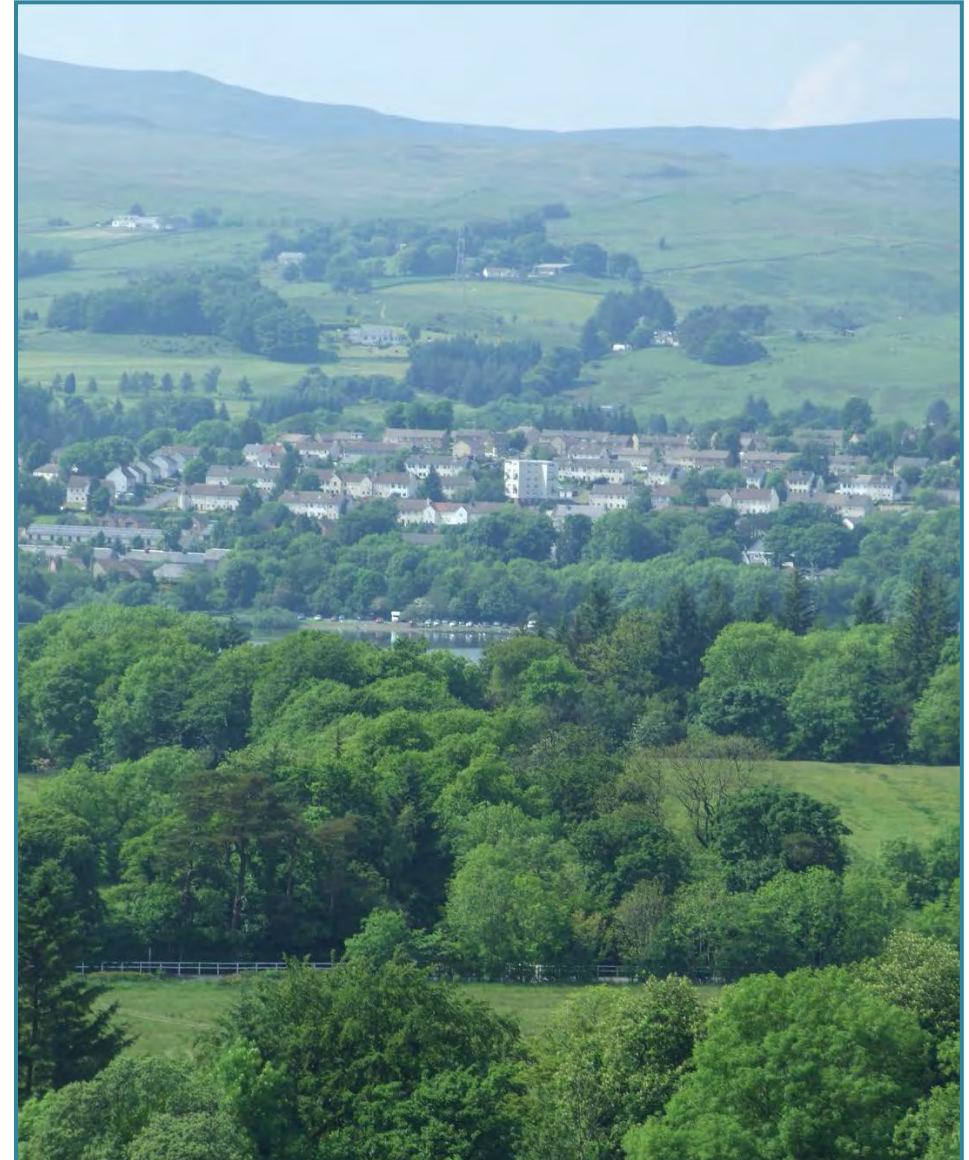
## Existing Local Development Plan Assessment

Before commencing work on the Strategic Environmental Assessment, a review was undertaken of the Environmental Assessment of the current Renfrewshire Local Development Plan. Where the plan is not proposed to change the findings of the previous Environmental Report are adopted, where appropriate, without the need to be reassessed. This has helped ensure that the Strategic Environmental Assessment remains proportionate.

## Scoping of the Issues to be considered in the Strategic Environmental Assessment

The Main Issues Report 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 impacts and potential

mitigation are considered through an assessment of the preferred option and alternatives for each of the Main Issues.



