

Background Report

Site Assessments – Land Use Considerations



Introduction

In support of the Main Issues Report (MIR), Renfrewshire Council has sought to identify and assess potential development sites within the Council area. The Council has also completed a Strategic Environmental Assessment (SEA) for the MIR which was a requirement of the Environmental Assessment (Scotland) Act 2005.

The SEA site assessments for each of the potential development sites considered for the MIR can be viewed by using our **LocalView** mapping facility which is available to view on the Council's website. These assessments consider the full range of environmental factors and provide a source of information which aids the identification of sites that have potential to contribute to the proposed spatial strategy within the Main Issues Report (MIR).

Each site assessment identifies the sites and details how they have been assessed together with an assessment proforma for each of the sites based on the SEA site assessment. The environmental factors considered are as follows;

- Biodiversity, flora and fauna,
- Historic environment,
- Material assets,
- Air,
- Water,
- Climatic factors,
- Landscape,
- Population and human health and,
- Soil.

The SEA site assessment was carried in addition to the Sustainability Assessment of sites because, although the health of the environment is a vital component for social and economic wellbeing, social and economic effects are not a direct focus for the attention of SEA. There are areas of overlap between the two assessments.

Identification of Sites

The sites that have been identified have come forward from a variety of sources, including:

- Sites identified by developers and land owners as part of the Suggestions for Land Use Change consultation process undertaken in April 2011.
- Renfrewshire Council owned sites that are considered to have become surplus to requirements.
- The Housing Land Audit 2010 and the Urban Capacity study 2010 which identify and monitor sites that are suitable for residential development.
- Sites identified from the existing Renfrewshire Local Plan that are considered suitable for an alternative land use e.g. Industrial Legacy Sites.

- Sites identified during the Johnstone South West Charrette process which was completed in November 2011.

The SEA Site Assessments

Each SEA Site Assessment includes an Ordnance Survey map of the site, aerial and land based photographs, and a detailed written appraisal relating to each of the environmental factors outlined above. A written, overall SEA assessment is also provided and a summary of the detailed appraisal has been given using the symbols below:

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

The SEA Site Assessment was carried out through an analysis of environmental factors affecting a site using the Geographical Information System (GIS), site visits, relevant planning applications and officer knowledge. Key Agencies and other Council Services were also involved with the assessment process and provided important environmental information. The Council recently completed a State of the Environment (SoE) Report, Background Report 5. The SoE 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 Council had also commissioned studies to inform the MIR process such as a Landscape Assessment of all potential development sites in the Green Belt (Background Paper 18), which were used to provide further detail for the SEA Site Assessments. Figure 1 provides an indication of the spectrum of environmental data that was considered during the Assessment.

Figure 1 – Environmental data considered during the assessment

Environmental Factor	Environmental Resources Considered
Biodiversity, Flora and Fauna	Special Protection Area, Sites of Special Scientific Interest, Ramsar Wetland, Local Nature Reserve, Site of Importance for Nature Conservation, Wildlife Corridor, Woodland cover (including Ancient and Semi-natural woodland), Tree Preservation Order, Open Space Audit information, Habitat Survey data, Green Belt, Integrated Habitat Network data
Historic Environment	Scheduled Ancient Monument, Listed Building, Conservation Area, Archaeological consultation trigger Zone, Townscape Heritage

	Initiative Area, Designed Landscape
Material Assets	Core Paths, Public and Council Owned buildings or facilities, new building proposals,
Air	Air Quality Management Area, proximity to trunk roads and to other sources of airborne emissions.
Water	Location of water courses and water features, instances of historical flooding and potential flood risk (pluvial, fluvial and sea level rise).
Climatic Factors	Proximity of site to public transport network and services, proximity of site to settlement, new buildings and use of material for building and the associated carbon footprint,
Landscape	Glasgow and Clyde Valley Landscape Character Assessment, Landscape Assessment of potential Development sites in the Green Belt.
Population and Human Health	Location of potentially contaminated land, location of COMAH consultation areas, location of high voltage overhead electricity transmission lines, location of Scottish Gas Network High Pressure Gas Pipeline, Airport Noise Contours, association between site and potential flooding.
Soil	Location of potential development site in relation to potentially contaminated land, good quality agricultural land, inclusion of previously developed brownfield land in the site, or peat.

The SEA Environmental Report identified some gaps in the environmental baseline information or the requirement for further more detailed analysis or environmental assessment. Whilst the SEA site assessment was as comprehensive as possible, it should be noted that this document is a work in progress and the information may be updated or changed as additional information is obtained as we work towards the production of the proposed Renfrewshire Local Development Plan. The assessments do present, however, an early indication and good basis for identifying potential constraints and environmental effects that are likely to be associated with some development sites. The Environmental Report is available as a Background Paper accompanying the MIR.

Further assessment of sites between Main Issues Report and Proposed Plan

The Suggestions for Landuse Change process, as well as additional survey work and the additional sources noted above, generated a large number of potential sites. Until a finalised set of sites is known, it has not been possible to carry out a full and exhaustive assessment of every site. For example, cumulative impacts (those effects which individually might not be an issue but if combined with others, might lead to an environmental impact) are not possible to assess until it is known exactly how many sites could realistically be developed. An assessment of secondary and synergistic effects should also be possible and the types or levels of mitigation that may be appropriate to reduce any significant environmental effects. Indeed, as the LDP process continues it is likely that additional sites may come forward for consideration and the final land uses on the potential development sites may change. Such factors will have an influence on the outcome of the SEA Site Assessment.

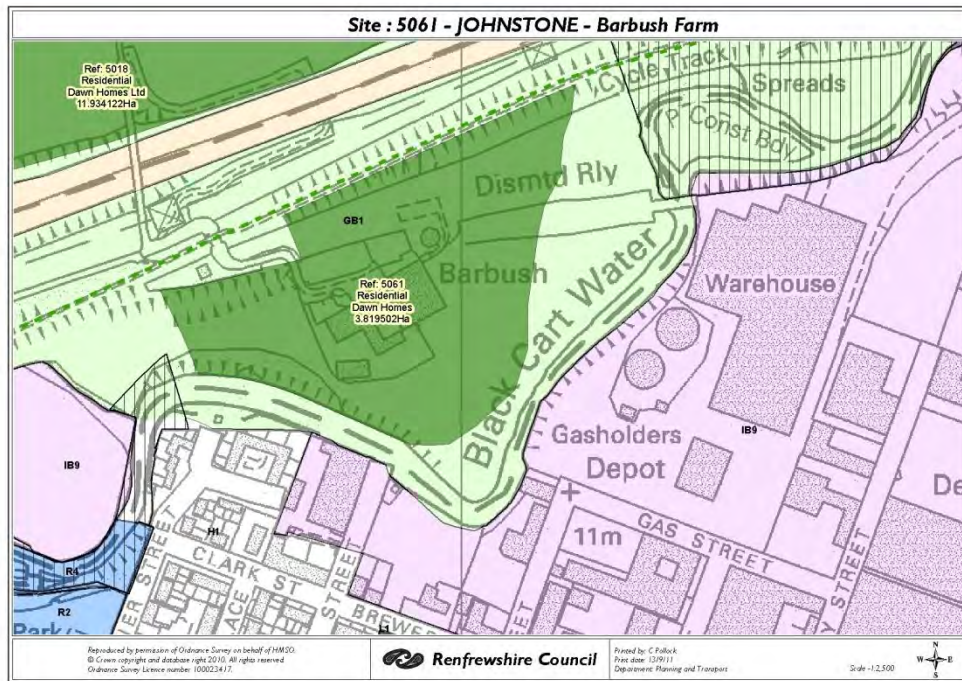
The principle focus of the MIR is on the establishment of main issues, associated preferred options and possible alternatives, therefore, there it is not possible at this stage to take a final decision on a definitive list of potential development sites. Inevitably, not all the sites shown in the MIR will be carried forward to the next stage and once a more finalised set of policies and sites is known, a second stage of assessment will take place which will help to refine the selection of sites further. This could include a more refined set of considerations, for example looking at potential cumulative impacts, cross boundary effects and taking into account the finalised list of policies that will be carried forward from the Adopted Renfrewshire Local Plan. More detailed consultation with infrastructure providers will also contribute to the second stage assessment as they will need to have a good indication of which sites could actually come forward before they are able to give a view on future provision. More details on this second stage of assessment will be presented with the Proposed Plan.

SEA Site Assessments

The SEA Site Assessment for each individual site can be viewed by using our LocalView mapping facility which is available to view on the Main Issues Report page on the Council's website. No decisions have been taken on the sites contained in this report. The outcome of the SEA Site Assessment and the Site Assessment – Land Use Consideration (Background Report 15) have been considered together in order to give an indication of whether or not the sites will be considered in the next stage (Proposed Plan) of the LDP Process.

5061

Site Address: Barbush Farm, Johnstone.
Proposed Use: Residential.
Site Size (Ha): 3.82 Ha
Local Plan Policy: GB1, T3a



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is broadly triangular in shape. The vegetation on the site consists of some woodland, at its western edge, with grassland and occasional pockets of scrub and bushes. A small part of the site comprises the Barbush farmstead.

Boundaries of site:

South western edge of site borders the Black Cart Water and the northern boundary is defined by the cycleway. The site is relatively flat and its southern tip and eastern edge lie above the flood plain of the Black Cart Water. On the west side, a small landscaped area acts as a buffer between the site and the Morrisons store.

Condition of the site:

Barbush farm consists of a two storey house, which is in good condition externally, with recently renewed roof tiles and window frames. The adjacent farmstead buildings, which lie at right angles to the house, are unused and are in a poor physical condition. Adjacent and to the west of the farmstead lies the concrete foundations of what appears to have been a livestock shed.

Adjoining landscape character and Land Uses:

The Black Cart Water, and its flood plain, and the cycleway largely define the site's boundaries. Vehicular access is currently poor, via a single track road running north of and parallel to the national cycleway route, or alternatively from the north via a single track bridge across the A737.

Initial GIS Based Assessment Comments -

- Flood risk – Zone A 1:200
- Potentially contaminated land
- Schools PS – St Margarets, Kilbarchan
- Schools HS – St Bendicts, Johnstone High

Landscape Assessment Summary -

Two very small areas of Core Woodland cover western edge of site

Roads Comments -

Access would require upgraded from the south using the bridge crossing to link to Rankine Street. Further details of access and internal layout is required to provide a full traffic and transportation assessment.

Flood Risk Comments -

Potential flood risk to the southern boundary of the site.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking +	Accessibility to town centres, local services and green network on foot - Ranking ++
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision: Still awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking 0

Site Access	
Ranking -	

SEA Overall Assessment of the Site -

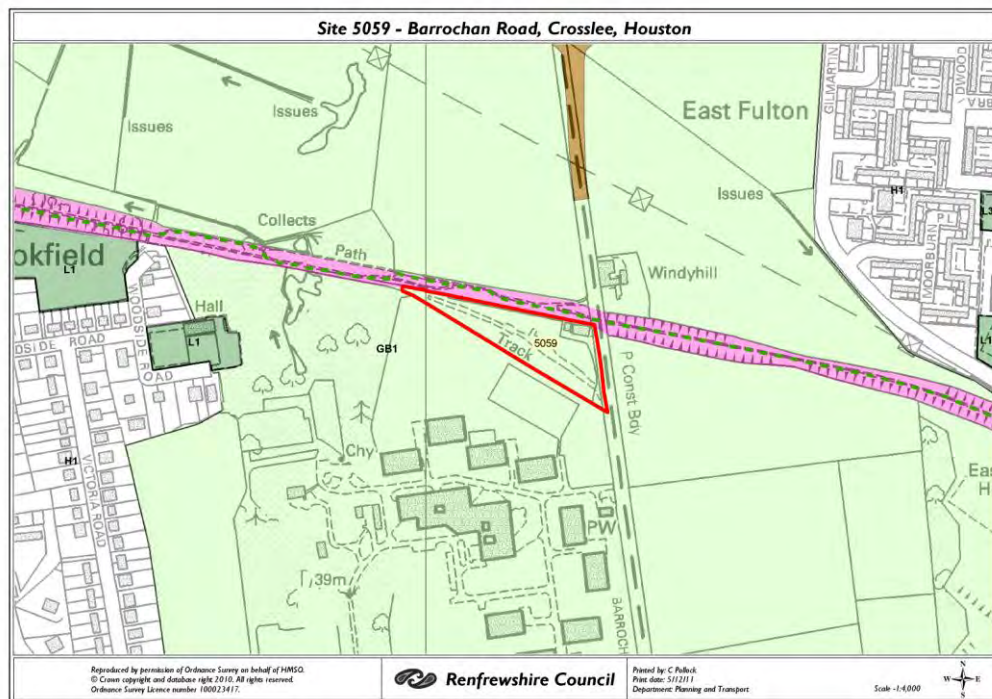
SEA issues relating to the impact that development of this site would have on the landscape and setting of the town. Residential development at this location may result in a limited increase the amount of car journeys resulting in a corresponding impact on air quality. Potential flood risk areas on the site require to be avoided.

Overall Planning Assessment of the Site -

Good potential to develop within environmental parameters.

5059

Site Address: Barrochan Road, Houston
 Proposed Use: Residential
 Site Size (Ha): 1 Ha
 Existing Local Plan Policies: GB1



Site Visit Comments -

Triangular site situated immediately to the north of the former Merchiston Hospital and to the south former Kilmacolm railway which is now a well utilised long distance cycle path. The site is currently utilised as a reclamation yard and has a negative impact on the landscape. In addition to reclamation material there appears to be additional waste material stored on site.

Initial GIS Based Assessment Comments (issues/constraints) -

- Potential flood risk zone A 1:200
- Potentially contaminated land
- School Catchments
 - St Margaret's – Primary School Denominational
 - Kilbarchan - Primary School Non Denominational
 - St Benedict's- Secondary School Denominational
 - Johnstone – Secondary School Non Denominational

Landscape Assessment Summary -

Triangular site situated immediately to the north of the former Merchiston Hospital and to the south former Kilmacolm railway which is now a well utilised long distance cycle path. The site is currently utilised as a reclamation yard and has a negative impact on the landscape. In addition to reclamation material there appears to be additional waste material stored on site.

To the west of the site lies the settlement of Brookfield, which has a suburban village-like character. To the north, east and south there are gently undulating open arable and grazing fields, with a few clusters of trees. Immediately to the north east of the site there is a timber merchant with yard area.

Roads Comments -

Site benefits from an existing access to Barochan Road. Some visibility issues to the north relating to old railway bridge. Details of site access will be required to undertake a full traffic and transportation analysis.

Flood Risk Comments -

Significant flood risk from surface water run-off and ponds to the north west of the site which is likely to be at its worse 2.0 metres in depth. Topography has caused a sump resulting in ponding on parts of the site.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking -
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - No impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Site Access - Ranking -	

SEA Overall Assessment of the Site -

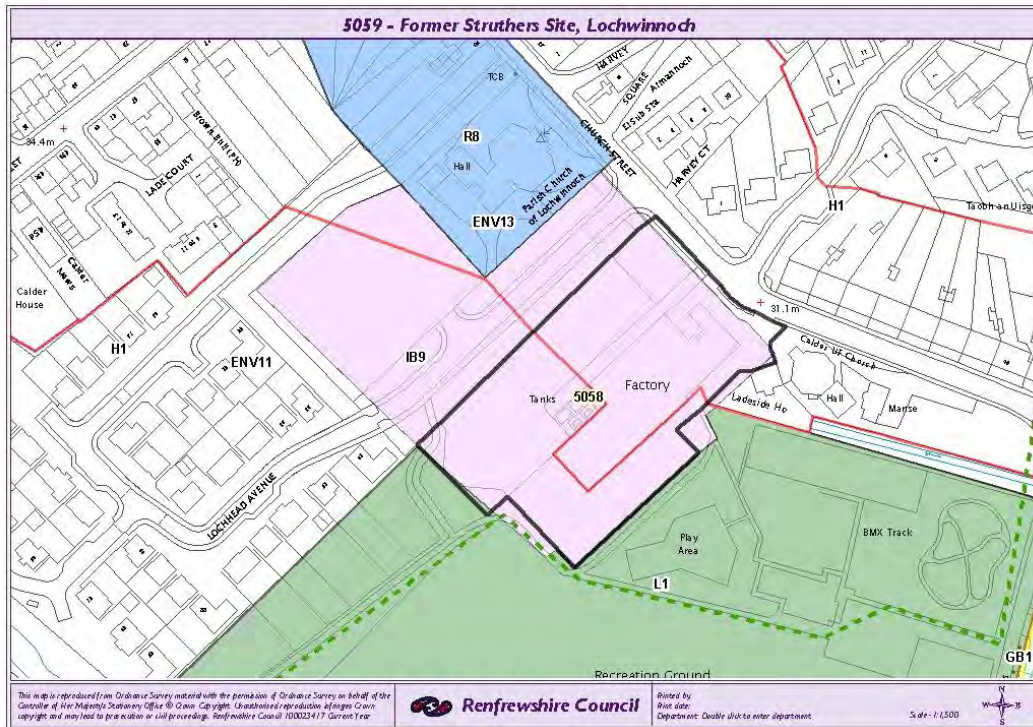
SEA issues related to a potential increase in the amount of car journeys resulting in an impact on air quality and possible contribution to climate change. Potential flood risk on the site. Potential exits to improve biodiversity and Green Network.
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Overall Planning Assessment of the Site -

Opportunity to redevelop brownfield site.

5058

Site Address: Former Struthers Factory Site, Church Street, Lochwinnoch
Proposed Use: Mixed/Residential
Site Size (Ha): 0.91 Ha
Local Plan Policy: IB9 and ENV 11



Site Visit Comments -

The former Struthers Factory used to produce bottled water. The site is located in the centre of Lochwinnoch within the Conservation Area. The site is bounded to the north and west by the entrance road to a new residential development and the Grade A listed Parish Church of Lochwinnoch, to the south by a children's play area and recreation ground and to the east by the Grade B Calder United Free Church. The factory is presently open to the front.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- Within Lochwinnoch Conservation Area
- School catchments
 - St Anthony's – primary school denominational
 - Lochwinnoch - primary school non denominational
 - St Benedict's - secondary school denominational
 - Johnstone – secondary school non denominational

Landscape Assessment Summary -

The site is bounded to the north and west by the entrance road to a new residential development and the Grade A listed Parish Church of Lochwinnoch, to the south by a children's play area and recreation ground and to the east by the Grade B Calder United Free Church.

Roads Comments -

The site benefits from an established access to Church Street. Further details are required in order to provide a full traffic and transportation assessment.

Flood Risk Comments -

Underground watercourse to the southern boundary of the site, flood risk assessment required.

Others Comments -

Site has a community right to buy on it.

