



Renfrewshire Local Development Plan – Proposed Plan

Strategic Environmental Assessment

Addendum 6 – Network of Centres



Renfrewshire
Council

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)



Assessment of Network of Centres

- 1.1 The Renfrewshire Local Development Plan Proposed Plan identifies a Network of Centres which outlines the role and function of each centre. The Network of Centres is divided into five different types of centre. These are Strategic Centres, Core Town Centres, Local Service Centres and Commercial Centres.
- 1.2 The centres assessed in the Strategic Environmental Assessment range in size, level and purpose to meet different needs.
- 1.3 An overall Strategic Environmental Assessment has been conducted for each centre considering the nine potential environmental factors that could be impacted on. Each centre has been scored appropriately based on how significant the impact is on the environment. If applicable, the assessment of the Network of Centres also considers any future development or plans for the centre and its potential impact on the environmental topics.
- 1.4 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. The time periods are 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: Assessment of Network of Centres

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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 Centres												
Paisley Town Centre	~	++	++	~ -	~	~	+	++	+	S/M/L	P	Yes
Braehead	~	~	++	-	+	~	~	++	~	S/M/L	P	Yes
Core Town Centres												
Johnstone Town Centre	~	+	++	~	~	~	+	++	+	S/M/L	P	Yes
Renfrew Town Centre	~	+	++	~	~	~	+	++	+	S/M/L	P	Yes
Erskine Town Centre	~	~	+	~	~	~	+	++	+	S/M/L	P	Yes
Linwood Town Centre	~	~	+	~	~	~	+	++	+	S/M/L	P	Yes
Local Service Centres												
Bridge of Weir	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
Bishopton	~	+	+	~ -	~	~	+	++	+	S/M/L	P	Yes
Bishopton (Dargavel Village)	+	~	+	~ -	+	~	+	++	++	S/M/L	P	Yes
Lochwinnoch	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
Paisley West End	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
Paisley East End	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
Neilston Road, Paisley	~	+	+	~	~	~	+	+	+	S/M/L	P	Yes
Commercial Centres												
Phoenix, Linwood	~	~	+	-	~	-	+	+	+	S/M/L	P	Yes
Abbotsinch, Paisley	~	~	+	-	~	-	~	+	~	S/M/L	P	Yes
Braehead Retail Park	~	~	+	-	~	-	~	+	~	S/M/L	P	Yes

Summary of Assessment of Network of Centres

- 2.1 The Strategic Environmental Assessment shows that the Network of Centres will not have a significant negative impact on any of the environmental topics. The centres are located in sustainable locations in line with the Local Development Plan Spatial Strategy.
- 2.2 Renfrewshire Council is taking forward a £100 million investment to transform Paisley's town centre venues and cultural infrastructure. The investment aims to promote Paisley as a visitor destination. Consideration needs to be given to the large number of Listed Buildings and preserving the architectural heritage in Paisley when it comes to development.
- 2.3 There are a number of cultural and built heritage assets located within Renfrewshire's Network of Centres and improvements to the built fabric of Town Centres and enhancement of the public realm should help the vitality and viability of the historic environment having a positive environmental effect.
- 2.4 Many of the centres are having a positive impact on material assets and meeting the needs of Renfrewshire Residents which shows a positive impact on population and human health.
- 2.5 Future development and regeneration of Renfrewshire's town centres will have a significant positive impact on population and health as the town centre infrastructure is improved and the public realm is enhanced.
- 2.6 Air quality and impact on climatic factors continues to be an issue which is visible throughout the assessment. However, with the Paisley, Johnstone and Renfrew Air Quality Management Areas in place the impact on air quality should reduce in the future.
- 2.7 A Centre Strategy and Action Plan has been prepared for each Strategic Centre and Core Town Centre to guide investment in the area and set potential opportunities for each centre. These strategies are reviewed every two years to monitor progress. In reviewing these strategies, the Strategic Environmental Assessment will be considered to assist with reducing environmental impact.
- 2.8 Throughout the Strategic Environment Assessment of the Network of Centres, no co-location issues were identified.
- 2.9 Overall, the environmental effects from development within the Network of Centres are generally positive as development provides the opportunity to expand the range of uses within the centres having a positive effect on population and human health. Any mitigation required to reduce impacts on the environment will be secured through the planning application process in consultation with the key agencies.

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