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## Assessment of Preferred Options and Alternatives

The Main Issues Report must present the preferred option and reasonable alternatives informed by a sound evidence base. The Environmental Report contains an assessment of the preferred option and alternatives for each of the following main issues. A summary of the findings of the each of the Main Issues are summarised below.

Scoring Matrix

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

Spatial Strategy	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	++	++	+	++	+	++	++	+	+
Alternative	No Alternative proposed								
Commentary	The preferred option for the Spatial Strategy is proposed to remain focused on the promotion of sustainable economic growth by identifying opportunities for change and supporting investment which helps to regenerate, create and enhance communities and places, providing high quality new development in appropriate locations. Given the Spatial Strategy is still in its early stages of delivery and remains in line with the National Planning Framework 3, Scottish Planning Policy and the Proposed Strategic Development Plan, no alternative strategy is proposed. The preferred option for the Spatial Strategy has the potential to have a positive environmental impact.								

City Deal Investment	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~	~	++	+	+	+	+	++	+
Alternative	~	~	+	+	+	+	+	+	+
Commentary	The preferred option proposes a Renfrewshire wide policy that will deliver a more sustainable approach than a specific policy related only to the City Deal project areas. The preferred approach will support the delivery of the infrastructure aspects of City Deal and allow associated developments to be directed to suitable locations across Renfrewshire. Through the development of these locations there will be an opportunity to deliver new infrastructure, well designed low carbon buildings and enhanced landscapes and secure other benefits such as the remediation of land. The benefits of City Deal investment will help to balance any possible negative impacts associated with the developments.								

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Renfrewshire's Housing Land Requirement	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~ +	~	++	~ +	~	~ +	~ +	++	~ +
Alternative	-	~	++	-	~	-	-	-	-
Commentary	Renfrewshire's all tenure Housing Land Requirements will be met from the supply of housing land outlined in Renfrewshire's Housing Land Audit 2016 and at present no new land allocations are required. The preferred option will provide a range and choice of new homes delivering enhanced access to housing across Renfrewshire. The preferred option focuses on the development of brownfield and previously used sites in existing places in line with the Spatial Strategy of the Renfrewshire Local Development Plan. Scottish Planning Policy requires the Local Development Plan to provide a range and choice of housing sites to maintain a 5 year effective supply of land. The preferred option provides this and is considered to be the most sustainable approach supporting mixed communities and will minimise potential environmental impacts as development is directed to existing built up areas.								

Affordable Housing	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~	~	++	~	~	~	~	++	~
Alternative	- ?	~ ?	++	~ ?	~ ?	~ ?	- ?	~ +	- ?
Alternative 2	~	~	+	~	~	~	~	+	~
Commentary	The preferred option is a targeted policy of up to 25% of housing delivered on all major residential developments in either North or West Renfrewshire, should be affordable units. The affordable housing provision would be across a range of tenures, including social housing for rent, intermediate housing for rent or sale, discount sale and entry level market starter homes. Alternative 1 is that small sites could be identified in North and West Renfrewshire where affordable housing could be built however, this option is unlikely to provide the balanced communities and markets that Renfrewshire is seeking to achieve and is likely to have a negative impact on material assets and population and human health. Alternative 2 is an affordable policy targeted at North and West Renfrewshire where the levels of affordable housing are negotiated on a case by case basis with developers demonstrating how they intend to meet local need and demands through a mix of housing products. Negotiating on a case by case basis would not provide a level of certainty in the Local Development Plan. It is considered that in the preferred option of a mix of private housing and affordable housing on sites is more likely to have a positive significant effect on population and human health.								

Bishopton	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	+	+	++	+	~	+	+	++	++
Alternative	~ ?	~	+	? ?	? ?	? ?	-	+	+ ?
Commentary	The preferred option for Bishopton is for BAE Systems to prepare a revised masterplan based on the overall provision of 1500 new homes and associated supporting facilities and services within the boundary of the existing Community Growth Area. This would ensure that future growth is planned in the most sustainable way unlike the alternative option which is for Ad-hoc planning applications. If planning applications were received in an ad-hoc manner, additional services and facilities may not be provided in a planned way. Also housing sites may be located in more environmentally sensitive areas and could therefore have a negative impact on biodiversity, flora and fauna. The preferred option should have limited negative environmental impacts.								