Planning history

02/1330/PP - Renewal of planning permission, for 1700sqm class 6 storage building (97/974/PP). Decision - Granted

04/1054/PP - Erection of a timber fence to a height of 0.9 metres along boundary of premises. Decision – Granted

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking ++
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking – ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - This is a small site therefore unlikely to have a significant impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking –
Site Access - Ranking +	

SEA Overall Assessment of the Site -

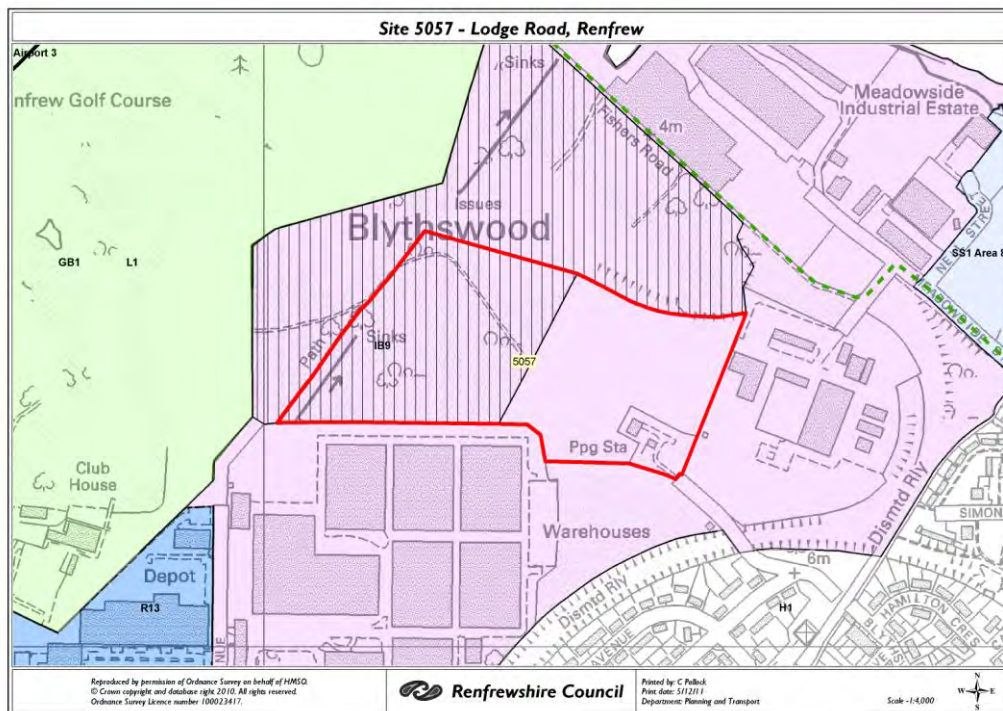
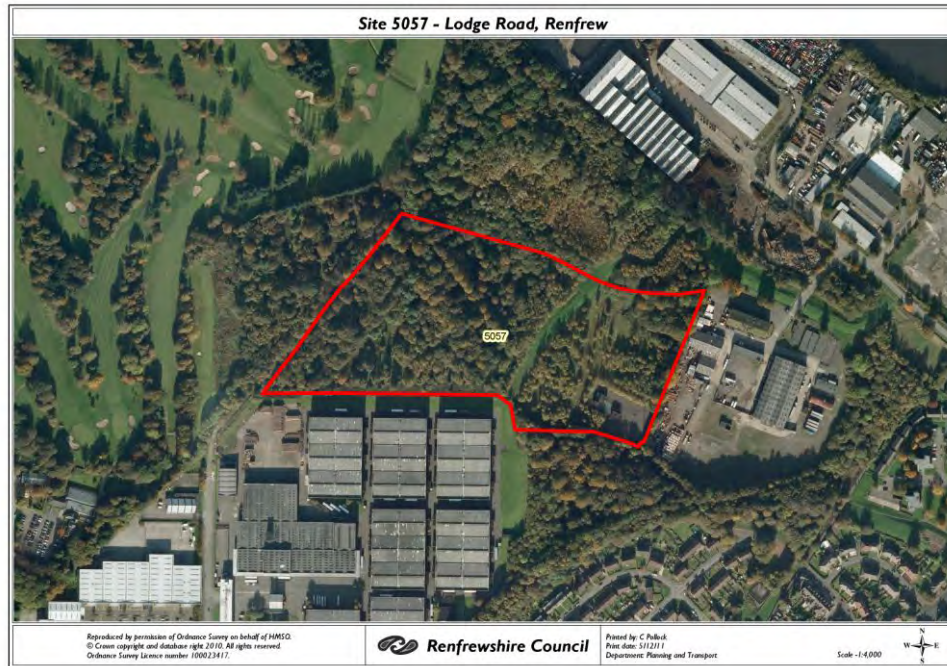
Some SEA issues relate to the impact that development of this site would have on the amount of car journeys - resulting in an impact on air quality and possible contribution to climate change. Potential flood risk on the site requires further investigation. Potential exits to improve biodiversity and Green Network.

Overall Planning Assessment of the Site -

Site is appropriate for a mixed / residential development subject to flood risk assessment. Possible legal issue regarding community ownership requires clarification.

5057

Site Address: Lodge Road, Renfrew
Proposed Use: Residential
Site Size (Ha): 7.3 Ha
Existing Local Plan Policies: IB9 and ENV 11



Site Visit Comments -

This is a pumping station that is currently in use. There is plant and tanks in situ. The site is surrounded by semi mature vegetation and by 3 m chain link fence. Site access is taken from North Lodge Road, under a former railway line. This is a narrow road and was flooded on the day of the site visit making access difficult. To the east of the site is an industrial area and there are warehouse units to the south.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Health and a Safety Executive Consultation Zone
- Within Glasgow Airport Noise Zone
- Tree Preservation Order covers wooded area to the south west of the site
- Schools (PS) – St James, Kirklandneuk
- Schools (SS) – Trinity, Renfrew

Landscape Assessment Summary -

Brownfield site well contained by surrounding industrial and warehouse units and adjacent woodland.

Roads Comments -

Existing access not ideal so alternative arrangements may be required from Fishers Road to the north

Flood Risk Comments -

Some ponding to the north west of the site. Site just outside tidal zone so no flood risk from this source.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking - -	Flooding and drainage - Ranking +
Site Access Ranking - -	

SEA Overall Assessment of the Site -

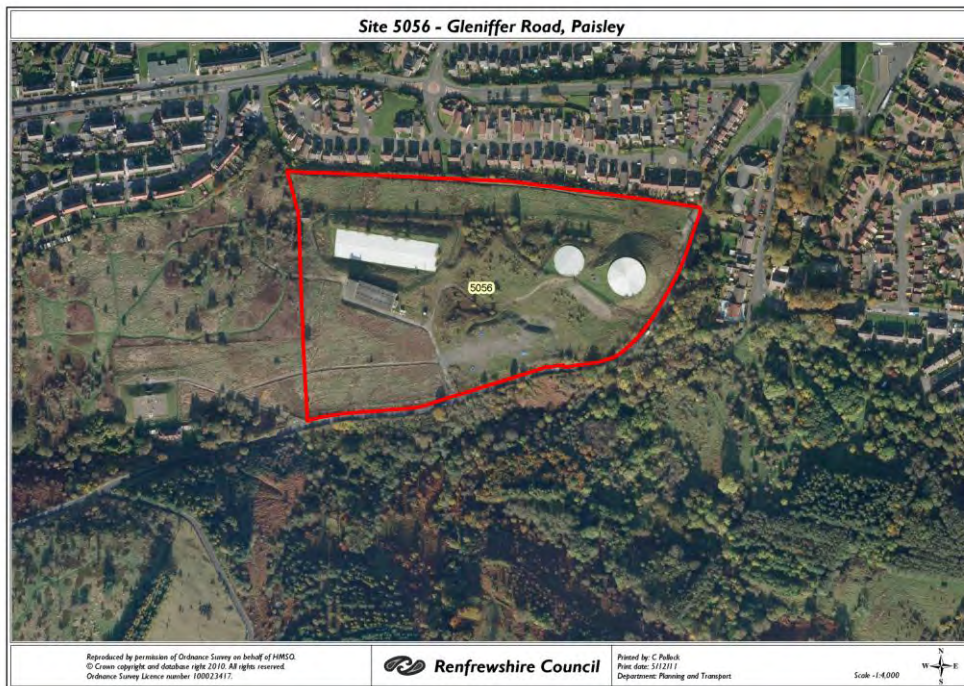
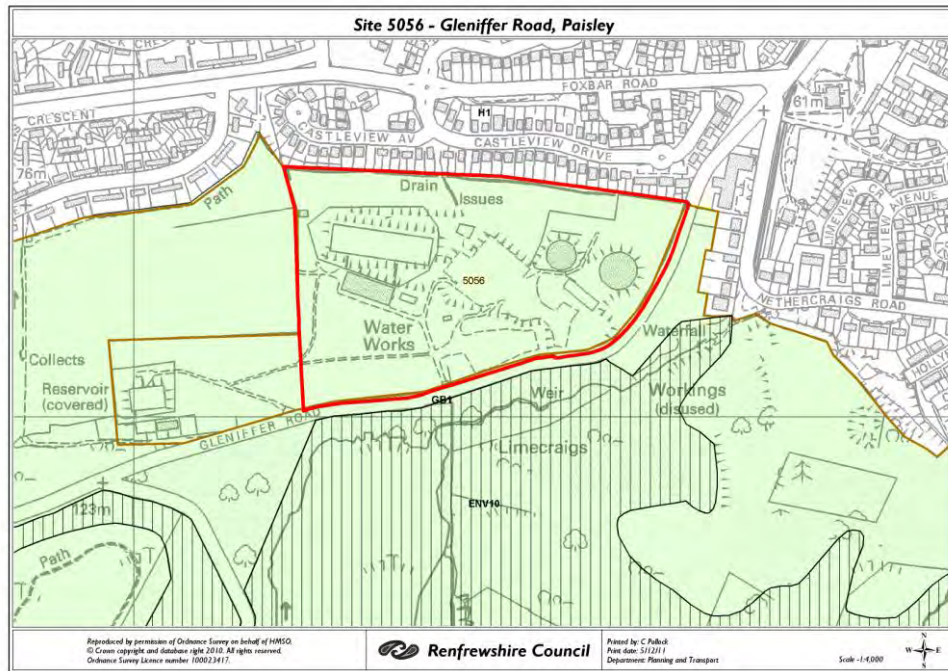
SEA issues related to the impact that development of this site would have on environmental assets. Residential development at this location may increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change. Aircraft noise and Health and a Safety Executive Consultation Zone issues require to be considered at a design stage. Significant potential to improve the Green Network.

Overall Planning Assessment of the Site -

Located within an older industrial area which is vacant. The loss of this industrial area would not have a detrimental impact on the supply of industrial/business land within the Hillington/Renfrew North Strategic Economic and Investment Location. Residential may be appropriate subject to a masterplanning exercise which should be taken through the LDP process.

5056

Site Address: Gleniffer Road, Paisley
Proposed Use: Residential
Site Size (Ha): 9.1 Ha
Local Plan Policy: GB1 and ENV 11



Site Visit Comments -

Existing water works site still in operation with large amounts of plant and tank machinery in situ. Several telecommunication masts. Site boundaries are 2.4m fencing surrounding the majority of the site. Land slopes steeply from south to north. Grassland covers most of the site with service access roads meandering through the site. Residential to the north, Gleniffer road bounds the site on the east and south and beyond this is the Gleniffer Braes country park.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- Potentially contaminated land
- SEPA site of historical flooding adjacent to the site on Gleniffer Road
- School catchments
 - St Peter's – primary school denominational
 - Heriot - primary school non denominational
 - St Andrew's - secondary school denominational
 - Gleniffer – secondary school non denominational

Landscape Assessment Summary -

Prominent site located near a road junction which lies within Green Belt. Potential to enhance southern approach to town. Land slopes steeply from south to north. Gleniffer road bounds the site on the east and south and beyond this is the Gleniffer Braes country park. Access is difficult. Within Open Space Audit (PA380). Lies opposite Gleniffer Braes Country Park and Site of Importance for Nature Conservation.

Roads Comments -

The site benefits from two established access points from Gleniffer Road, although both are outwith the 30mph urban zone. Access to this site is likely to be challenging, therefore further details regarding access and internal layout are required to provide a full assessment of the suggestion.

Flood Risk Comments -

Surface water risk through the middle portion of the site. Flood risk assessment required. Development of this site may cause problems downstream, where there is a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking N/A	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking -
Site Access - Ranking -	

SEA Overall Assessment of the Site -

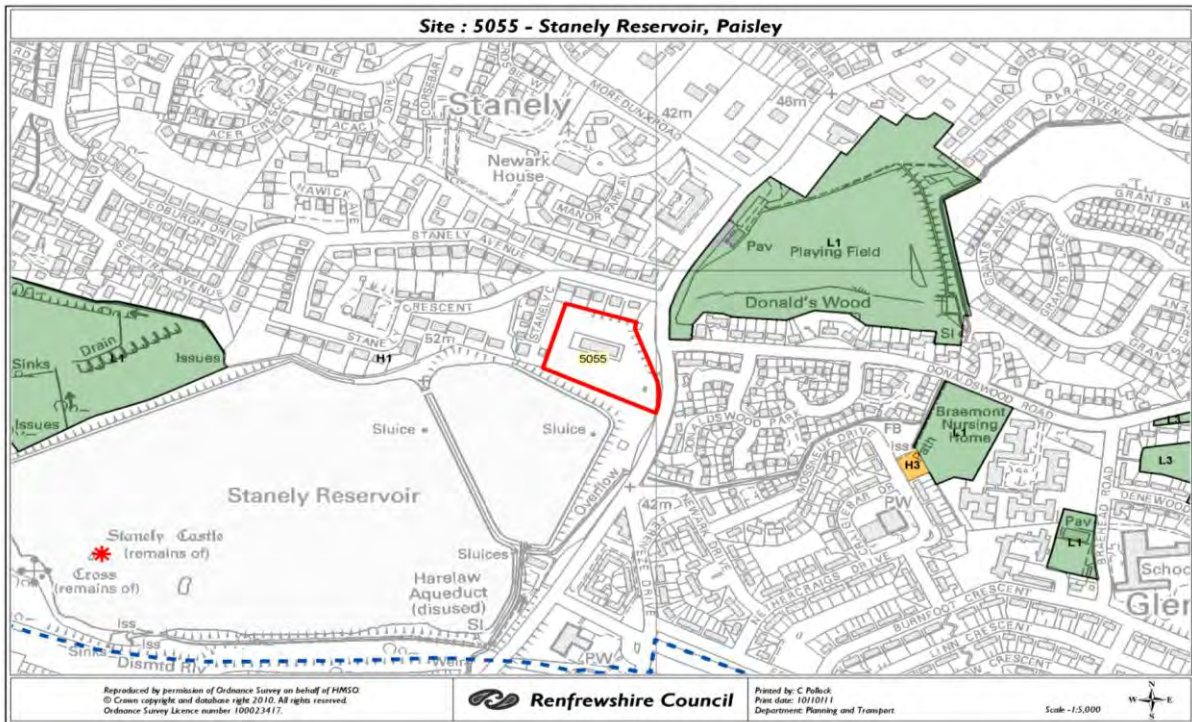
SEA issues relate to the potential impact that development of this site would have on the landscape and setting of the town. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Although site lies within Green Belt it could be integrated with the adjacent residential land to the north, subject to investigation into potential contamination and current operational requirements.

5055

Site Address: Stanely Road Reservoir, Gleniffer Road, Paisley
Proposed Use: Residential
Site Size (Ha): 0.97 Ha
Local Plan Policy: H1



Site Visit Comments -

Vacant water works site with plant and tanks in situ. Overgrown rough grassland covers the site. Site boundaries are 2m high chain wire fence. The site is bound on 2 sides by existing residential properties.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- School catchments
- St Peter's – primary school denominational
- Bushes - primary school non denominational
- St Andrew's - secondary school denominational
- Gleniffer – secondary school non denominational

Landscape Assessment Summary -

Vacant water works site with plant and tanks in situ. Overgrown rough grassland covers the site. Site boundaries are 2 metre high chain wire fence. Reservoir mound to the south west is a significant feature. Prominent site located at a road junction. Potential to enhance townscape.

Roads Comments -

Site benefits from an existing access from Gleniffer Road and good visibility at the junction. However the site is in close proximity to the existing junction of Donaldswood Road, further details regarding the location of the access is required to ensure there is no conflict with existing accesses.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision: Given the size of the site, there is unlikely to be a significant impact to existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site -

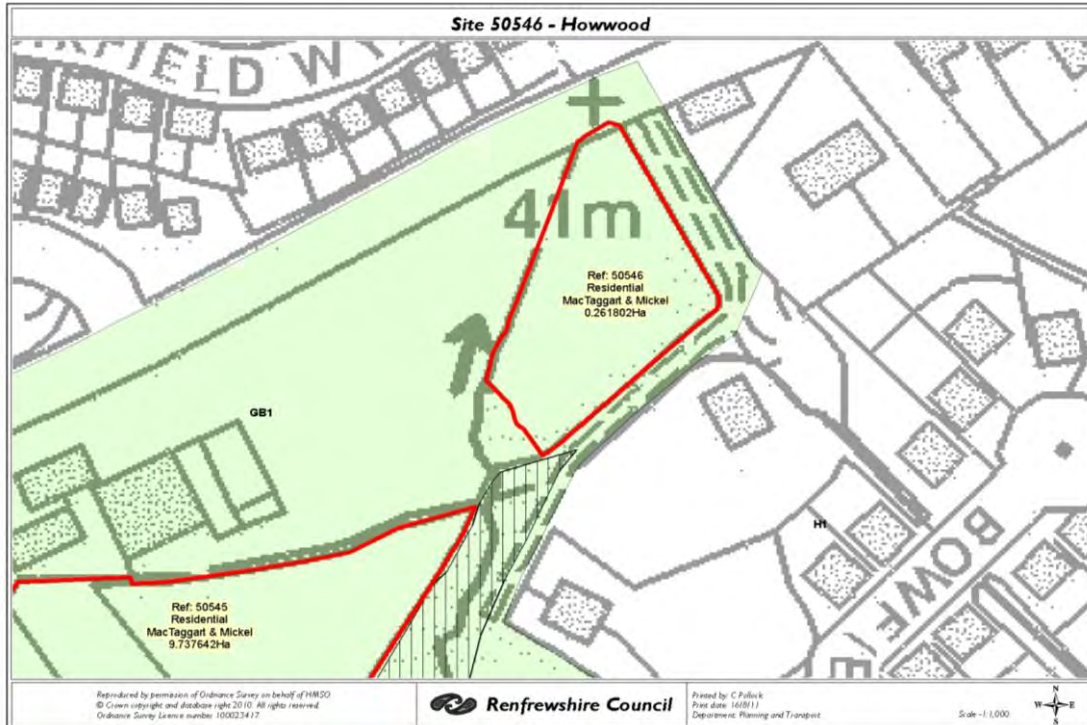
Although integrated within the urban area, some SEA issues relate to the potential impact that development of this site would have on the possible increase in the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Residential would be acceptable.

5054 - 6

Site Address: Howwood
Proposed Use: Residential Development
Site Size (Ha): 0.26 Ha
Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Derelict green space that appears to be a triangular opening in the woodland area. A stream flows in a north easterly direction along the western boundary.

Boundaries of the site:

The site is open with no boundaries demarking the site, to the west the site is bound by a stream that flows to the north east, the north, south and eastern boundaries are within areas of established woodland belts, a residential road is to the east and south of the site, the busy Main Street is to the north of the site.

Adjoining landscape character and Land uses:

To the west, there is an area of scrubby vegetation and a farmstead development beyond, to the south and east there are residential properties with established mature trees providing an enclosed character.

Condition of the site:

The site appears to be in a good condition, currently on site there is a chicken pen, a shed, a greenhouse and a raised bed area for growing vegetables.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- School catchments
 - St Anthony's – primary school denominational
 - Howwood - primary school non denominational
 - St Benedict's - secondary school denominational
 - Johnstone– secondary school non denominational

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt. The flat area in the central space of the site could accommodate a degree of appropriate development, however the setting and settlement edge created by the established mature trees should be retained and enhanced where possible. The site is at a lower level than the surrounding land uses and is less prominent.

Roads Comments -

Access via the existing lane is not ideal, however if the suggestion is only for one house then this may not be a significant. Further details required before a full assessment can be made.

Flood Risk Comments -

Surface water and fluvial risk to the majority of the site to a depth of 2.0 metres. Flood risk assessment required. Likely that around 60% of the site is undevelopable due to flood risk.

