



Renfrewshire Local Development Plan – Proposed Plan

Strategic Environmental Assessment

Addendum 4 – Economic Investment Locations and Strategic Freight Hubs



Renfrewshire
Council

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)



Assessment of Economic Investment Locations and Strategic Freight Hubs

1.0 The Renfrewshire Local Development Plan Proposed Plan identifies key sites to meet the needs of the Renfrewshire economy and support significant investment opportunities to Renfrewshire's Economic Investment Locations and Strategic Freight Hubs. The sites are situated, where possible, in sustainable locations, near existing transport networks with key infrastructure available. There are seven Strategic Economic Investment Locations and three Strategic Freight Hubs identified within the Proposed Plan.

1.1 The Economic Investment Locations and Strategic Freight Hubs have undergone an individual Strategic Environmental Assessment (SEA) to consider potential impacts on the environment as a result of development of these areas.

1.2 Each of the Economic Investment Locations and Strategic Freight Hubs have been assessed against the nine SEA topics and scored appropriately based on their potential impact.

1.3 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. Time periods were ascribed to any significant environmental effects as follows:

- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years;

- Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years; and
- Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence.



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Figure 1: Economic Investment Locations and Strategic Freight Hubs

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Strategic Economic Investment Locations												
Advanced Manufacturing and Innovation District Scotland, Inchinnan Business Park	-	~	++	~	~	~	+	++	-	S/M/L	P	Yes
	~			-	~	-		+	+			
Advanced Manufacturing and Innovation District Scotland, Westway Business Park, Renfrew	~	~	++	~	~	~	+	++	+	S/M/L	P	Yes
	-			-	~	-		+	+			
Advanced Manufacturing and Innovation District Scotland, Netherton Farm	-	~	++	-	-	-	-	++	-	M/L	P	Yes
	~			-	~	-	-	+	+			
Hillington Business Park, Hillington	~	~	++	~	~	~	~	++	+	S/M/L	P	Yes
				-	~	-	~	+	+			
Land to north east of Phoenix Commercial Centre, Linwood	~	~	++	-	-	-	-	++	+	S/M/L	P	Yes
				-	~	-	-	+	+			
Murray Street, Paisley	~	~	++	~	~	~	~	++	+	S/M/L	P	Yes
				-	~	~	~	+	+			
Clark Street, Paisley	~	~	++	~	~	~	~	++	+	S/M/L	P	Yes
				-	~	~	~	+	+			

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SEA Topics										Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long, Medium or Short Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic
Strategic Freight Hubs												
Glasgow Airport	-	~	++	-	~	-	~	++	+	S/M/L	P	Yes
	~	~	+	~	~	~	~	++	+			
Burnbrae, Linwood	~	~	+	-	-	~	~	++	+	S/M/L	P	Yes
Deanside (Hillington)	~	~	++	-	~	~	~	++	+	S/M/L	P	Yes

2. Summary of Strategic Economic Investment Locations and Strategic Freight Hubs

- 2.1 Based on the findings from the assessment, air is likely to be impacted on the most from development due to the increase in vehicle movements. The impact from vehicle movements will be concentrated in the areas of the Economic Investment Locations which most are well served by public transport links. Development will bring a significant positive impact to population and human health through local investment, short to long-term employment opportunities and introduction of additional local services.
- 2.2 There may also be a positive impact on landscape with the introduction of new landscaping along with the development and allowing the remediation of derelict and vacant land. The introduction of new landscaping will also assist with extra emissions created from the development aiming to balance the impact on climatic factors.
- 2.3 Potential negative impacts on the environment arising from development will be reduced by appropriate mitigation where possible and the required supplementary assessments will be submitted alongside planning applications.
- 2.4 Throughout the Strategic Environmental Assessment of the Economic Investment Locations and Strategic Freight Hubs, no co-location issues were identified.
- 2.5 City Deal investment will play a significant role in developing the Strategic Economic Investment Locations and Strategic Freight

Hubs supporting the creation of the Advanced Manufacturing Innovation District.

- 2.6 Overall, the positive Strategic Environmental Assessment benefits from development within Strategic Economic Investment Locations and Strategic Freight Hubs to bring further economic investment and opportunities within Renfrewshire are significant with any negative impacts being appropriately mitigated in consultation with Key Agencies during the planning application process.

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