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Paisley South	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~	~	++	~	+	+	+	+	+
Alternative	~	~	+	~	~	+	+	+	+
	?	?		?		?	?	?	?
Commentary	The preferred option for Paisley South is for a masterplanned approach to be developed for previously developed sites at the University of the West of Scotland's Campus, Caplehill Road and at Dykebar Hospital Grahamston Road. This would ensure that development is delivered in the most sustainable locations. The alternative option is that the previously developed sites are part of the land identified to meet the housing land requirements and for developers to come forward in an ad-hoc manner and apply for parcels of development land for a variety of houses that is considered to meet the needs and demands of the current housing market. Planning applications coming forward on an ad-hoc basis could have a negative environmental impact as the development would not be planned in a sustainable manner. For example ad-hoc applications may make it more difficult to complete path and cycle networks which could have a negative impact on population and human health.								

Infrastructure provision/ developer contribution	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~	~	+	~	~	~	~	++	~
Alternative	~	~	+	~	~	~	~	+	~
	?	?	?					?	
Commentary	The preferred option in terms of infrastructure provision and developers contributions is to continue with what is currently set out in the Adopted Renfrewshire Local Development Plan. Developers are required to make good any infrastructure, services and facilities deficits associated with new development. Only sites that are acceptable in terms of placemaking, which can be delivered without the need for additional infrastructure and those sites where developers have made a commitment to address any deficit, would be supported by the next Local Development Plan. The preferred option would have a positive impact on both material assets and population and human health. The alternative is that the next Renfrewshire Local Development Plan has a developer contribution policy where a schedule of costs associated with infrastructure provision, assigning fixed costs for each element based on the nature of the proposed development. Both the preferred and alternative options are not likely to have an environmental impact.								

Housing for key specific housing groups	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~	~	+	~	~	~	~	++	~
	?	?	?	?	?	?	?	?	?
Alternative	~	~	-	~	~	~	~	?	~
	?	?		?	?	?	?		
Commentary	The preferred option is to consult on the need to provide a site(s) for Gypsy/Traveller and Travelling Showperson provision in Renfrewshire, as well as proposing a new policy on small privately-owned sites for Gypsy/Travellers and Travelling Showpeople. This option has a positive effect especially on population and human health as the Council would be taking a pro-active approach to delivering on housing for key specific housing groups. The alternative option is to continue as set out in the current adopted Renfrewshire Local Development Plan where Renfrewshire Council will continue to monitor and work with other local authorities to review the cross-boundary Gypsy/Travellers issues. This option is not preferred as the Council aims to be proactive in dealing with all key specific housing groups. Neither the preferred or alternative option are likely to have negative environmental impacts.								