Other Comments -

None.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) – Ranking 0	Access to high quality electronic communications infrastructure – Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - This is a small site unlikely to have an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking - -
Site Access - Ranking 0	

SEA Overall Assessment of the Site -

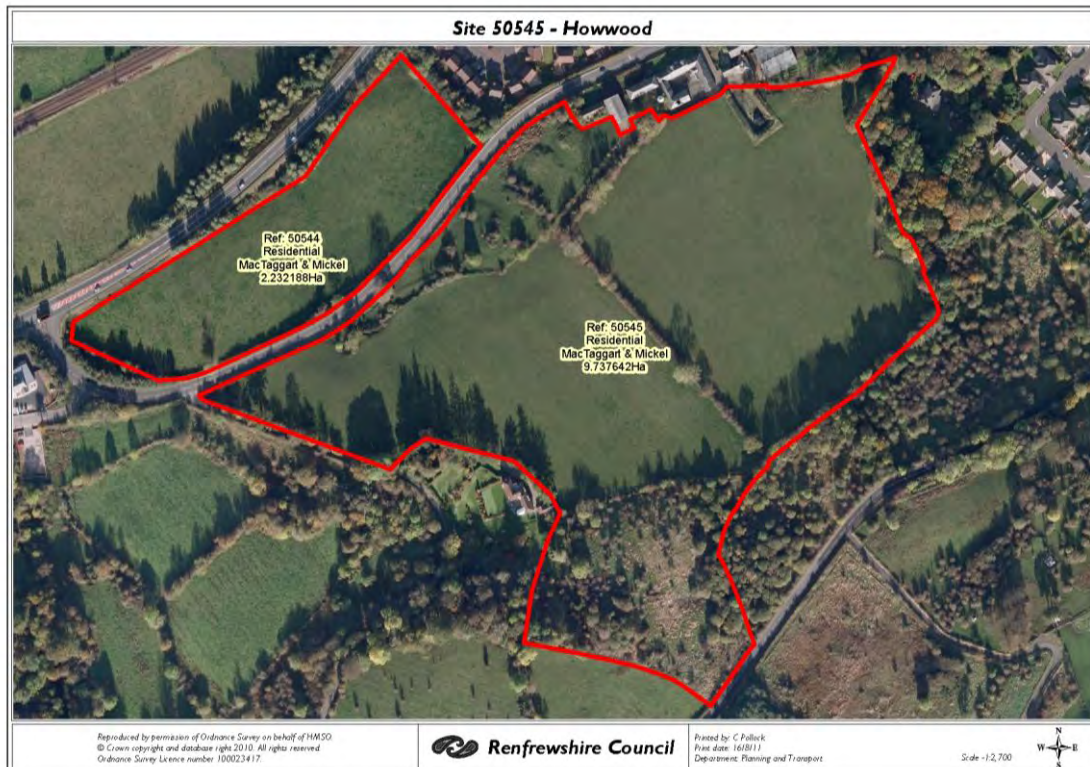
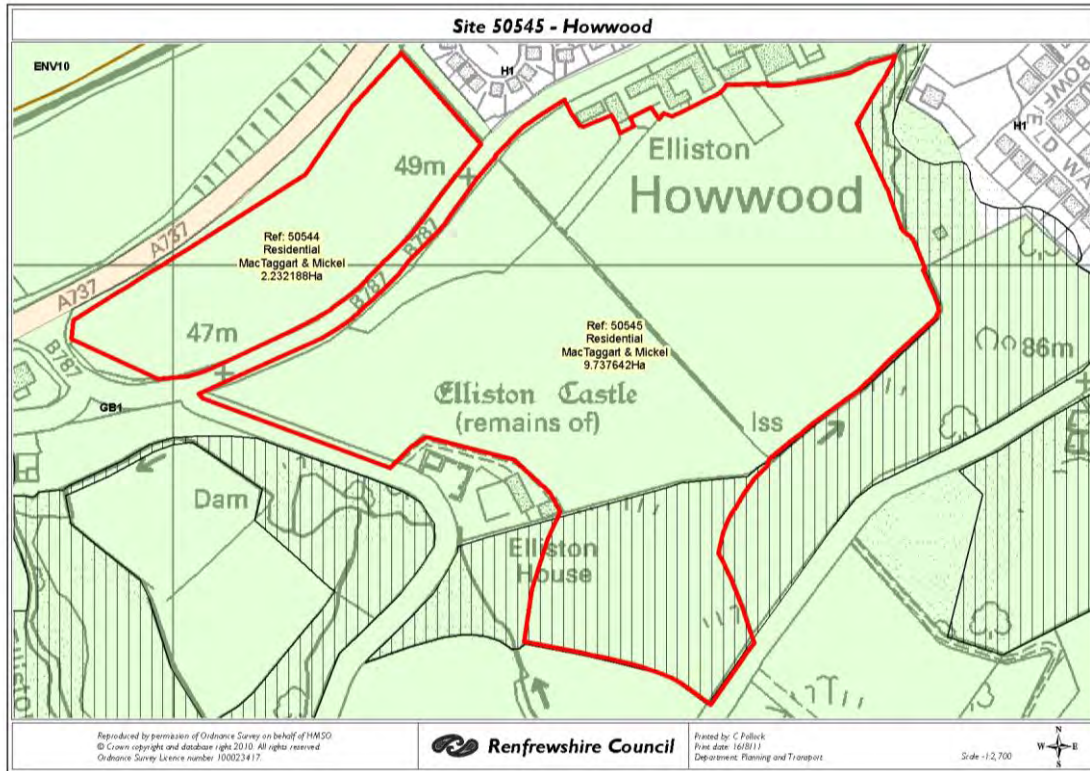
SEA issues related to the potential flood risk which would affect the majority of the site. Minor SEA issue related to potential increase in emissions from vehicular movements to and from the site.

Overall Planning Assessment of the Site -

Site maybe has potential for 1 house however the site has significant flooding constraints.

5054 - 5

Site Address: Howwood
 Proposed Use: Residential Development
 Site Size (Ha): 9.74 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregular in shape, undulating grazing fields that are open in character and sloping down to the north west into the Black Cart Water Valley. The northern section along the B787 Beith Road contains a steeply sloping area down to the north west and there is a wooded area in the southern most area of the site

Boundaries of the site:

The boundaries to the north and west of the site are established hedges with established mature trees, these provide a degree of containment however the site is undulating in character and not contained significantly by the established hedge. The northern boundary also borders a collection of farm buildings along the B787 Beith Road. The eastern and southern boundaries border the established woodland, this provides containment to this area of the site.

Adjoining landscape character and Land uses:

To the north there is another open undulating grazing field, to the east there is an established woodland area with the settlement beyond, to the south and west of the site there is established woodland and open grazing fields.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- School catchments
 - St Anthony's – primary school denominational
 - Howwood - primary school non denominational
 - St Benedict's - secondary school denominational
 - Johnstone– secondary school non denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is in a prominent location and contributes to the setting of the settlement, it is outwith the strong settlement boundary. As such the site is not suitable for development, development here would have a detrimental effect on the setting and character of the settlement and Green Belt.

Roads Comments -

Some topographical issues to achieving satisfactory access. Limited opportunities to integrate a street layout with the established village. In order to fully assess this suggestion, there requires to be further details on potential site access, junctions and internal layout.

Flood Risk Comments -

Minor surface water risk to the southern portion of the site. Development of this site may cause problems downstream. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

Potentially large expansion of the settlement would give issues for local service and education provision.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Given the size of this site it is likely that this development would have an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking -
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

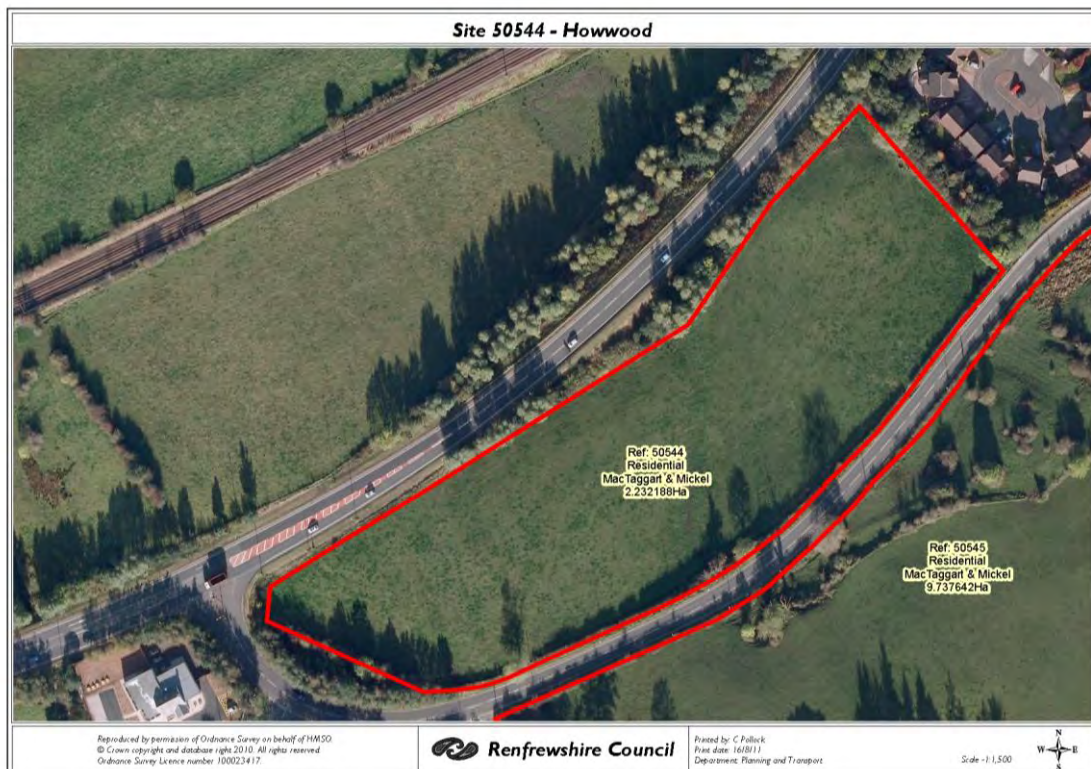
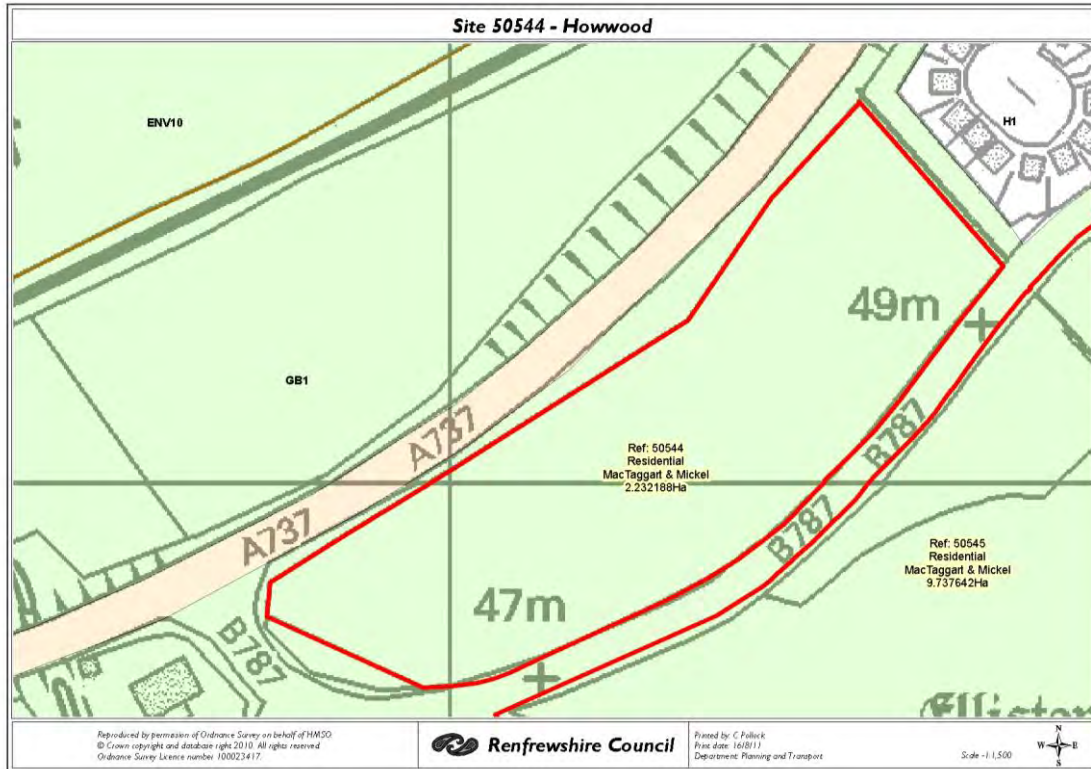
Some SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for residential development. The site has topography constraints, prominence, pedestrian/vehicular access issues.

5054 - 4

Site Address: Howwood
 Proposed Use: Residential Development
 Site Size (Ha): 2.23 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregular in shape, an undulating grazing field open in character, consistent with the surrounding landscape to the north and west of the settlement.

Boundaries of the site:

The site's boundary to the south east is an established hedge with the occasional mature tree, to the east the boundary is that of the settlement, an established hedge with established trees that provides a strong boundary and containment to both the settlement and the field. To the south and west the boundary to the site is an established hedge and groups of established trees, the trees along these routes provide additional containment but overall the site is not visually contained by its boundaries.

Adjoining landscape character and Land uses:

To the north there is the busy A737 and open undulating grazing fields beyond, to the east there is the settlement, to the north there is undulating grazing fields that are also sloping north westwards to the Black Cart Water.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- School catchments
 - St Anthony's – primary school denominational
 - Howwood - primary school non denominational
 - St Benedict's - secondary school denominational
 - Johnstone– secondary school non denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is not suitable due to its prominence, attractive setting it creates for the settlement and location outside the current settlement boundary.

Roads Comments -

Access could be achieved from the surrounding road network without significant impact on road safety. However development of this site would require the implementation of a footway and lighting columns to ensure the safety of pedestrians. Further details of the internal layout and junction location would be required to provide a full assessment.

Flood Risk Comments -

Surface water sump to the northern section of the site which has the potential to be to depth 2.0 metres. Flood risk assessment required due to the watercourse to the south western section of the site.

Others Comments -

None

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking N/A	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking - -
Site Access - Ranking +	

SEA Overall Assessment of the Site -

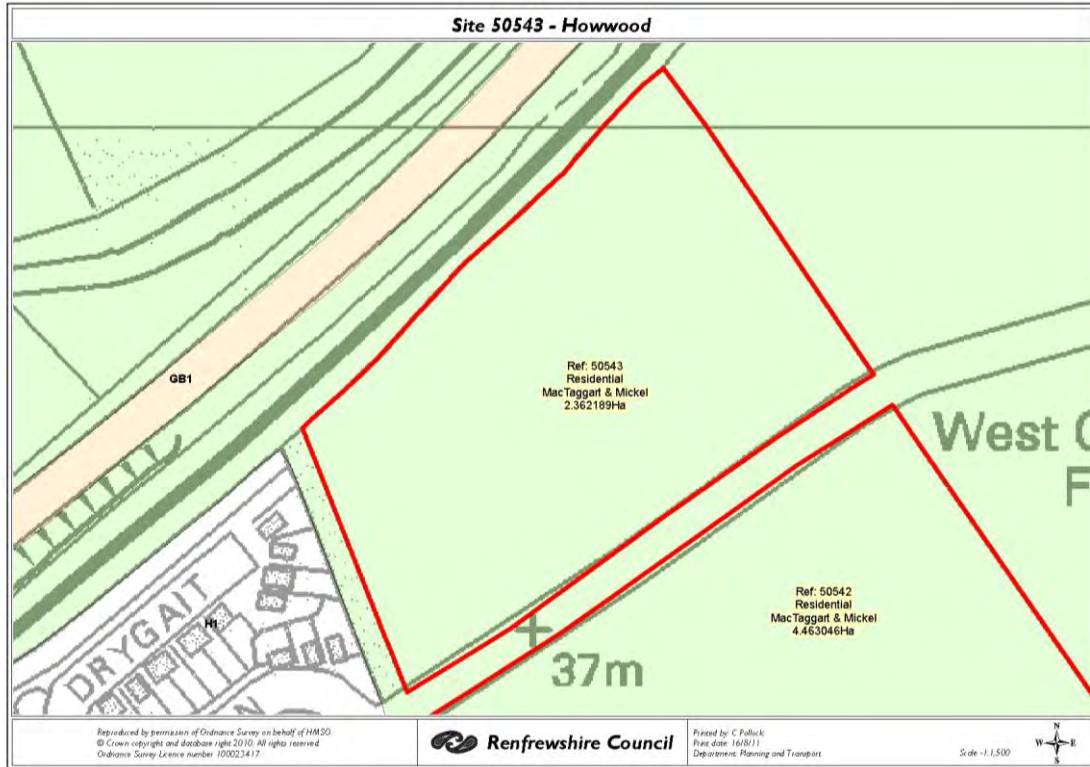
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change. Potential flood risk on the site.

Overall Planning Assessment of the Site -

Strong landscape character providing a good village setting on the approach from the west. Flooding and drainage issues may reduce the developable area.

5054 - 3

Site Address: Howwood
 Proposed Use: Residential Development
 Site Size (Ha): 2.36 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Very gently undulating grazing field, irregular trapezoid in shape.

Boundaries of the site:

The boundaries to the north, east and south are established hedges with established mature trees, these provide a degree of containment to the site. To the west there is an established belt of trees that currently forms the boundary and containment to the settlement.

Adjoining landscape character and Land uses:

To the east and south of the site there are open undulating grazing fields, the settlement lies to the west of the site and to the north there is a railway line with established trees behind. To the north beyond the Railway line is the Black Cart Water and open undulating grazing fields rising up from the river.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- School catchments
 - St Anthony's – primary school denominational
 - Howwood - primary school non denominational
 - St Benedict's - secondary school denominational
 - Johnstone– secondary school non denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is in a prominent location and outside the belt of trees that currently creates a boundary to the settlement. Development of this site would have a detrimental effect on the setting of the settlement and character of the Green Belt.

Roads Comments -

Potential access from Beith Road but unlikely to integrate with the established street pattern of the village. Details of junction spacing, potential location for an access and the internal layout will be required in order to provide a full traffic and transportation analysis.

Flood Risk Comments -

Drainage path south to north through the centre of the site. Development of this site may cause problems downstream. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Other Comments -

None

Detailed Site Appraisal -

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking ++
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Impact on local services and community facilities e.g. schools - Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site -

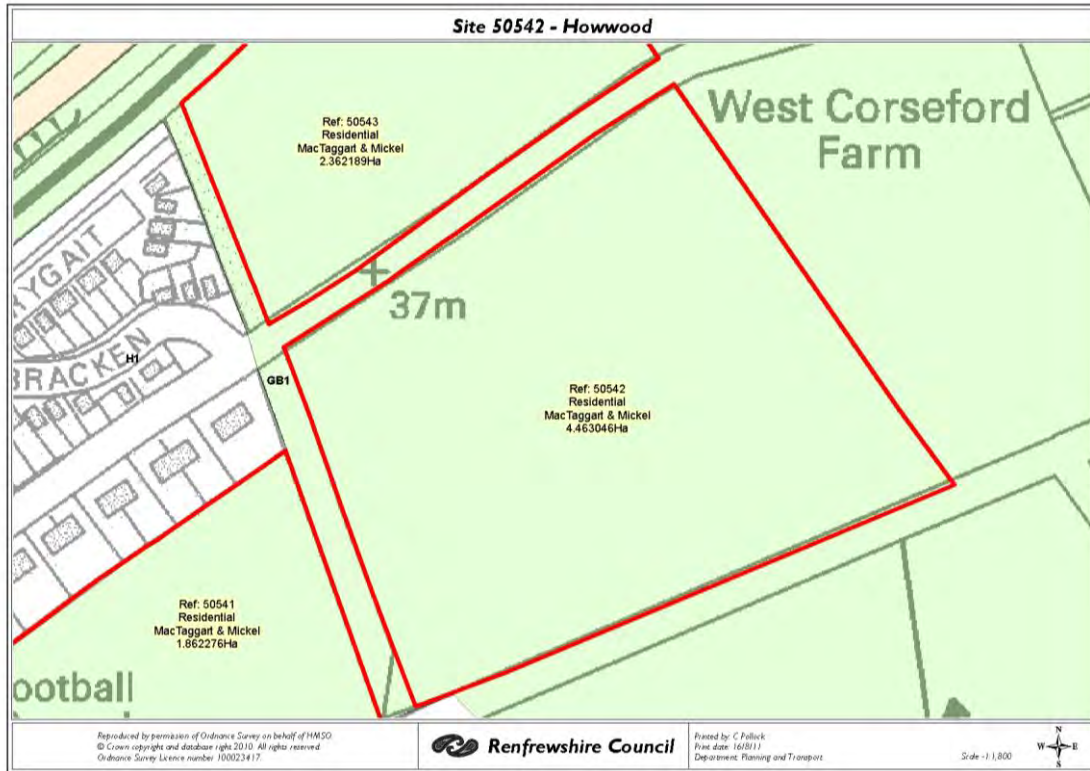
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for residential development as site is an important Green Belt location on the edge of the village envelope between two settlements.

5054 - 2

Site Address: Howwood
 Proposed Use: Residential Development
 Site Size (Ha): 4.46 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregular trapezoid in shape the site is an open undulating grazing field sloping to the north to the Beith Road.

Boundaries of the site:

The site boundaries to the north, east and south are established hedges with the occasional established tree, these boundaries offer limited containment due to the undulating topography and relatively low boundaries. The boundary to the west is a belt of woodland planting that currently is semi mature and will establish to provide containment to the settlement and site.

Adjoining landscape character and Land uses:

To the north, east and south there is open undulating grazing fields that generally slope northwards to the Black Cart Water, the site is part of this open undulating landscape of grazing fields.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- School catchments
 - St Anthony's – primary school denominational
 - Howwood - primary school non denominational
 - St Benedict's - secondary school denominational
 - Johnstone– secondary school non denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is part of the open undulating landscape character of open grazing fields to the east of the settlement, the site is outside the strong settlement boundary that borders the site to the west. Development of this site would potentially have an adverse effect on the setting and character of the settlement and Green Belt.

Roads Comments -

Potential access available from surrounding road network. Details of junction spacing, potential location for an access and the internal layout will be required in order to provide a full traffic and transportation analysis.

Flood Risk Comments -

Drainage path south to north through the centre of the site. Development of this site may cause problems downstream. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Other Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking ++
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for residential development as site is an important Green belt location on the edge of the village envelope between two settlements.

5054 - 1

Site Address: Howwood
Proposed Use: Residential Development
Site Size (Ha): 1.86 Ha
Local Plan Policy: GB1 Green Belt



Site Visit Comments –

Landscape Character, landform features, shape and land use of the site:

The site is an irregular trapezoid shaped open grazing field, sloping down to the north west.

Boundaries of the site:

The southern boundary is open with the Midton Road, this boundary is a low metal estate style fence with no hedge and the occasional established tree. The western and eastern boundaries are established belts of woodland and provide containment of the site, the northern boundary is along the rear garden boundaries of the residential properties along the B787 Beith Road, these boundaries offer little containment.

Adjoining landscape character and Land uses:

To the south and north there is the settlement of Howwood, to the east there is a recreational ground with a football pitch and equipped play area and to the east there are open undulating grazing fields.

Initial GIS Based Assessment Comments -

- St Anthony's – primary school denominational
- Howwood - primary school non denominational
- St Benedict's - secondary school denominational
- Johnstone– secondary school non denominational

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt. The site is in a prominent location, however the settlement is to the north, south and west of the site. The site also has an established tree belt along the eastern boundary, this could become the boundary to the settlement if this site was developed.

Roads Comments -

Access is achievable from surrounding road network and integration with the villages street pattern is possible. Further details on internal layout and parking will be required before a full traffic and transportation assessment is provided.

Flood Risk Comments -

Development of this site may cause problems downstream. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Other Comments –

LOCAL PLAN HISTORY:

251/04 Objection covered all of the site

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking ++
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking ++
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure – Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Awaiting further analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site –

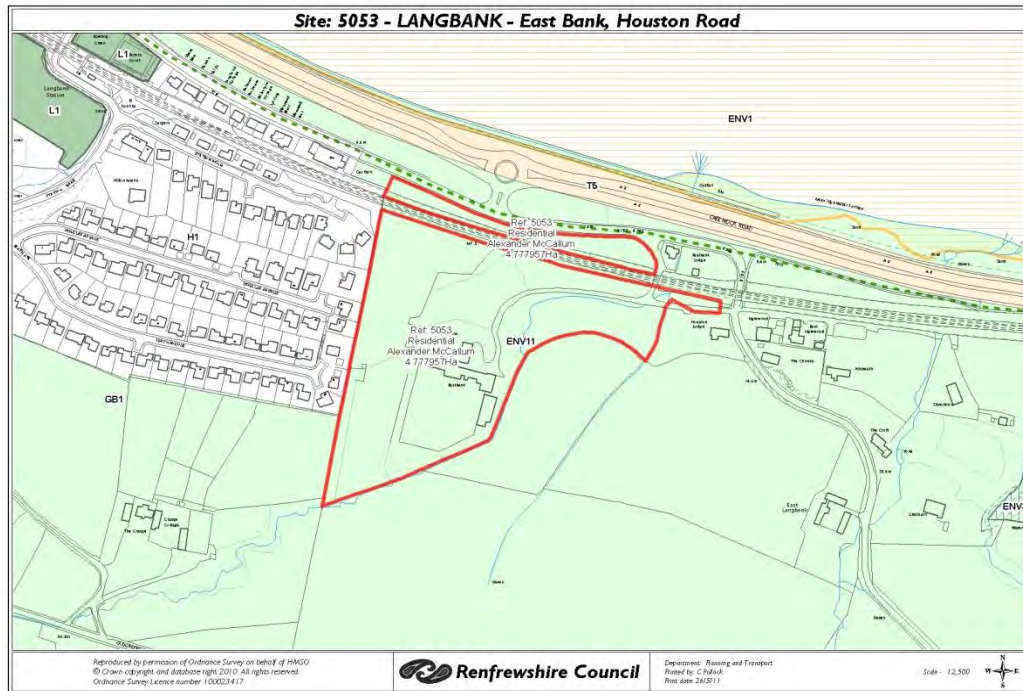
SEA issues related to the impact that development of this site may have on the landscape of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change, however, although the site is reasonably well located for public transport.

Overall Planning Assessment of the Site -

Site is considered to be an important green wedge in terms of the village landscape and setting.

5053

Site Address: East Bank, Houston Road, Langbank
Proposed Use: Residential
Site Size (Ha): 4.78 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

A broadly triangular shaped site, split by the Glasgow Gourock / Wemyss Bay railway line. The site rises southwards, away from the river Clyde and contains Eastbank House and associated buildings (predominantly residential). The site includes a walled garden adjacent to the house together with mature parkland and woodland that appears to be of high quality. The linear section of the site to the north of the railway consists predominantly of a wooded embankment rising to the railway line. The grade of the embankment lessens at both the east and western edges of the site where it abuts existing properties on Main Road.

Site Boundaries:

The northern boundary of the site, to Main Road is bounded by a drystone wall with dense woodland and scrub. This boundary treatment largely screens the railway, with the exception of some limited views of overhead cables and poles. The western boundary is adjacent to residential cul-de-sacs. A wide belt of mature woodland trees offer containment of the site to the west. The southern boundary, adjacent to fields is consists of mature woodland together with fencing. Presently the site is therefore well contained.

Adjoining landscape character and Land uses:

To the south of the site the landscape character consists of large grazing fields continuing to rise southwards. Consistent with the site these fields also contain belts and individual mature trees, a landscape pattern that is repeated along this section of the southern bank of the Clyde. To the west of the site are residential properties which mark the edge of the main settlement of Langbank. The northern section of land adjacent to the site consists of a small number of residential properties adjacent to Main Street. Beyond these there is tree planting and the A8 dual carriageway including the Langbank roundabout.

Initial GIS Based Assessment Comments -

- Schools (PS) – St John Bosco, Langbank
- Schools (SS) – Trinity, Park Mains

Landscape Assessment Summary -

There may be very limited opportunity for development within the site which would be screened by the existing landscape structure. However accessing such potential development would afford the risk of compromising both the setting of the existing buildings and the overall landscape structure. Sensitive, not suitable for development.

Roads Comments -

The existing access from Main Road is constrained by the railway bridge and the bend in the road. Intensification of its use would raise road and pedestrian safety issues. Further details of the access, junctions and internal layout is required before a full assessment can be provided.

Flood Risk Comments –

Watercourse to western and eastern boundary, flood risk assessment required.
Development of this site may cause problems downstream where there has been a history of flooding to the properties on Main Road. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

Planning Application History:
07/1089/PP - Change of use of furniture showroom to form 2 flats and second floor extension to rear of building – granted.

Local Plan Policy: GB1 – Greenbelt

Local Plan History: Objections 131 and 203 to exclude site from Green Belt to allow potential future expansion of Langbank. Reporter recommendation - **No change to plan**

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Awaiting further analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -

Ranking +	Ranking +
Access	
Ranking - -	

SEA Overall Assessment of the Site -

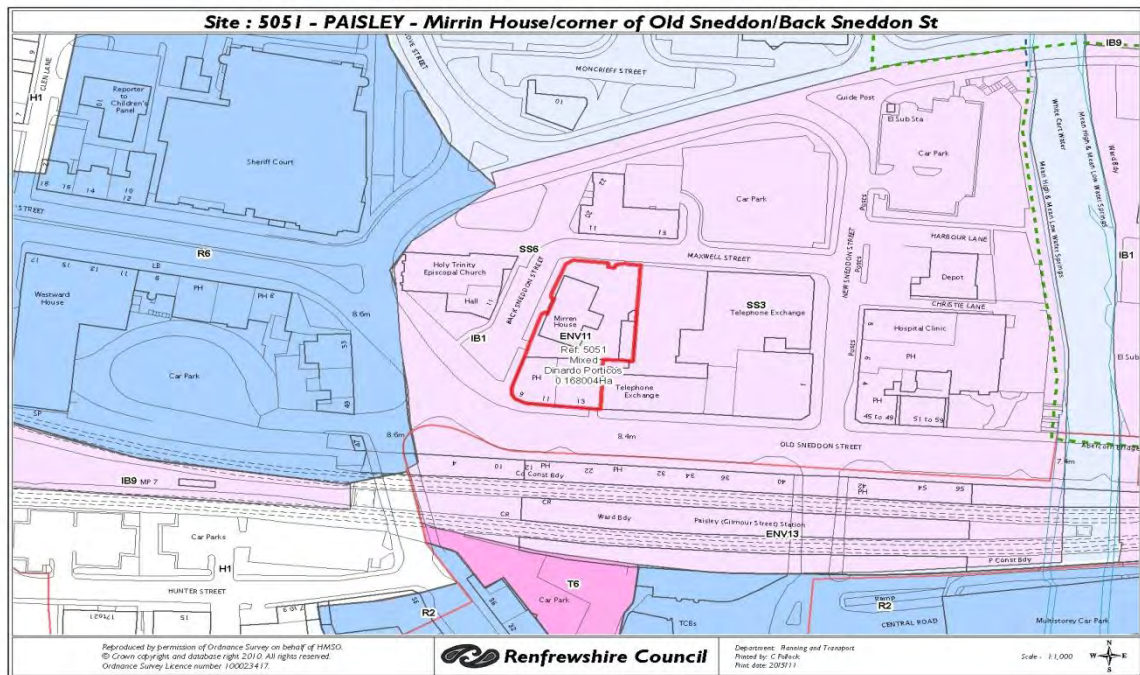
SEA issues related to the impact that development of this site would have on the landscape, biodiversity, flora, fauna and setting of the village. Residential development at this location is likely to increase the amount of vehicular movements resulting in an impact on air quality. There is also a risk from flooding on the site which will require to be considered.

Overall Planning Assessment of the Site -

Development of this site would be a sporadic incursion into the Green Belt that bears no relationship to the Langbank settlement. The woodland that contains the site actually delineates the edge of the village from the countryside to the east. The site also presents access problems.

5051

Site Address: Mirrin House, Back Sneddon street, Paisley.
 Proposed Use: Residential/office.
 Site Size (Ha): 0.16 Ha
 Existing Local Plan Policies: IB1, SS3



Site Visit Comments -

This site comprises 3 buildings all of which are currently in use. The buildings consist of a stand alone 4 storey office block (circa 1960) a single storey pub which is attached to a 2 storey building which has been previously used as offices. The site is bound on 3 sides by the existing road network and on the 4th side by the existing telephone exchange building which fronts onto Old Sneddon Street

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potentially contaminated land within 20m
- Health and safety Executive consultation zone.
- Conservation Area within 20m
- Listed Building within 20m
- Schools PS – St James, Mossvale
- Schools SS - St Andrews, Paisley Grammar

Landscape Assessment Summary -

The site has an urban location in an area where there are a mix of landuses. It is fairly densely developed location, however, re-development would provide an opportunity to create a high quality, sensitively designed area which could contribute to the townscape and sense of place.

Roads Comments -

There is existing access and parking provided at this site, the change to the suggested residential use would not have a significant impact . The fact that there are excellent transport links in close vicinity of the site should decrease the need for individual vehicular transport.

Flood Risk Comments -

Minimal surface water risk to the southern boundary of the site.

Others Comments -

There was no objection to previous local plan.
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Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision. Small site, unlikely to have an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access Ranking + +	

SEA Overall Assessment of the Site -

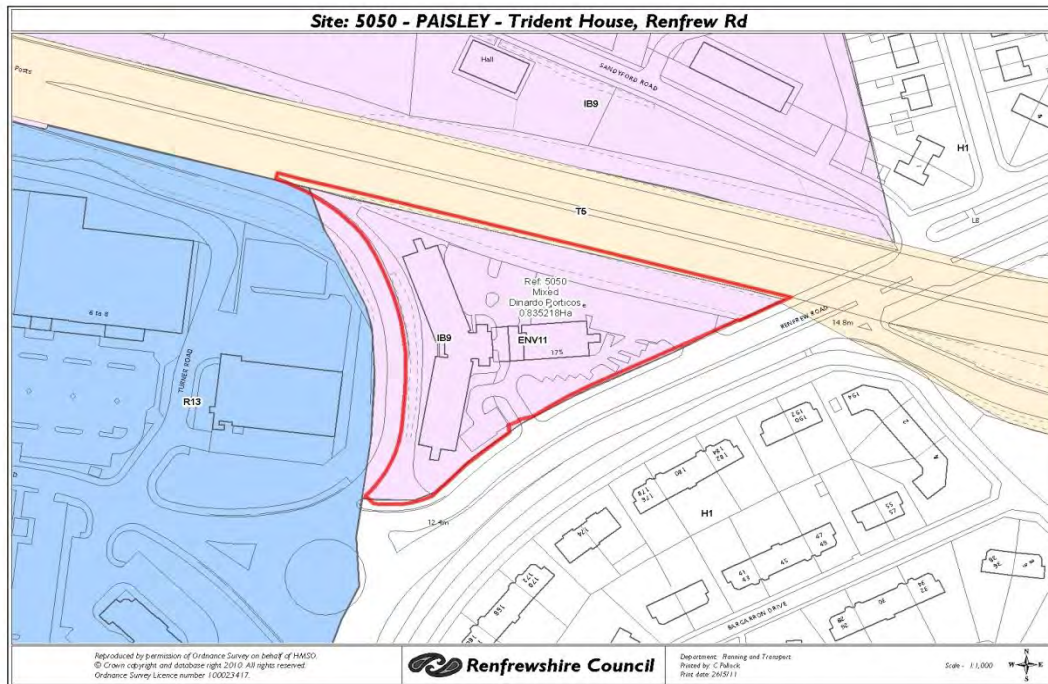
Potential positive SEA benefits associated with the redevelopment of this site. The site is currently in use, however, reuse of the building will provide the opportunity for it to make a better contribution to the surrounding townscape. Brownfield development could reuse existing infrastructure and structure. Accessibility to public transport and services should limit need for commuting. Overall this impact should be offset by other SEA benefits.

Overall Planning Assessment of the Site -

Within the the Cart Corridor area and suitable for redevelopment where residential and business uses would be acceptable.

5050

Site Address: Trident House, Renfrew Road, Paisley
 Proposed Use: Residential & office and research
 Site Size (Ha): 0.84 Ha
 Local Plan Policy: IB9



Site Visit Comments -

A triangular site bounded on all sides by major roads. Currently contains a 1970's office building, in a 'Y' shaped footprint, mainly vacant and underused. A narrow strip of planted trees on western side provide only significant landscape feature. A strip of grass with bushes and the occasional tree lies between the site and the M8

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Schools (PS) – St Catherine's, Gallowhill
- Schools (SS) - Trinity, Paisley Grammar

Landscape Assessment Summary -

Flat, triangular site with 1970's office building, in a 'Y' shaped footprint, mainly vacant and underused. Two narrow strips of land, which slope down to the M8 and its slip road, lie along the north and west boundaries. These land strips have landscape planting of trees and bushes.

Roads Comments -

There is an existing access and parking provided at this site, however the details of the suggested new use are required before a full traffic and transportation assessment can be provided.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

Planning Application History:
08/0449/PP - Conversion & change of use of office building to hotel (200 bedroom) – withdrawn.

Local Plan Policy: IB9 - Locally Important Business / Industrial Areas,

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision- Further details of the potential number of residential units are required before an analysis can be provided.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access Ranking +	

SEA Overall Assessment of the Site -

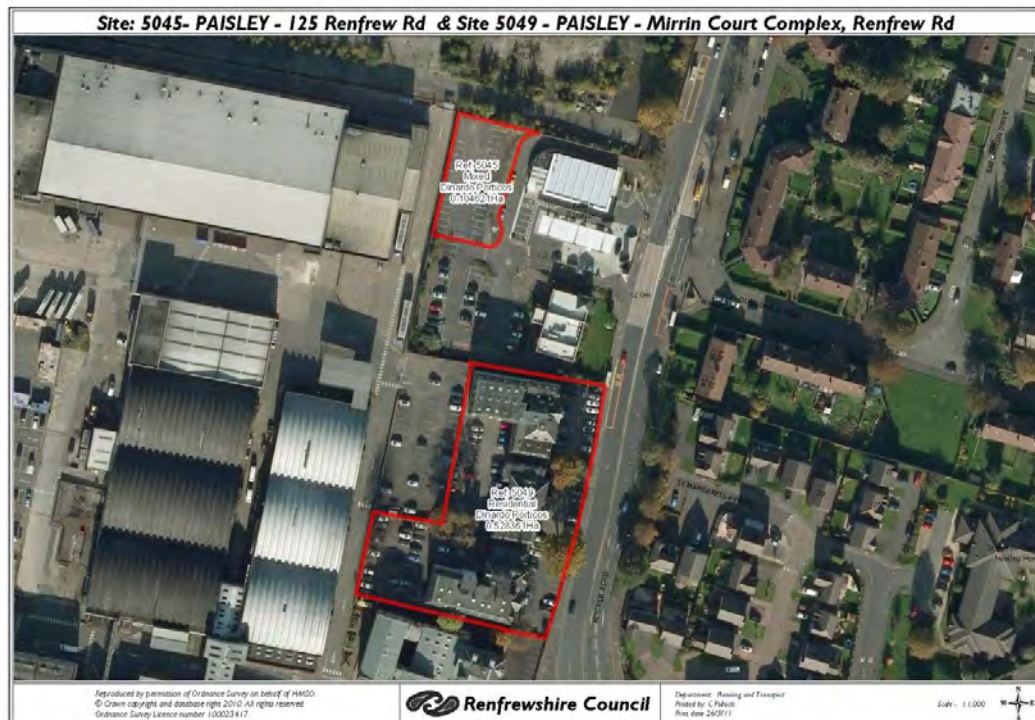
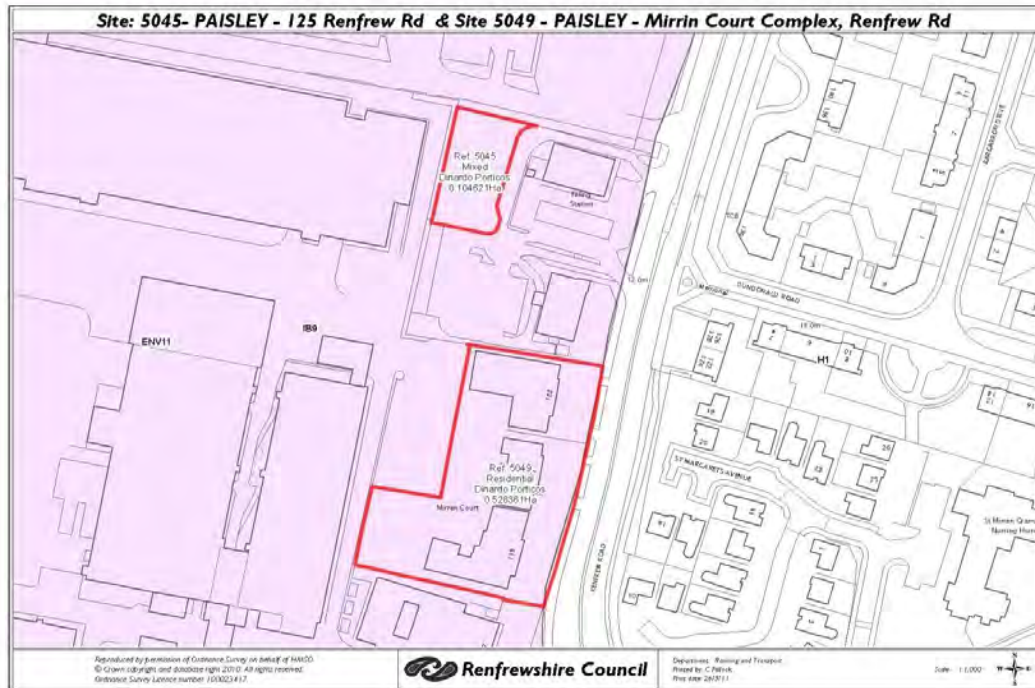
Minor SEA issue which would relate to the increase in emissions as a result of vehicular movements to and from the site, however this may not be any more of an impact than the existing use.

Overall Planning Assessment of the Site -

Currently in use for office, office or research would be acceptable. Conversion to residential would also be acceptable subject to constraints of neighbouring uses. Loss of this IB9 site would not have a detrimental impact on the supply of office/business land within Paisley.

5049

Site Address: 119-123 Renfrew Road (Mirrin Court Complex), Paisley
 Proposed Use: Residential
 Site Size (Ha): 0.5 Ha
 Local Plan Policy: IB9



Site Visit Comments -

The site is bounded by urban uses including industrial and business uses and a main road. It comprises a group of sandstone villas, with substantial extensions, which are used as offices. There are several mature deciduous trees located on the site.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Health and Safety Executive consultation zone.
- One of the sandstone villas located within the site (middle building) is Grade B listed
- Schools (PS) – St Catherine's, Gallowhill
- Schools (SS) - Trinity, Paisley Grammar

Landscape Assessment Summary -

Site comprises a group of sandstone villas, with substantial extensions, which are used as offices. Several mature deciduous trees are located at the front of the site.