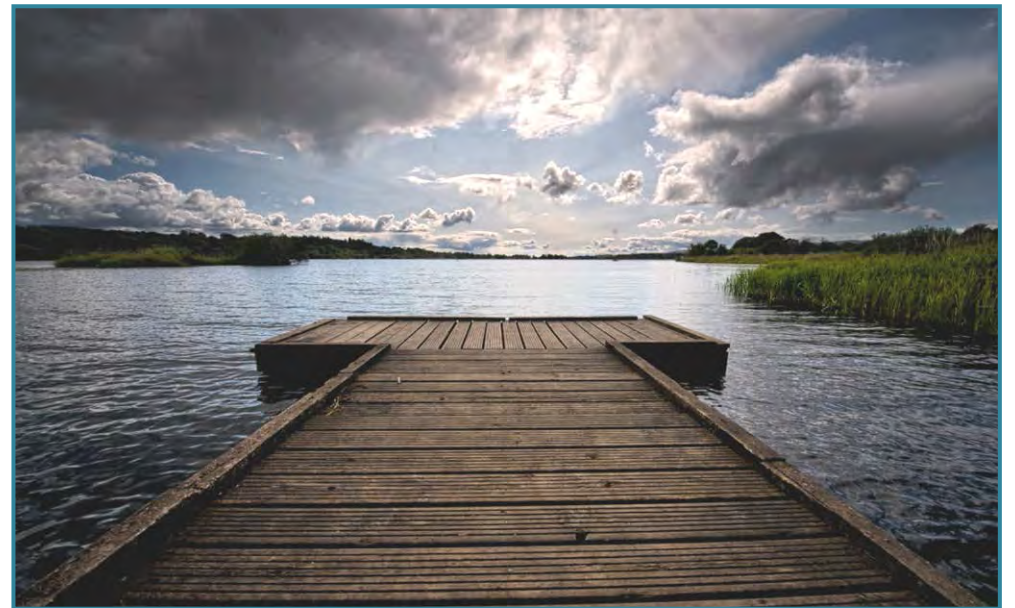


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Renewables Heat	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~	~	++	++	+	++	+	++	+
Alternative	~	~	+	+	+	+	~	+	+
Commentary	A Heat Network Opportunity Map will be finalised in preparation of the Renfrewshire Local Development Plan. This map will identify potential opportunities for co-locating developments with a high heat demand with sources of heat supply to maximise the recovery of waste heat across Renfrewshire. The preferred option also requires new guidance to be prepared within the Renfrewshire New Development Supplementary Guidance which would encourage the use of micro-generation and heat recovery technologies, where appropriate. The alternative is to continue with the existing flexible policy approach within the current Renfrewshire Local Development Plan which supports the delivery of all types of low carbon and energy generating technologies. This approach would also require additional development criteria to be prepared within the New Development Supplementary Guidance to support the delivery of heat networks. This option does not guide developers by identifying areas where there are potential opportunities to link into or create heat networks. The preferred option would have significant positive environmental effects on air and climatic factors by helping to reduce carbon emissions and improve air quality.								

Renewables Onshore Wind	Strategic Environmental Assessment Topics								
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil
Preferred Option	~	~	++	++	+	++	~	+	+
Alternative	No alternative proposed.								
Commentary	The preferred option includes additional development criteria added to the Renfrewshire New Development Supplementary Guidance to supplement the onshore wind turbine development Spatial Framework set out in the Clydeplan Strategic Development Plan. The Supplementary Guidance will detail the local factors that will be considered in deciding all applications for wind turbines of different scales. The current radar restrictions will rule out most of Renfrewshire for new wind turbine development. The Council will continue to liaise with Glasgow Airport and if new radar technology is implemented at the Airport, the Council will support new wind turbine developments in the right locations. The preferred option will have significant positive environmental impacts as it supports new renewable sources in Renfrewshire which should contribute to reduced emissions and improve air quality.								





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## Assessment of Promoted Housing Sites

56 proposed housing sites were submitted to the Council in preparation of the Main Issues Report for the next Renfrewshire Local Development Plan. As set out in the Renfrewshire Local Development Plan Main Issues Report, at present no new housing land allocations are required to meet Renfrewshire's Housing Land Requirements during the plan period 2018-2023. Each site has been assessed, both in terms of a Strategic Environmental Assessment and an overall planning assessment. These are included in Appendix 4 of the Environmental Report.

## Conclusion

The Strategic Environmental Assessment ensures the integration of environmental considerations into the Development Plan preparation process. The environment has been considered in conjunction with social and economic factors. Adaptation and mitigation have also been considered to accommodate the potential impact of climate change and secure sustainable development in Renfrewshire.

The Strategic Environmental Assessment has influenced the Renfrewshire Local Development Plan Main Issues Report and where possible the most environmentally sustainable option was chosen as the preferred option, whilst full consideration was also given to economic and social factors. In considering the findings of the Strategic Environmental Assessment the Renfrewshire Local Development Plan Main Issues Report will not have a significant impact on Renfrewshire's environment.

## 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 to address these impacts, where this is possible. An indication of where cumulative or synergistic effects may occur has also been made.

## Monitoring

Comprehensive monitoring and the establishment of an environmental baseline has already taken place through the preparation of the State of Environment Report and the analysis and review provided through the Renfrewshire Local Development Plan Monitoring Statement.

Preparation of the Local Development Plan requires continuous monitoring which will be developed further in completing the Strategic Environmental Assessment for the Proposed Renfrewshire Local Development Plan.

It will be important to monitor the significant effects of implementing the new Renfrewshire Local Development Plan. Monitoring will also provide a mechanism to identify potential unforeseen adverse effects on the environment and consider how these may be addressed.

## Consultation and Next Steps

The consultation period for the Renfrewshire Main Issues Report will last for 16 weeks from the 6<sup>th</sup> February extended to 30 May 2017. The consultation for the Environmental Report will run alongside the consultation for the Main Issues Report.

A final Environmental Report will be published alongside the Proposed Local Development Plan towards the end of 2017 and further consultation will take place at this stage.

**This publication can be made available in  
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**0300 300 0300**



**LocalPlanConsultation@renfrewshire.gov.uk**



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