Roads Comments -

The site has an existing access off Renfrew Road and parking is provided at the front and rear of the building. If the proposal is for reuse of the existing buildings then there will be no impact to road and pedestrian safety. However if the suggestion involves removing the existing buildings and replacement with a new structure, which would provide an increase in numbers at the site, then the access and parking requirements would require to be full assessed in line with the proposal.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

Planning Application History: None relevant.

Local Plan Policy: IB9 - Locally Important Business / Industrial Areas

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect on existing school provision. Development of this site is unlikely to impact on the existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access Ranking ++	

SEA Overall Assessment of the Site -

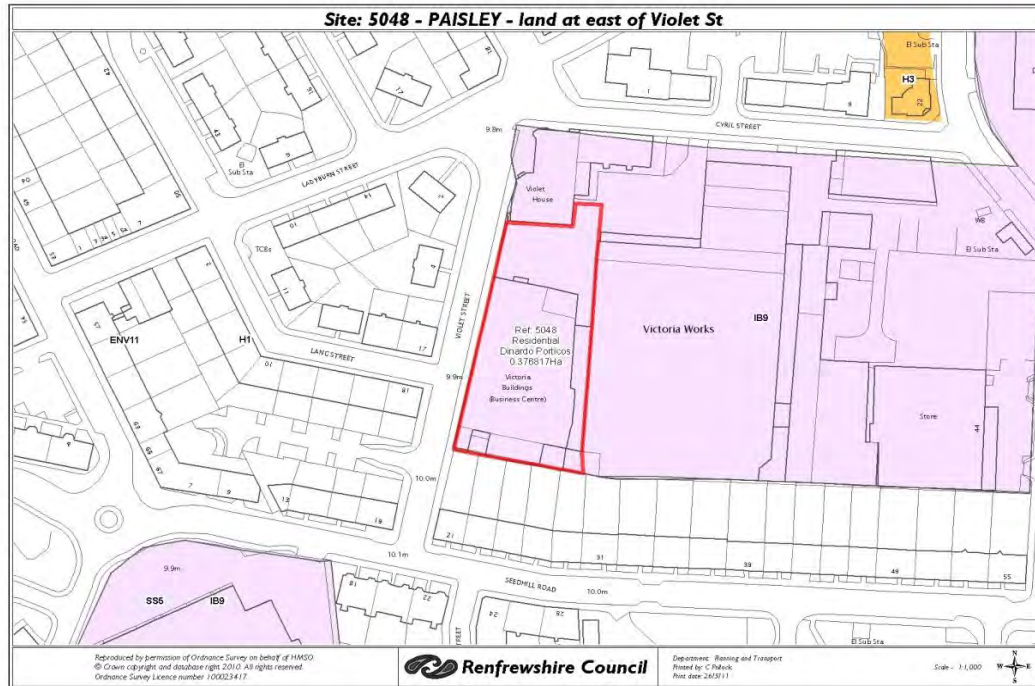
There is unlikely to be SEA issues related to the reuse of the existing buildings for residential. However should the suggestion be to remove the existing building and replace with residential units, then this is likely to lead to minor SEA issues in relation to the setting, landscape and use of materials.

Overall Planning Assessment of the Site -

Residential would be an acceptable use subject to design and the adjoining constraints.

5048

Site Address: Land east of Violet Street, Paisley
 Proposed Use: Residential
 Site Size (Ha): 0.38 Ha
 Local Plan Policy: IB9



Site Visit Comments -

Site is bounded by tenement housing, a church, a re-development site and a local road. The site consists of an older industrial / business building, which is still in use. Access is via the vehicle service bay which is located to the north of the site

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Grade B listed building (Violet House) shares a boundary with the site (building to the north of the site)
- Schools (PS) – St John Ogilvie, Williamsburgh
- Schools (SS) – St Andrews, Paisley Grammar

Landscape Assessment Summary -

The site consists of an older industrial / business building, which is still in use. The redevelopment of this site for residential would be compatible with ongoing development on the adjoining site. The redevelopment of this site would continue the transformation of this older industrial area.

Roads Comments -

Given the size of the site, it is anticipated that parking for the suggested residential use will be provided on-street. Depending on the amount of units, this arrangement may be acceptable, however on-street parking is already significant in and around this area and additional residential parking is likely to have an impact. Further details will be required before a full assessment can be provided.

Flood Risk Comments -

Extensive surface water risk that covers most of the site to a maximum depth of 0.5 metres.

Others Comments -

Planning Application History:

10/0525/PP - Erection of 24 no. semi detached, 1 no. detached and 3 no. terraced dwellings (amendment to 06/0941/PP) – granted.

11/0144/PP - Erection of residential development comprising 19 terraced units and 22 semi detached units - (amendment to 06/0941/PP) – granted.

Local Plan Policy: IB9 - Locally Important Business / Industrial Areas

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect on existing school provision - Ranking This is a small site and therefore unlikely to have a significant impact on existing school provision	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking +

Site Access –	
Ranking +	

SEA Overall Assessment of the Site -

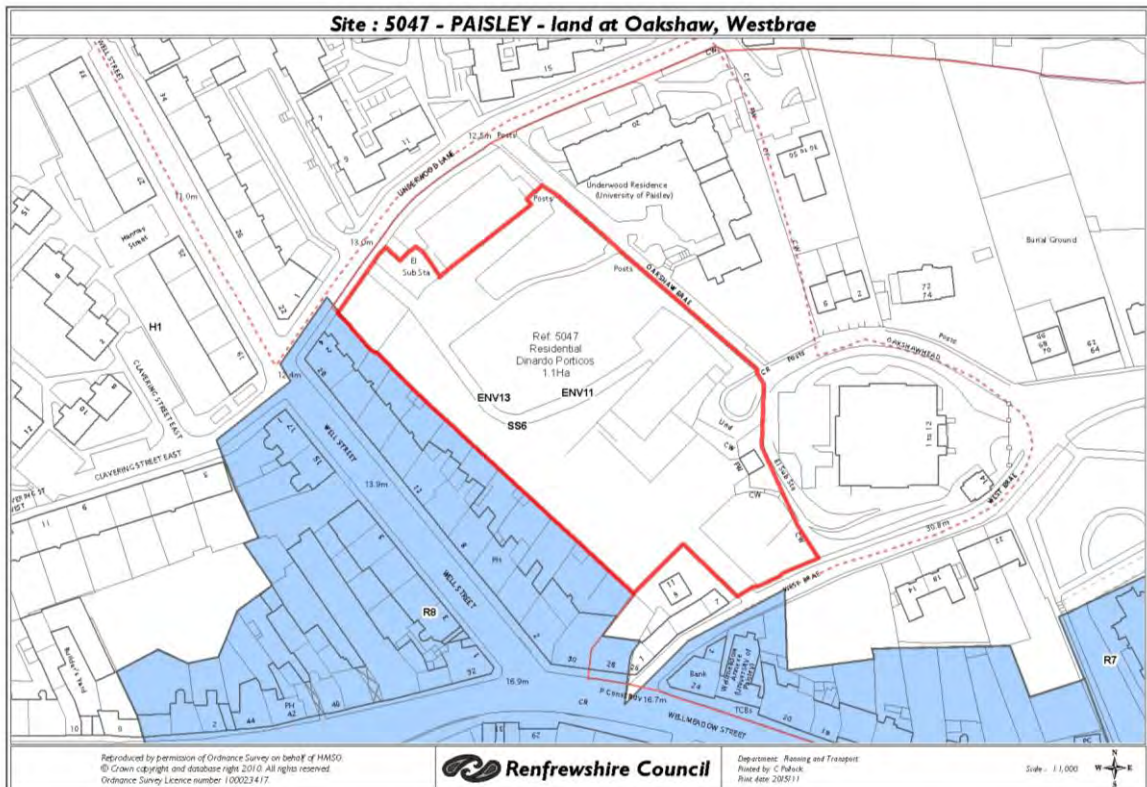
Potential positive SEA benefits associated with the redevelopment of this site. The site is currently detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure. Accessibility to public transport and services should limit need for commuting. Overall this impact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

Overall Planning Assessment of the Site -

The redevelopment of this site for residential would be compatible ongoing development on the adjoining site. The redevelopment of this site would continue the transformation of this older industrial area.

5047

Site Address: Land at Oakshaw, Westbrae, Paisley
 Proposed Use: Residential development circa 100 units, including provision for affordable housing
 Site Size (Ha): 1.1
 Local Plan Policy: H1, SS6



Site Visit Comments -

The site is located within Paisley adjacent to Oakshaw and is part of the conservation area. It extends to 1.1Ha and is roughly rectangular in shape. It slopes from the South East down to the North West. The site is brownfield and there is evidence of the previous use, however, much of it is now overgrown with scrub and some more mature trees. It is surrounded by residential use (including University Halls of Residence) and there is a Multi Use Games Area to the North West of the site. Access to the site would be West Brae or Underwood Lane.

Initial GIS Based Assessment -

- Flood risk - Zone A 1:200 within 50m of the site.
- Potentially contaminated land
- 2 listed buildings within 20m site (Grade A listed John Neilson Institute, B listed 5-7 West Brae) within Paisley Town Centre Conservation Area
- Schools (PS) – St Mary's, West
- Schools (SS) – St Andrews, Castlehead

Landscape Assessment Summary -

A few clusters of bushes and mature trees are located within the site, especially in the northern and eastern parts, and vegetation has colonised much of the site. The south eastern corner has dense scrub land. Although primary school buildings have been cleared from the eastern corner of the site, some of the foundations remain.

Roads Comments -

Site is constrained by existing accesses therefore improved access and good junction design are required. Further details relating to site access, parking and internal layout will be required in order to provide detailed comments.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

LOCAL PLAN POLICY: Env 11, SS6, ENV13, H1

PLANNING APPLICATION HISTORY: 03/1465/pp – Residential (105 Flats)
Withdrawn

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking - -	Flooding and drainage - Ranking +
Site Access - Ranking –	

SEA Overall Assessment of the Site -

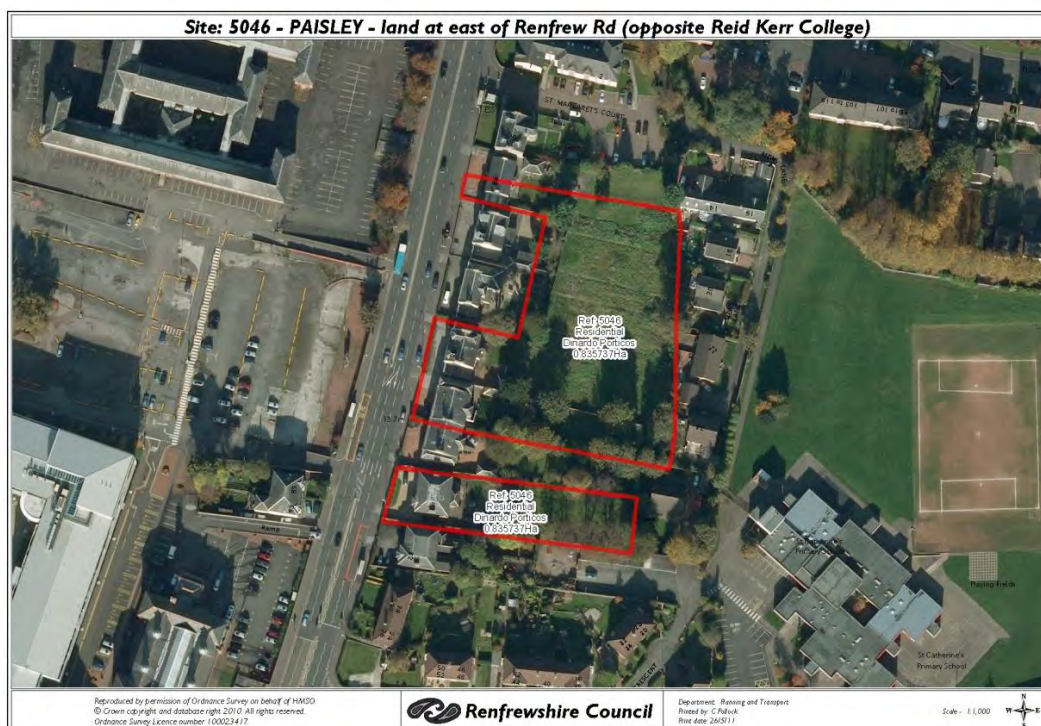
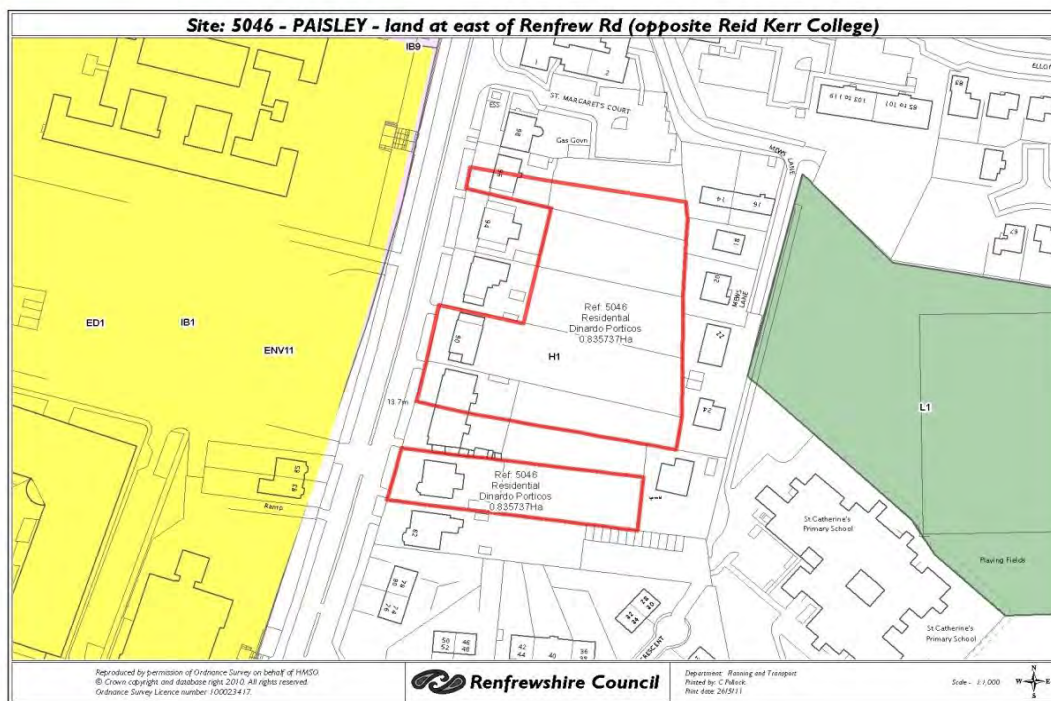
Minor SEA issues related to possible increase in vehicular movements to and from the site as a result in development, other SEA relate to minor impact on biodiversity and the affect on the historic and cultural aspects. However good design used in the redevelopment of this site may preserve and enhance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

Overall Planning Assessment of the Site -

Suitable for residential use.

5046

Site Address: Land east of Renfrew Road, Paisley
Proposed Use: Residential
Site Size (Ha): 0.84 Ha
Local Plan Policy: H1



Site Visit Comments -

Site is comprised of two sites, which lie in the 'backlands' between housing, which front a main road on the western side of the site. Each part of the site has a ground cover mix of long grass and mature deciduous trees. Access to the larger northern site is potentially via St Margarets Court, whilst access to the southern site is potentially via Brabloch Crescent

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, SEPA historical flooding within 50m of the site.
- Within Health and Safety Executive Consultation Zone
- 2 Grade B listed buildings and 1 Grade C(S) listed building within site, Grade B listed buildings sharing a boundary with the site
- Schools (PS) – St Catherine's, Gallowhill
- Schools (SS) - Trinity, Paisley Grammar

Landscape Assessment Summary -

Each part of the site has a ground cover mix of long grass and mature deciduous trees.

Roads Comments -

Difficult to assess given no details of proposal. Further details required before a full traffic and transportation assessment can be provided.

Flood Risk Comments -

Surface water risk to the east of the site to a maximum depth of 1.0 metre.

Others Comments -

Planning Application History:

08/0316/PP- Change of use of guest house to 4 no. residential flats and installation of replacement windows at first floor level – grant.

08/0755/LB - Sub-division of ground floor flat into two flats with separate entrances and painting of building – grant

08/0804/PP Splitting of 2 no. existing flats into 5 – refuse

09/0268/PP - Conversion of existing 2 flats into 5 flats and proposed rear dormer to dwelling house with formation of parking to front and rear of property – grant

10/0913/PP - Subdivision of ground floor flat to 2 no. flats, removal of length of garden wall, creation of 6 no. parking spaces to rear and external alterations - grant

Local Plan Policy: H1- General Residential Policy

Detailed Site Appraisal –

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking ?	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking ?	Protection of natural and built heritage resources (including archaeology) - Ranking ?
Effect on existing school provision - ?	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ?	Flooding and drainage - Ranking ?

Site Access	
Ranking ?	

SEA Overall Assessment of the Site -

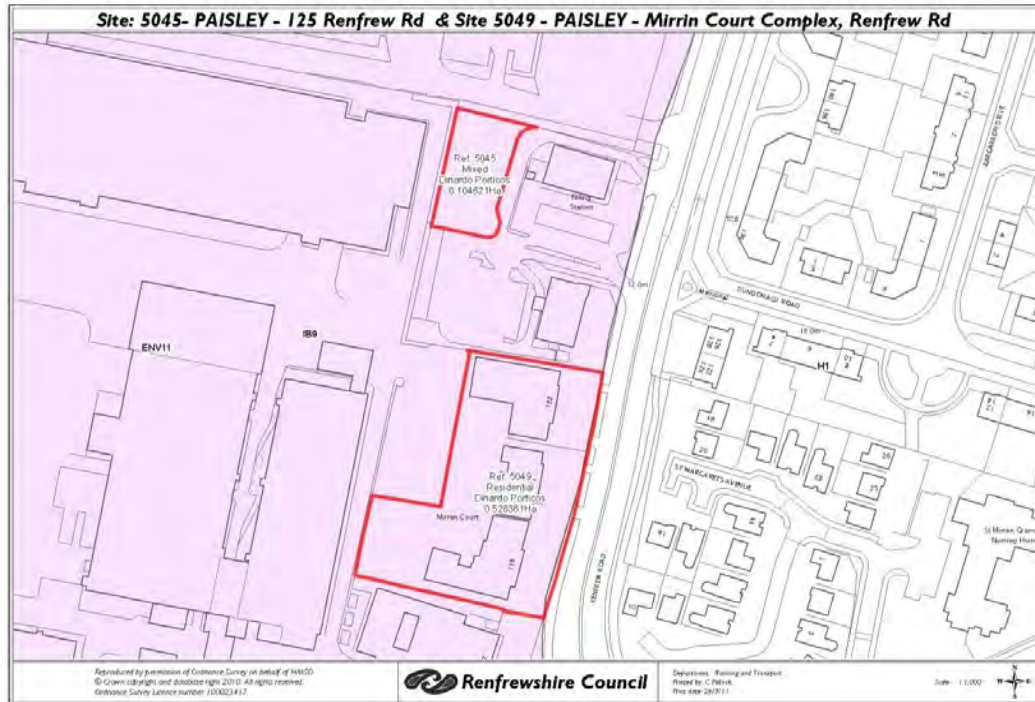
Difficult to assess this suggestion as no details of proposal, site is already residential and is already zoned as residential in current local plan, therefore no need for change of use of site.

Overall Planning Assessment of the Site -

Difficult to assess this suggestion as no details of proposal, site is already residential and is already zoned as residential in current local plan, therefore no need for change of use of site.

5045

Site Address: 125 Renfrew Road, Paisley
 Proposed Use: Retail, sport & leisure, office
 Site Size (Ha): 0.1 Ha
 Local Plan Policy: IB9



Site Visit Comments -

The site is bounded by urban uses including industrial and business uses and a main road. It is an area of hardstanding, used as a car park, which is adjacent to a petrol filling station and derelict land.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Health and Safety Consultation Zone
- Schools (PS) – St Catherine's, Gallowhill
- Schools (SS) - Trinity, Paisley Grammar

Landscape Assessment Summary -

The existing car park site does not contain any form of landscaping or vegetation.

Roads Comments -

The site has an existing access off Renfrew Road, the impact to road and pedestrian safety depends on the potential new uses for each site which is not clear at present, therefore further details of the proposal including access, parking, etc is required before a full traffic and transportation analysis can be provided.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

Planning Application History:
08/0556/PP - Erection of office building with car parking spaces – withdrawn.

Local Plan Policy: IB9 - Locally Important Business / Industrial Areas

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access Ranking ?	

SEA Overall Assessment of the Site -

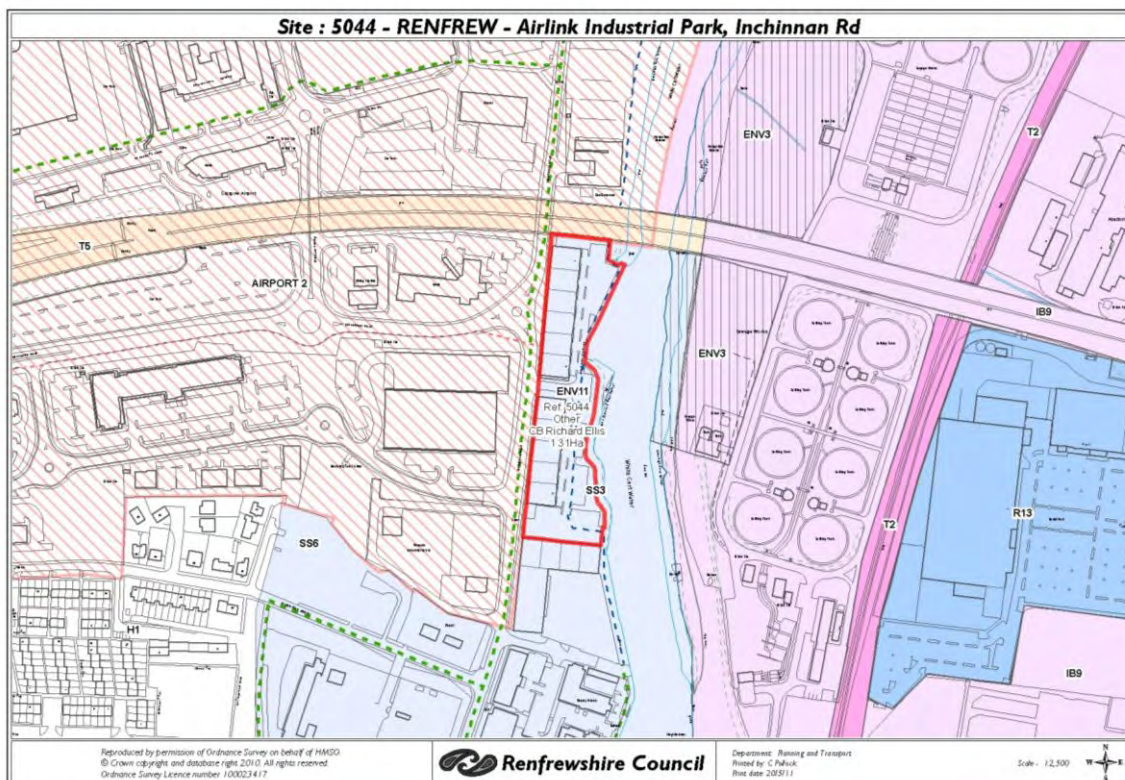
Minor SEA issue related to possible increase in the number of vehicular movements to the site with redevelopment and this would have an impact on air quality.

Overall Planning Assessment of the Site -

Development of this site would be welcomed for a variety of uses (office, leisure – dependant on type of use), however, additional retail would not be appropriate in this location.

5044

Site Address: Airlink Industrial Park, Inchinnan Road, Paisley
 Proposed Use: Hotel (90 Bedrooms)
 Site Size (Ha): 1.13
 Local Plan Policy: SS3, SS6



Site Visit Comments -

The site is located on Inchinnan Road and extends to 1.31 Ha. It is rectangular in shape and the boundaries of the site are formed by the White Cart, business use to the south the M8 White Cart viaduct to the North. It is currently used as a number of small scale business units with associated parking. There are some vacant units, however, there appears to be a range of business uses on the site.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Health and Safety Executive Consultation Zone
- Schools (PS) – St James, Mossvale
- Schools (SS) – St Andrews, Paisley Grammar

Landscape Assessment Summary -

Very little landscape interest, no impact. A new use at this site provides an opportunity to improve the landscaping in this area.

Roads Comments -

Existing access to this site is likely to be acceptable for the suggested use. Further details regarding parking and turning facilities are required in order to provide a full traffic and transportation assessment.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

PLANNING APPLICATION HISTORY:

00/0869/CL – Certificate of Lawfulness

09/0873/pp - Change of use of floorspace to permit the introduction of trade counters and associated works (withdrawn)

05/0310/pp - Change of use from warehouse (storage) to martial arts academy/sports gymnasium (In retrospect) Refused

LOCAL PLAN POLICY: SS3, ENV11

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking N/A	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking –
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

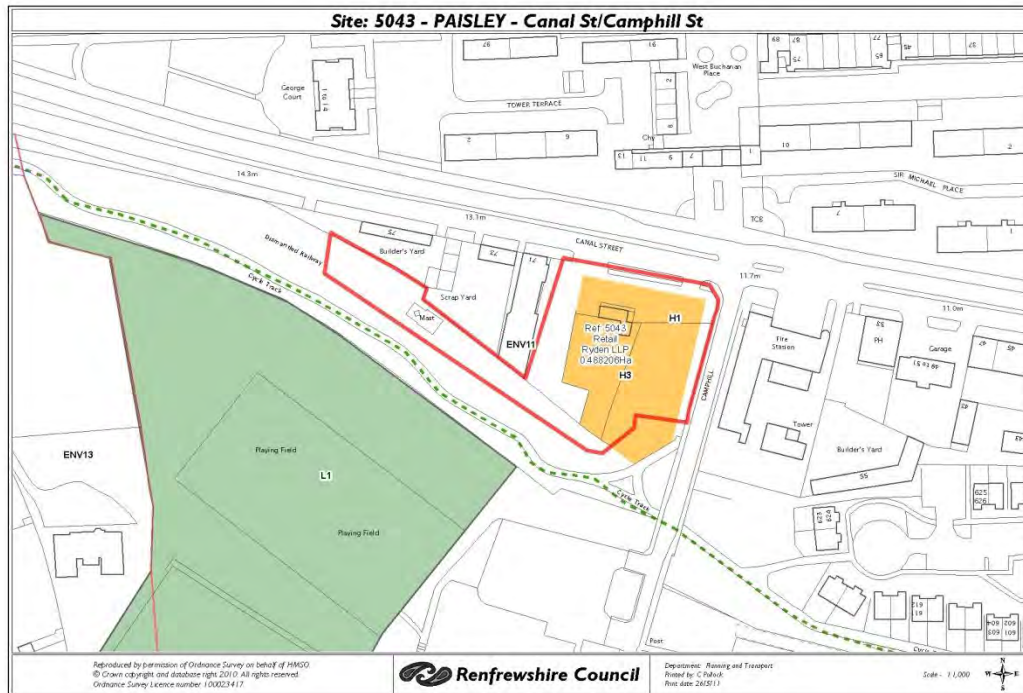
Minor SEA issue related to the risk posed by the site being within the Health and Safety Consultation zone.

Overall Planning Assessment of the Site -

Given close proximity to Glasgow Airport a hotel on this site would be an acceptable use subject to the constraints of the surrounding uses. A number of existing units have been vacant for some time, there is a sufficient supply of industrial/business land in the surrounding area.

5043

Site Address: Canal Street / Camphill Street, Paisley
Proposed Use: Retail
Site Size (Ha): 0.49 Ha
Local Plan Policy: H1 & H3



Site Visit Comments -

Site is bounded by two local roads, a veterinary practice and a former railway solumn which now incorporates a cycle track. The northern part of this cleared site was formerly a petrol filling station, whilst the southern half, at Camphill, was formerly tenement housing. A narrow strip of the site runs westwards along the former railway solumn. Site slopes gently northwards and is covered by bushes and weeds. A fire station is located to the east of the site.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Schools (PS) – St Mary's, West
- Schools (SS) – St Andrews, Castlehead

Landscape Assessment Summary -

Since clearance of the structures on this site it has naturally regenerated with scrubby vegetation, small bushes and trees. A narrow strip of the site runs westwards along a former railway solumn and this is bordered by dense bushes.

Roads Comments -

Access into this site is constrained by existing junctions and accesses, therefore further details of the potential access for the suggested use is required before a full assessment of the impact to road and pedestrian safety can be provided.

Flood Risk Comments -

Surface water risk along the southern boundary of the site, however risk is minimal to around 0.5 metres max.

Others Comments -

Planning Application History: None / Not significant

Local Plan Policy: H1- General Residential Policy
H3 - Housing Opportunity Sites

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking + +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Access – Ranking ?	

SEA Overall Assessment of the Site -

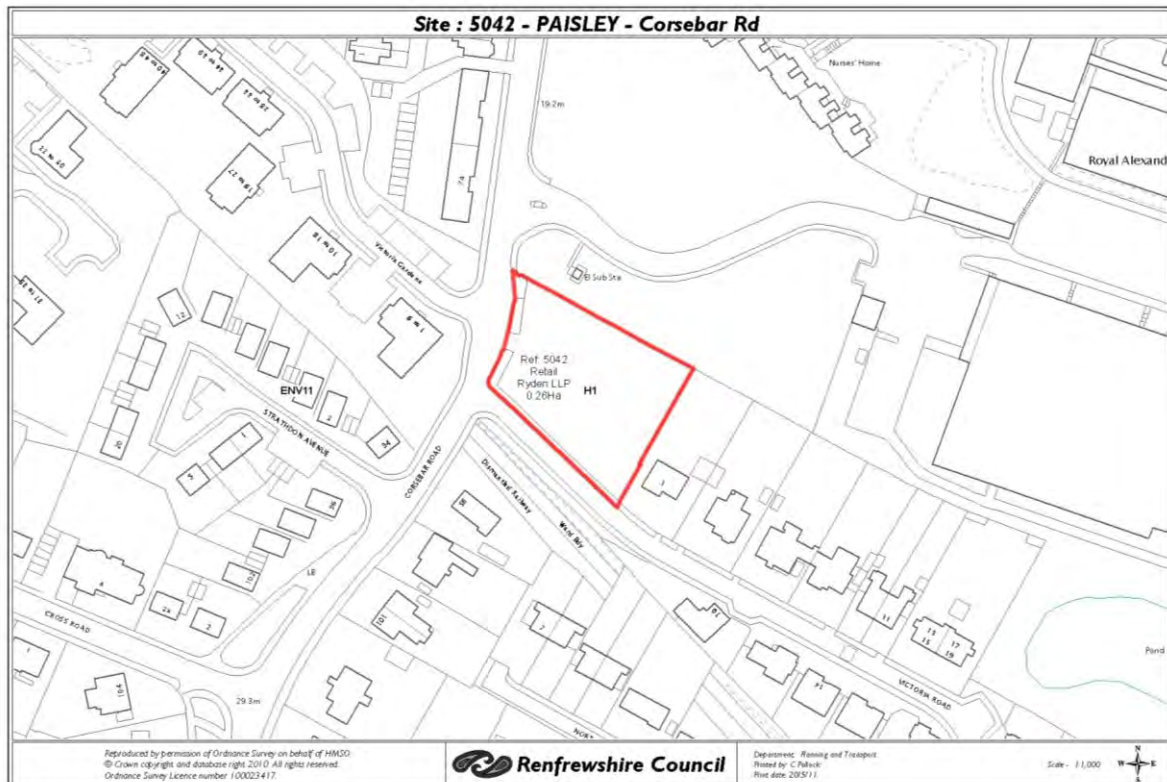
Minor SEA issue related to the likely increase in emissions from vehicular movements to and from the site.

Overall Planning Assessment of the Site -

There is adequate retail provision serving the immediate area. Although would welcome the redevelopment of this brownfield site for a use that is compatible with surrounding uses.

5042

Site Address: Corner of Corsebar Road and Victoria Road, Paisley
 Proposed Use: Retail, Neighbourhood retail development - Class 1, 2, or 3
 Site Size (Ha): 0.26 Ha
 Local Plan Policy: H1



Site Visit Comments -

The site is located on the corner of Corsebar Road and Victoria Road and extends to 0.26 Ha. The site is surrounded by residential use, except for the northern boundary which is with the RAH hospital. There are a number of trees on the site and since the demolition of the previous nursing home, the rest of the site has now become overgrown. It is on a prominent corner location.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Schools (PS) – St Mary's, West
- Schools (SS) – St Andrews, Castlehead

Landscape Assessment Summary –

A number of trees grow on the perimeter of the site and since the demolition of the previous nursing home, the rest of the site has now become overgrown. A linear strip of woodland lies on former railway embankment adjacent to the south of the site.

Roads Comments -

Access to this site will require to ensure that there is no significant impact on existing road junctions. Parking and turning facilities associated with the development require to be submitted to ensure this can be suitably accommodated.

Flood Risk Comments -

Some localised water risk to eastern side due to location at base of a slope.

Others Comments -

PLANNING APPLICATION HISTORY:

05/0796/pp – Demolition of nursing home and development of retirement flats - Withdrawn
06/0470/pp - Demolition of nursing home and development of retirement flats - Granted
11/0042/pp – 4 Retail units – Refused.

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking ++	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – N/A	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site -

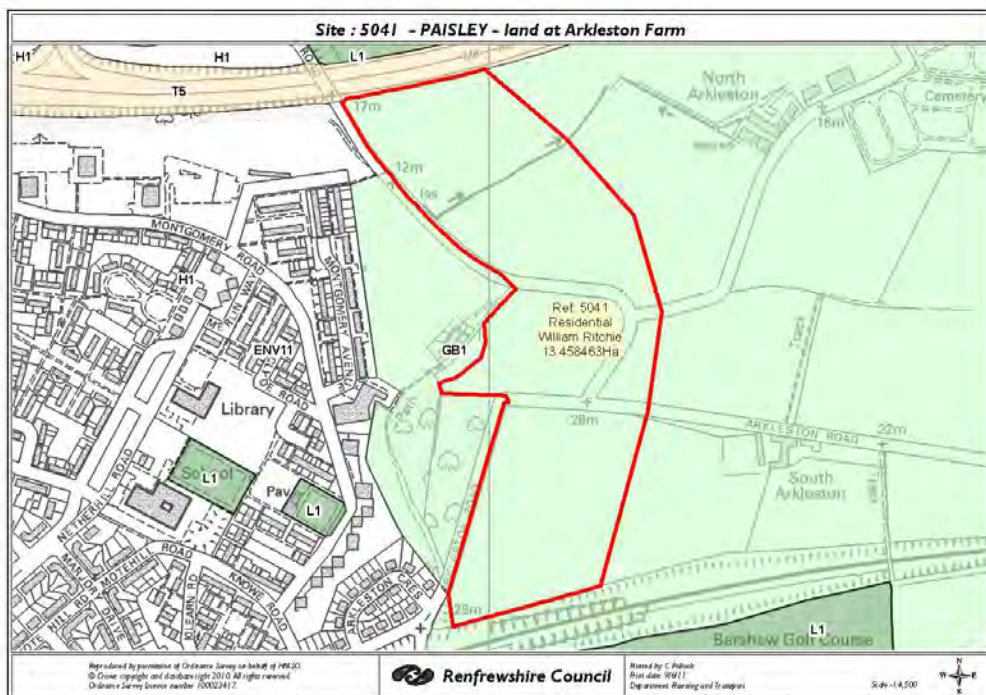
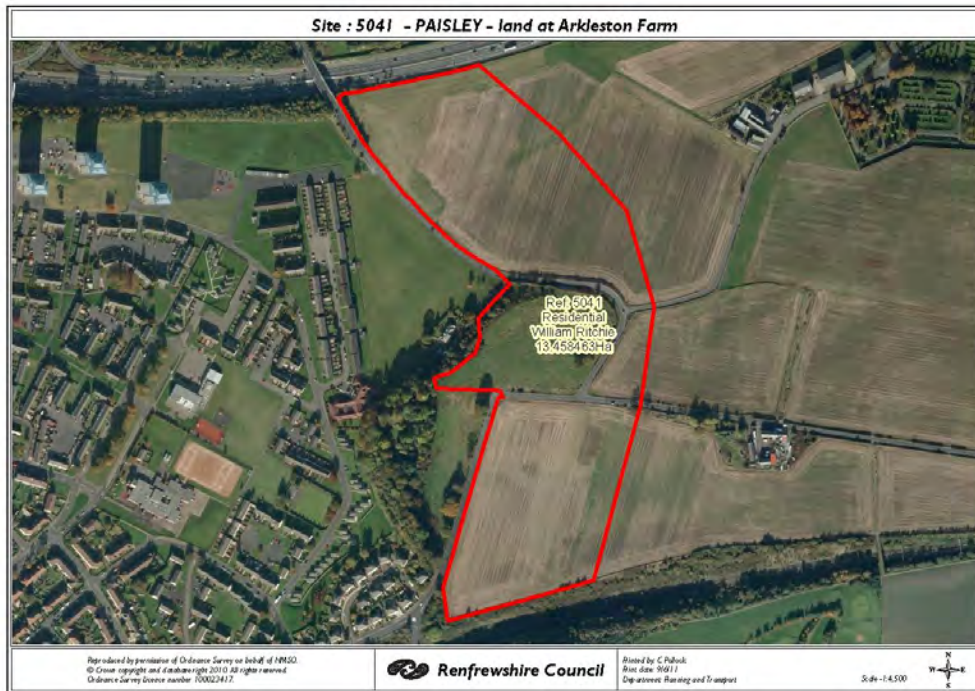
SEA issues related to the impact that a retail development at this location would have on air quality as a result of increased vehicular movements to and from the site. Although, re-development of the site offers the opportunity to re-use a brownfield site and improve local services and facilities, and potentially reducing travel.

Planning Assessment of the Site -

Development of site would be welcomed but the proposal would have to be compatible with the surrounding uses.

5041

Site Address: Paisley - Land at Arkleston Farm
 Proposed Use: Residential Development for 200 Houses (Combining Affordable and Private Housing)
 Site Size (Ha): 13.46 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregularly shaped open undulating arable fields on the settlement edge between the M8 motorway to the north and a railway line to the south.

Boundaries of the site:

The southern boundary of the site is along the top of the railway embankment with a post and wire fence and overgrown vegetation, beyond this is a belt of established woodland that provides containment to the southern part of the site. The western boundary starts in the south as an established hedge, the boundary then follows an area of established woodland and alongside a road in the northern part of the western boundary, the western boundary is fairly open with limited containment. The northern boundary is along the top embankment of the M8 motorway, this is a hedge with fence that provides limited containment. The eastern boundary is predominantly through arable fields with no boundary marking the western boundary, this is open.

Adjoining landscape character and Land uses:

To the north there is the M8 with settlement beyond, to the east of the site there are open undulating arable fields and a cemetery and farmstead developments. To the south there is a railway line with scrubby embankments and beyond that to the south there is Barshaw Park Golf Club. To the west there is an established belt of woodland and an open amenity grassland area beyond the Arkleston Road, beyond these is the settlement edge of Paisley.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- Potentially contaminated land
- School Catchments
 - St Catherine's – Primary School Denominational
 - Gallowhill - Primary School Non Denominational
 - Trinity - Secondary School Denominational
 - Renfrew – Secondary School Non Denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is in a prominent location and is part of a series of fields that prevent the coalescence of Paisley and Hillington Industrial Estate, West Glasgow. If this site was developed then visually the settlements could be seen as merging. To the west and southwest of the site there is also an established belt of woodland that creates a settlement edge. The site is outside this settlement edge.

Roads Comments -

Access to this site is constrained by the existing road layout. Further details of access, junctions, parking and internal layout requires to be provided in order to provide a full traffic and transportation assessment.

Flood Risk Comments -

Surface water risk to the north and south of the site. Risk in the southern section is more extensive. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

PLANNING APPLICATION HISTORY:

03/1236/PP - Mixed use development comprising business, light industrial use, residential development, community facilities, rail halt with associated facilities, primary school, indoor ski arena, velodrome, recreational facilities and associated works including new motorway junction, road access, landscaping and highway infrastructure – Appeal, Refuse

05/1373/PP - Outline application for mixed use development of residential, business, light industry, leisure and recreational uses – Withdrawn

LOCAL PLAN HISTORY:

There was an objection (no 135) to the Renfrewshire Local Plan on this site. The objector wished to have the Green Belt allocation removed with a re-allocation made for a mixed use development including employment, leisure/tourism, residential, public open spaces and recreational uses. The reporter considered the site to be an invaluable separation of the industrial Hillington from the residential areas of Gallowhill and by remaining undeveloped the site acts as a physical buffer preventing the coalescence of the areas to the east and west. Recommended no change to the final draft Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking - -
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking n/a	Ranking - -

Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking -	

SEA Overall Assessment of the Site -

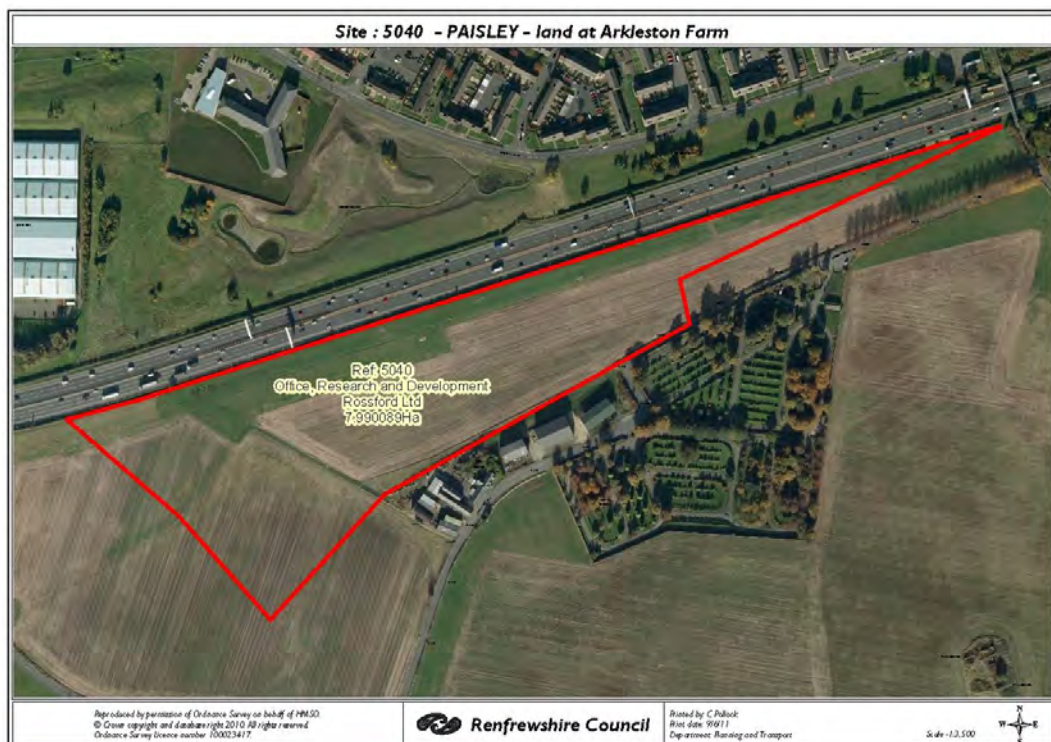
SEA issues are related to the impact on air quality due to the likely increase in emissions from increase vehicular movements to and from this site. There is also an impact on the landscape, setting and biodiversity due to development.

Overall Planning Assessment of the Site -

Established prominent green belt wedge which prevents coalescence between Paisley and Hillington Industrial Estate, residential use is not desirable at this location.

5040

Site Address: Paisley - Land At Arkleston Farm
 Proposed Use: High quality office accommodation - 10,000 Sq Meters, as well as proposal for M8 motorway services
 Site Size (Ha): 7.99 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The irregularly shaped site is an open generally flat linear space within arable fields alongside the M8 motorway.

Boundaries of the site:

Along the northern boundary with the M8 motorway there is an established hedge that provides limited containment. The eastern boundary comes to a point at the base of an embankment of a pedestrian footbridge over the M8. the southern boundary in the eastern section of the site is within an open field with no boundary, along the western section of the southern boundary the boundary is along the rear of a farmstead development, the boundary here is a low visually permeable timber post and wire mesh fence boundary offering limited containment. The western boundary is open with the arable field and there is no boundary.

Adjoining landscape character and Land uses:

To the south there is a cemetery, open undulating arable fields and a farmstead development, except for the cemetery that has a number of established trees within it creating an enclosed character these are generally open in character.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- Potentially contaminated land
- School Catchments
 - St James Renfrew – Primary School Denominational
 - Arkleston - Primary School Non Denominational
 - Trinity - Secondary School Denominational
 - Renfrew – Secondary School Non Denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is alongside the M8 and is part of the wider character of open undulating arable field network that prevents the coalescence of settlements. This open undulating arable field pattern also creates an attractive setting for the settlements. If this site was developed there would be no visual or physical separation between Paisley and Glasgow along the M8.

Roads Comments -

Access to this site will require the road and junction to be upgraded to adoptable standards. Further details required in order to undertake a full traffic and transportation analysis.

Flood Risk Comments -

Surface water risk to the northern portion of site. Culverted watercourse to north west corner of the site, a flood risk assessment is required.

Others Comments -

PLANNING APPLICATION HISTORY:

03/1236/PP - Mixed use development comprising business, light industrial use, residential development, community facilities, rail halt with associated facilities, primary school, indoor ski arena, velodrome, recreational facilities and associated works including new motorway junction, road access, landscaping and highway infrastructure – Appeal, Refuse

05/1373/PP - Outline application for mixed use development of residential, business, light industry, leisure and recreational uses – Withdrawn

LOCAL PLAN HISTORY:

There was an objection (no 135) to the Renfrewshire Local Plan on this site. The objector wished to have the Green Belt allocation removed with a re-allocation made for a mixed use development including employment, leisure/tourism, residential, public open spaces and recreational uses. The reporter considered the site to be an invaluable separation of the industrial Hillington from the residential areas of Gallowhill and by remaining undeveloped the site acts as a physical buffer preventing the coalescence of the areas to the east and west. He therefore recommended no change to the final draft Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect on existing school provision – N/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site	Flooding and drainage -

within 10 years - Ranking –	Ranking -
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

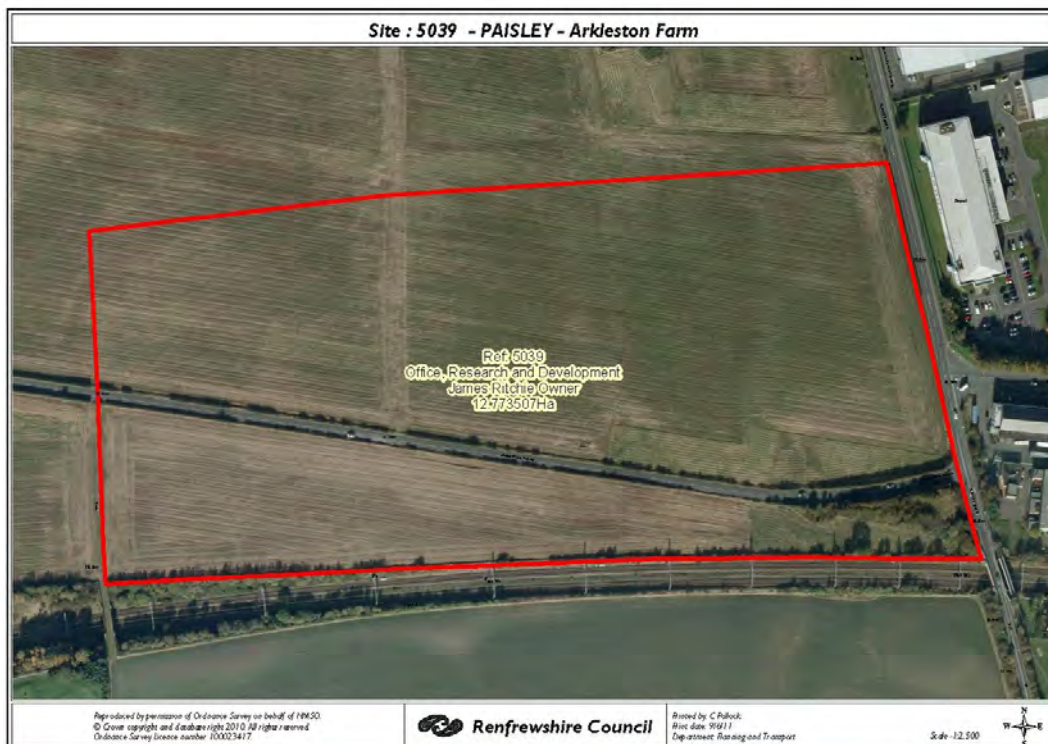
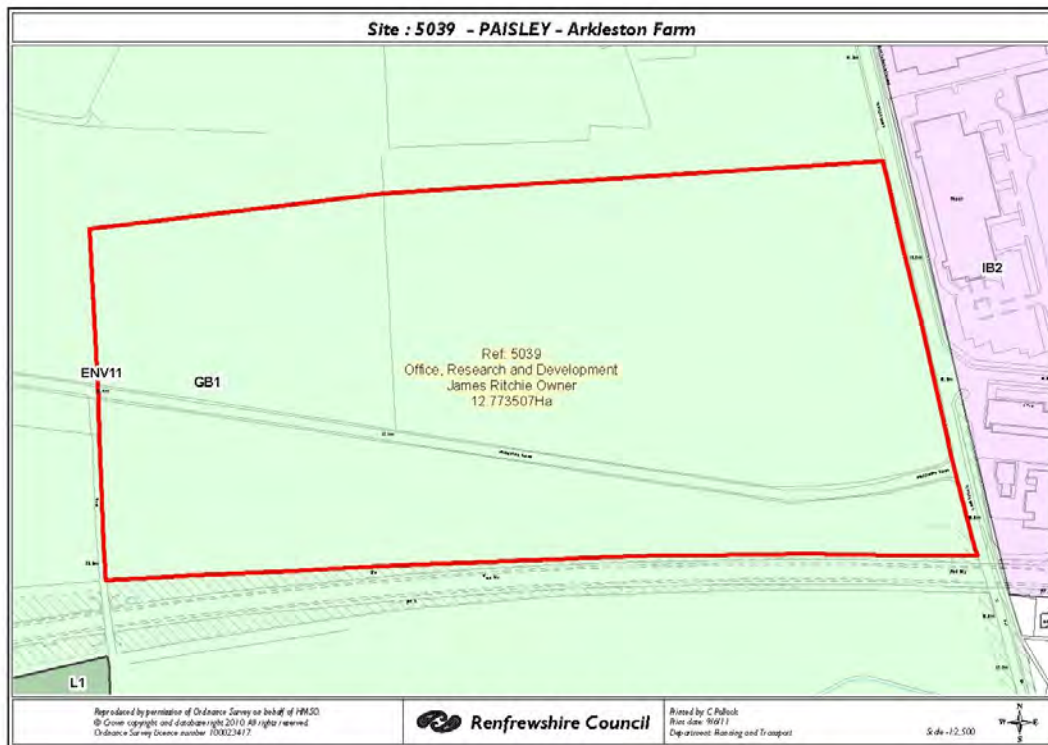
SEA issues relate to the potential impact that development of this site would have on the landscape and setting of the area. A mixed use development, including a Cemetery and Crematorium, although acceptable in the green belt, would increase the amount of car journeys, resulting in an impact on air quality. There is another SEA issue related to potential flood risk associated with the development.

Overall Planning Assessment of the Site -

Development not acceptable. Prominent Green Belt wedge which prevents coalescence between Paisley and Hillington.

5039

Site Address: Paisley - Arkleston Farm
Proposed Use: High Employee Number Offices And Manufacturing Premises -
15,000 Sq Meters
Site Size (Ha): 12.77 Ha
Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Open arable fields with the busy Arkleston Road running through the site in a east to west route. The road is flanked on either side by established maintained hedges. Field boundaries are also established maintained hedges with the occasional established tree.

Boundaries of the site:

To the south the boundary is along the railway, this boundary is an established hedge, the boundary along the eastern boundary to the site is a post and wire fence that has a few sections of established hedge and the occasional established tree, the northern boundary is open with the field and there is no physical or visual boundary to this site. The western boundary is an established hedge. The established hedges although providing a visual field boundary provides a limited level of containment and the site is visually open.

Adjoining landscape character and Land uses:

The adjoining landscape character to the north, west and south (over the railway line) are open undulating arable and grazing fields with established hedgerows as boundaries and few established trees.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200
- School Catchments
 - St James Renfrew – Primary School Denominational
 - Arkleston - Primary School Non Denominational
 - Trinity - Secondary School Denominational
 - Renfrew – Secondary School Non Denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is prominently located and part of an area that prevents the further coalescence of Paisley and Glasgow. Development of this site would have a negative impact on the character and setting of the settlements and greenbelt.

Roads Comments -

Access roads surround each side of the site where access to serve these developments could be achieved. Detailed layout and design would be required in order to provide a more detailed assessment of potential access.

Flood Risk Comments -

A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

PLANNING APPLICATION HISTORY:

03/1236/PP - Mixed use development comprising business, light industrial use, residential development, community facilities, rail halt with associated facilities, primary school, indoor ski arena, velodrome, recreational facilities and associated works including new motorway junction, road access, landscaping and highway infrastructure – Appeal, Refuse

05/1373/PP - Outline application for mixed use development of residential, business, light industry, leisure and recreational uses - Withdrawn

10/0232/PP - Formation of two football and two rugby pitches with associated training areas, new vehicular access and parking areas - Invalid

10/691/PP - Formation of 2 football pitches, associated training areas, new vehicular access and parking areas and erection of boundary fences - Withdrawn

LOCAL PLAN HISTORY:

There was an objection (no 135) to the Renfrewshire Local Plan on this site. The objector wished to have the Green Belt allocation removed with a re-allocation made for a mixed use development including employment, leisure/tourism, residential, public open spaces and recreational uses. The reporter considered the site to be an invaluable separation of the industrial Hillington from the residential areas of Gallowhill and by remaining undeveloped the site acts as a physical buffer preventing the coalescence of the areas to the east and west. He therefore recommended no change to the final draft Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect on existing school provision – N/A	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site -

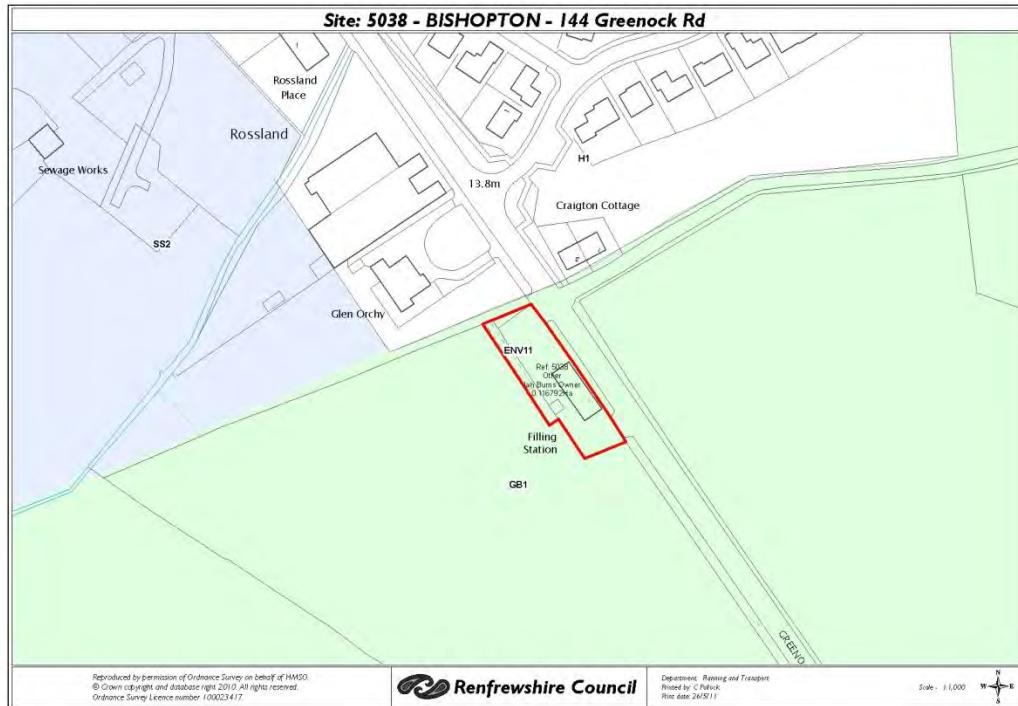
SEA issues relate to the potential impact that development of this site would have on the landscape and setting of the area. The development at this location would increase the amount of car journeys, resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Development not acceptable. Prominent Green Belt wedge which prevents coalescence between Paisley and Hillington.

5038

Site Address: Bishopton – 144 Greenock Road
Proposed Use: Mixed
Site Size (Ha): 0.17 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is a rectangular shaped existing petrol station to the southern fringe of Langbank. The site consists wholly of the petrol station and associated hard standing on a level site.

Boundaries of the site:

The site boundary to the north east is to Greenock Road. Boundary consists of a low brick wall. To the south east and south west the boundary consists of low, incomplete brick walling, small sections of fence, adjacent to agricultural land. To the northwest the boundary consists of a wall and fence adjacent to a residential property. These boundaries offer no effective visual containment of the site.

Note the adjoining landscape character and Land uses:

To the south and west the adjacent character is of relatively open and level grazing fields. Directly to the north is a residential property which can be viewed as the commencement of the Bishopton settlement from the south east.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Schools (PS) – St John Bosco, Bishopton
- Schools (SS) – Trinity, Park Mains

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt. Although an existing developed site, the location appears to be immediately beyond the natural boundary line of the settlement and therefore any potential development should be sensitive to this location.

Roads Comments -

Although there is an existing access into this site, redevelopment of the site will require to ensure there is appropriate junction spacing to ensure road and pedestrian safety is maintained. Further details will be required in order to full assess this suggested land use.

Flood Risk Comments -

No impact.

Others Comments -

Planning application history:
10/0550/PP – siting of hot food van in garage forecourt - granted
03/1409/PP – second hand car sales -granted

Local Plan Policy: GB1 - Greenbelt

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking –	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking N/A	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - This is a small site and therefore unlikely to have a significant impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years Ranking +	Flooding and drainage – Ranking 0
Site Access – Ranking +	

SEA Overall Assessment of the Site -

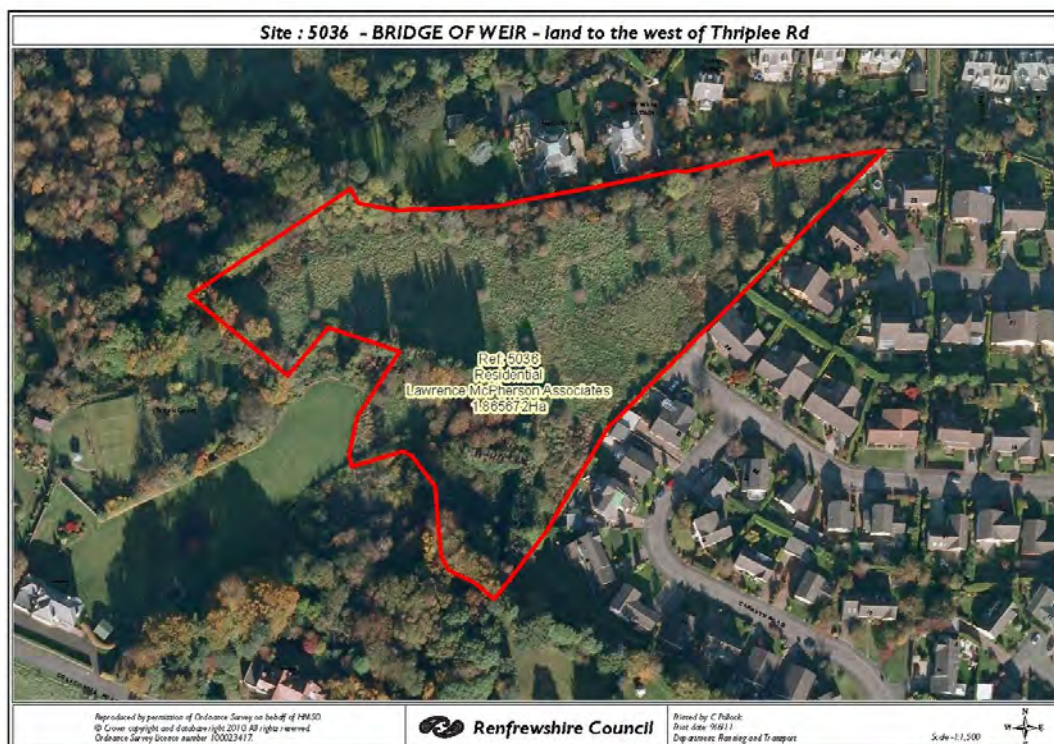
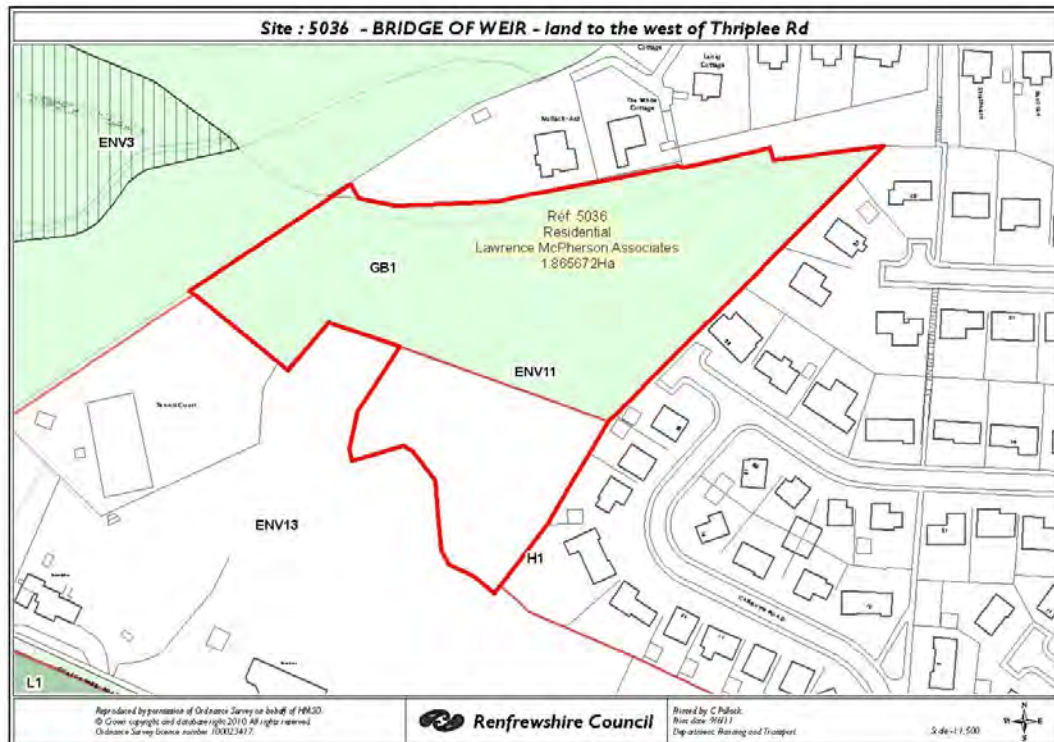
Minor SEA issues relating to the redevelopment of this site.

Overall Planning Assessment of the Site -

Significant gateway location any development is likely to have a visual impact. Use has changed over time, wish to retain Green Belt policy

5036

Site Address: Bridge Of Weir - Land to the West of Thriplee Rd
Proposed Use: Residential Development of 15-20 High Quality Detached Houses
Site Size (Ha): 1.87 Ha
Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape with irregular sides and fits between existing development on sections of all three sides. The site is sub-divided by mature trees and developing scrub, but is open and exposed in the eastern area where Thriplee Road abuts the site, the site slopes to the north east. The western area of the site is generally flat but slopes gently southwards, this area is marshy and a small stream appears to flow into the site and dissipates creating a marshy area. The site appears unused.

Boundaries of the site:

The boundaries to the north east of the site provide weak containment. The western and southern sections of the site are contained by existing mature trees, however there is a transition section along the northern border where trees have been planted but are not mature, providing a degree of containment that could improve over time if these trees are retained.

Adjoining landscape character and Land uses:

To the north and east of the site there are large detached houses, the boundaries of which form the site boundary, to the south there are large well spaced out detached residential properties with large gardens that slope up to the site. To the northwest the land is contiguous with an area of woodland and open grazing fields. Overall the land slopes down to the north into the Gryffe River valley.

Condition of the site:

The site appears unmanaged and is colonised with wildflowers tall grasses and emerging scrub. The site does not appear to be subject to vandalism. There is a marshy area in the central space where a small stream flows from the south and appears to dissipate over this area.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Part of the site is within the Ranfurly Conservation Area
- School Catchments
 - St Fillan's – Primary School Denominational
 - Bridge Of Weir - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Gryffe – Secondary School Non Denominational

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt. Areas of the site are prominent and development should be avoided on these. Parts of the site are contained by established belts of trees, the site is alongside the settlement and could become the next phase in its development without impacting on the setting or character.

Roads Comments -

The existing residential road leading to the site may provide access depending on the number of residential units to be accommodated on this site. However further details of access, junctions, parking and internal road layout will be required before a traffic and transportation assessment can be made.

Flood Risk Comments -

Existing surface run-off from surrounding land causes issues on the central plateau and southern tip of the site. A drainage assessment would require to deal with existing issues, preventing significant water run-off to residential units to the north of the site.

Others Comments -

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Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking –
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking –
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking –
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking –
Effect on existing school provision – Given the size of this site, there is likely to be	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking –

limited impact to existing school provision.	
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking ?	

SEA Overall Assessment of the Site -

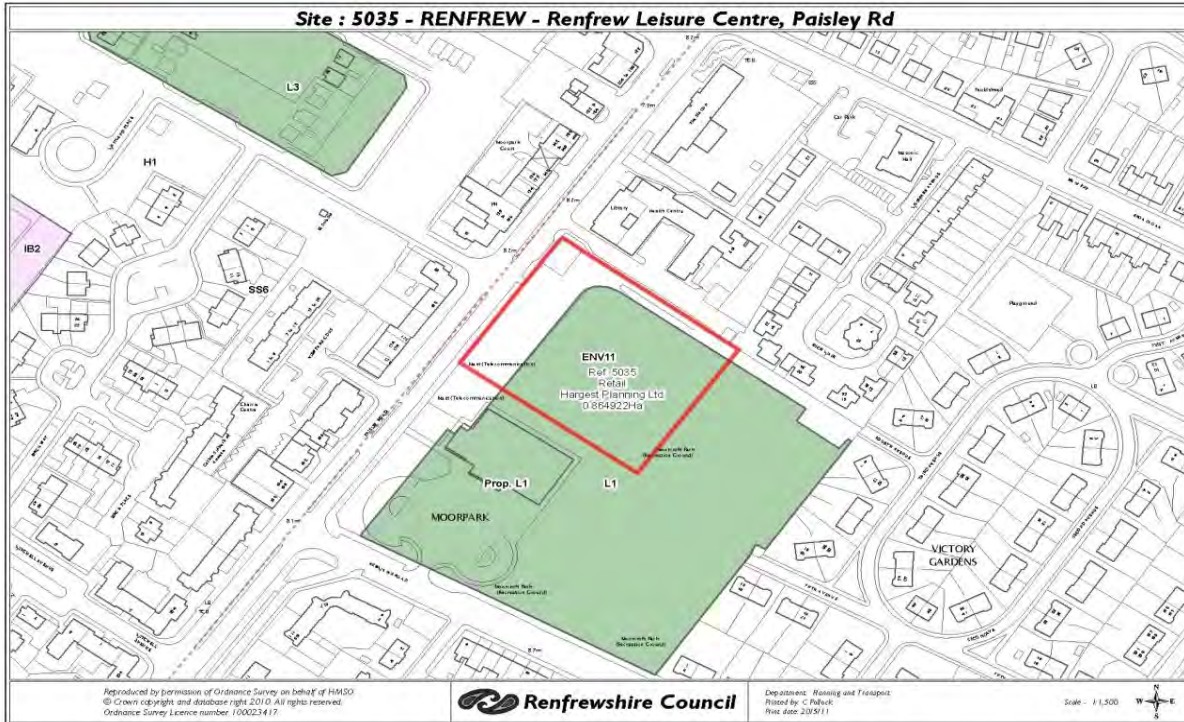
SEA issues related to the potential impact from increased vehicular movements to and from the site likely to affect air quality and possible impact related to biodiversity, flora and fauna at the site.

Overall Planning Assessment of the Site -

Residential use is not desirable at this location, green wedge at edge of settlement.

5035

Site Address: Paisley Road, (Leisure Centre) Renfrew.
 Proposed Use: Retail
 Site Size (Ha): 0.86 Ha
 Local Plan Policy: ENV 11, L1



Site Visit Comments -

The main part of the site consists of grass playing fields. These playing fields continue south east and south of the site. A new sports and leisure hall sits to the south west of the site. A main road runs along the west of the site, beyond which is a residential area. Renfrew Community Library lies adjacent to the north of the site. Residential areas lie beyond the playing fields to the east and the south of the site.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potentially contaminated land within 50m
- Schools PS St James Renfrew, Newmains
- Schools SS Trinity, Renfrew High

Landscape Assessment Summary -

Flat well maintained grass site with bushes and trees to the northern boundary.

Roads Comments -

Access to the site may be constrained by the existing access to the library and the close proximity of Broomloan junction. Further details regarding access, junction spacing, parking and internal layout are required in order to provide a traffic and transportation assessment.

Flood Risk Comments -

Surface water risk to majority of the site to a maximum of 0.5 metres.

Others Comments -

/

Detailed Site Appraisal –

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – N/A	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking ?	

SEA Overall Assessment of the Site -

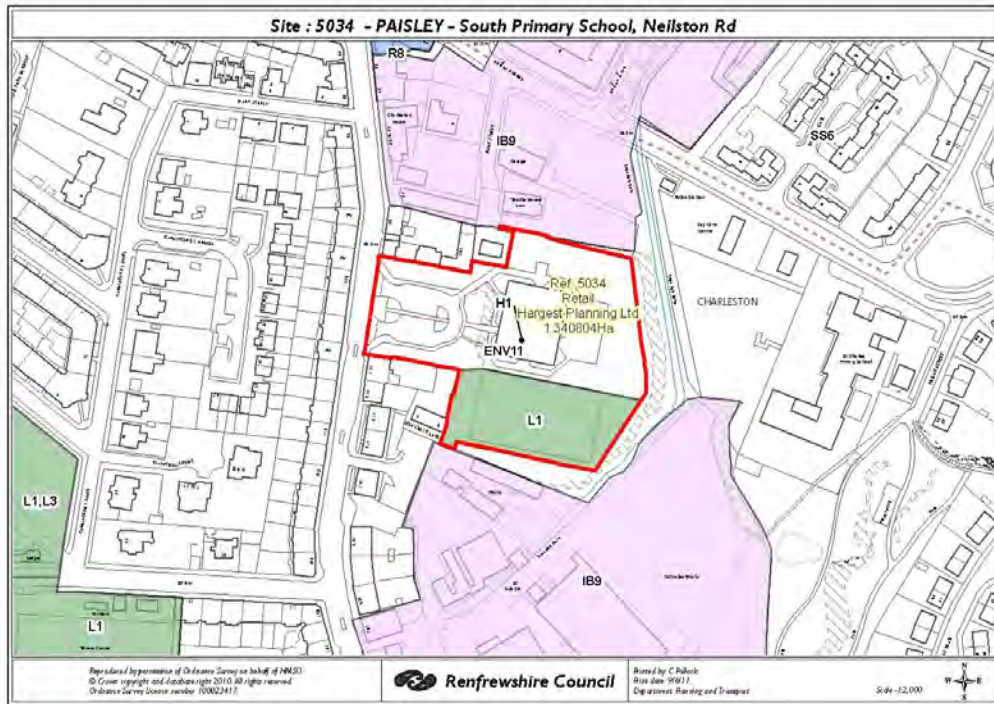
SEA issues relate to the impact from increased vehicular movements as a result of the development and the impact on air quality and the loss of a grassed area associated with and existing active recreational use in the area.

Overall Planning Assessment of the Site -

Existing recreational space within an area with a mix of uses. Development would require the need for re-provision of some recreational and leisure space.

5034

Site Address: Paisley - South Primary School, Neilston Rd
Proposed Use: Retail Development - Site Suitable For Small-Medium Sized Supermarket
Site Size (Ha): 1.34 Ha
Local Plan Policy: H1 General Residential Policy



Site Visit Comments -

The site comprises of the former South Primary School, located on the east side of Neilston Rd, has been closed since June 2009 and has since fallen into a state of disrepair. The surrounding school grounds, which contain a blaes 7 a-side football pitch and play ground, are substantially overgrown. The site is occupied by the modular school building which sits below street level. In addition, the site also contains a single storey dwellinghouse to the north which was formerly occupied by the school's janitor.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- School Catchments
 - St Charles – Primary School Denominational
 - Lochfield - Primary School Non Denominational
 - St Andrews- Secondary School Denominational
 - Gleniffer – Secondary School Non Denominational

Landscape Assessment Summary -

The site comprises the existing school building and associated buildings and structures along with hardstanding on which the playground was located. Since the site was abandoned, natural colonisation has occurred with scrubby vegetation spreading across the site. There are some small bushes and trees dotted around the site.

Roads Comments -

Access to this site could be obtained off Neilston Road, however further details of the suggested use would require to be obtained before a full assessment of the access, parking and junction requirements could be provided.

Flood Risk Comments -

Development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

PLANNING APPLICATION HISTORY:

10/0579/NO - Erection of mixed development of in excess of 50 no. new build social housing including a supported unit for young adults, of generally front and back door housing, and a recreational play area.

11/0075/PP - Demolition of primary school building & janitor's house and erection of 55 no. dwellings including 3 no. amenity wheelchair dwellings, 10 no. supported housing units and 2 no. staff bases – granted.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – N/A	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

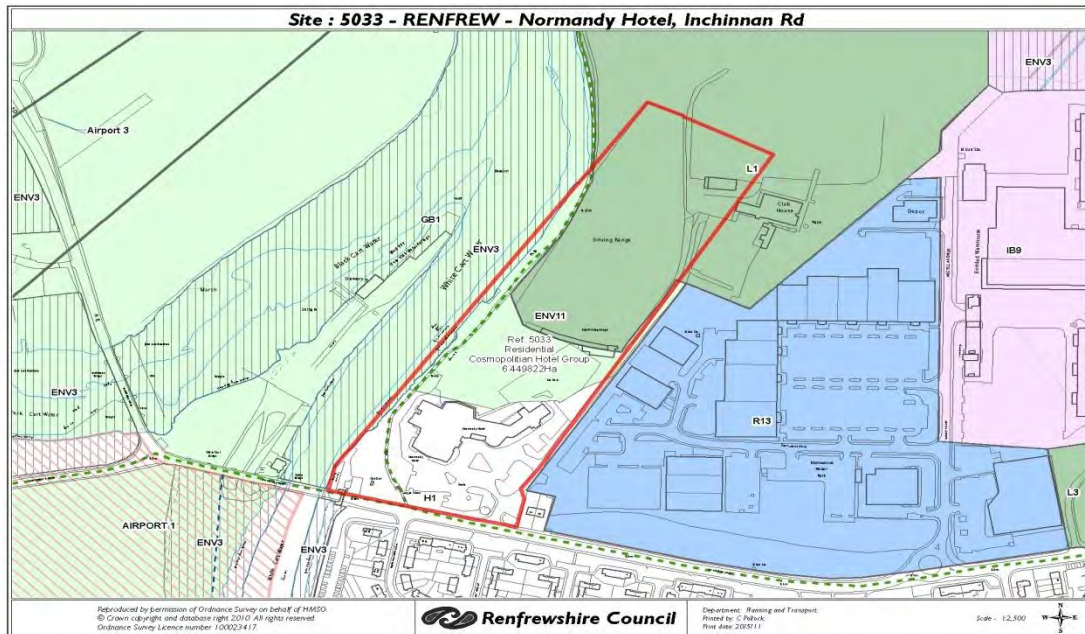
Minor SEA issues related to potential increase in vehicular movements as a result of redevelopment.

Overall Planning Assessment of the Site -

Vacant school site in predominantly residential area, re-development of this site would be welcomed.

5033

Site Address: Normandy Hotel, Renfrew.
 Proposed Use: Residential
 Site Size (Ha): 6.4 Ha
 Local Plan Policy: L1, H1, GB1, ENV11



Site Visit Comments -

The southern end of the site is occupied by the Normandy Hotel, its access roads and a limited area for parking. North of the hotel, lying between it and the mid-point of the site, is the hotel's main car park, which is surfaced. The northern half of the site, which lies within the Green Belt, is a former golf driving range which is now used for off airport long term parking. Much of the site's perimeter is tree lined. The west of the site lies along the banks of the White Cart water. Renfrew Golf Course and its club house lie to the north and north east of the site. Blythswood Retail Park lies to the east of the site. A residential area of Renfrew sits to the south, beyond Inchinnan Road.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potentially contaminated
- Listed Building
- Airport Noise Zone
- Watercourse within 20m
- Schools PS – St James Renfrew, Kirklandneuk
- Schools SS - Trinity , Renfrew High
- Tree Preservation Order.

Landscape Assessment Summary -

Much of the site's perimeter is tree lined, there are mature deciduous trees to the front of the hotel which are covered by a tree preservation order. There is an extensive area of grass to the north of the hotel which used to be used as a golf driving range. This site now accommodates cars associated with the hotel. To the western side of the site is a walkway which has a mix of vegetation, bushes and trees. To the eastern side of the site is a tree lined avenue which leads to Renfrew Golf Club.

Roads Comments -

There is an existing access to this site, however there requires to be junction improvements should the suggested land use be acceptable. Internal road layout and parking will require to be considered to ensure that it present an acceptable layout. Further details will be required to present a full traffic and transportation assessment.

Flood Risk Comments -

Fluvial flood risk to western boundary, flood risk assessment required. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

There was an objection to the previous Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Further details of the numbers of units likely to be achievable on this site is required before a final analysis can be given.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking -
Site Access - Ranking +	

SEA Overall Assessment of the Site -

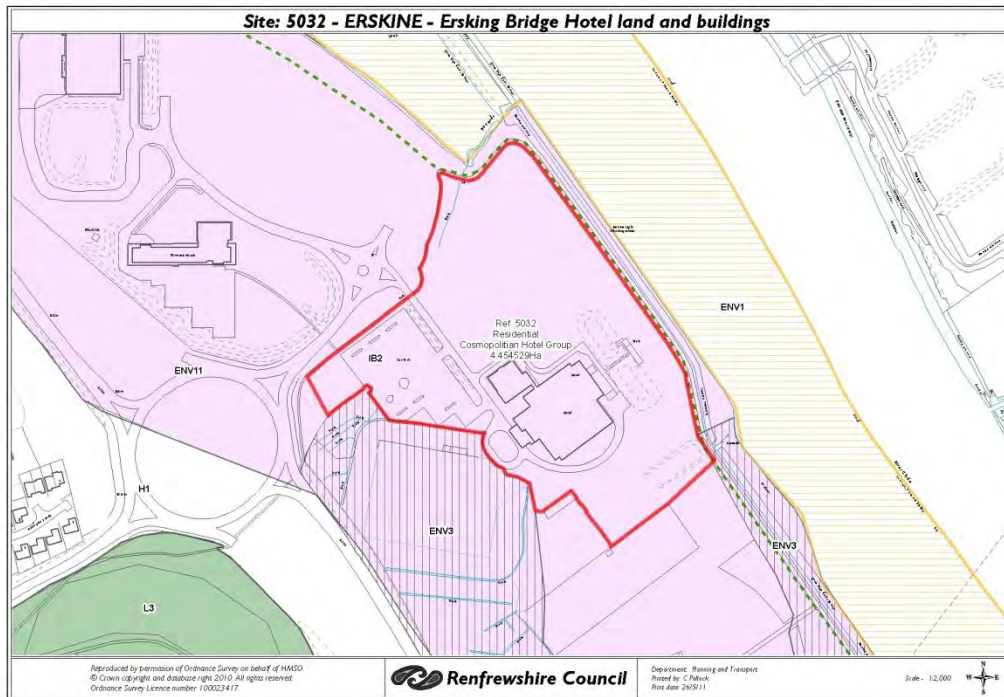
SEA issues relate to the potential impact on biodiversity, the existing trees that are protected by a tree preservation order and a small risk associated with flooding and drainage.

Overall Planning Assessment of the Site -

Residential would be acceptable within the existing footprint of the hotel and extending to the southern boundary of the former driving range. Residential development within the former driving range would not be acceptable and this part of the site should be retained as Green Belt.

5032

Site Address: Erskine Bridge Hotel land and buildings, Erskine
 Proposed Use: Residential
 Site Size (Ha): 4.45 Ha
 Local Plan Policy: IB2, T3a



Site Visit Comments -

A broadly triangular site is bounded on two sides by the River Clyde and by woodland. Site comprises a hotel and associated parking / access roads and grassed areas. Grassed areas lie on a plain adjacent to the River Clyde.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200,
- SPA and SSSI located along the eastern boundary of the site (Inner Clyde)
- Schools (PS) – St John Bosco, Rashielea
- Schools (SS) – Trinity, Park Mains

Landscape Assessment Summary -

Irregular shaped site. The southern and western site boundaries comprise the edge of dense woodland which extends beyond the site. The northern half of the site is a grassed area. A small area of dense woodland sits at the north western corner of the site. The east of the site, which is lined by bushes and some mature trees, lies along the banks of the River Clyde.

Roads Comments -

There is an existing access into the site and it is considered that the suggested land use does not present any significant issues in relation to traffic and transportation. Further details in relation to internal layout, junctions and parking will be required in order to provide a full assessment.

Flood Risk Comments -

Tidal risk to the site from the Clyde covering the north eastern portion of the site. Surface water causing potential issues to the middle portion of the site. Existing outfall and culvert will require to be address if site is developed.

Others Comments -

Planning Application History: None / Not significant

Local Plan Policy: IB2 - Strategic Industrial And Business Locations;
T3a - Walking & Cycling Route (Existing)

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Access Ranking ++	

SEA Overall Assessment of the Site -

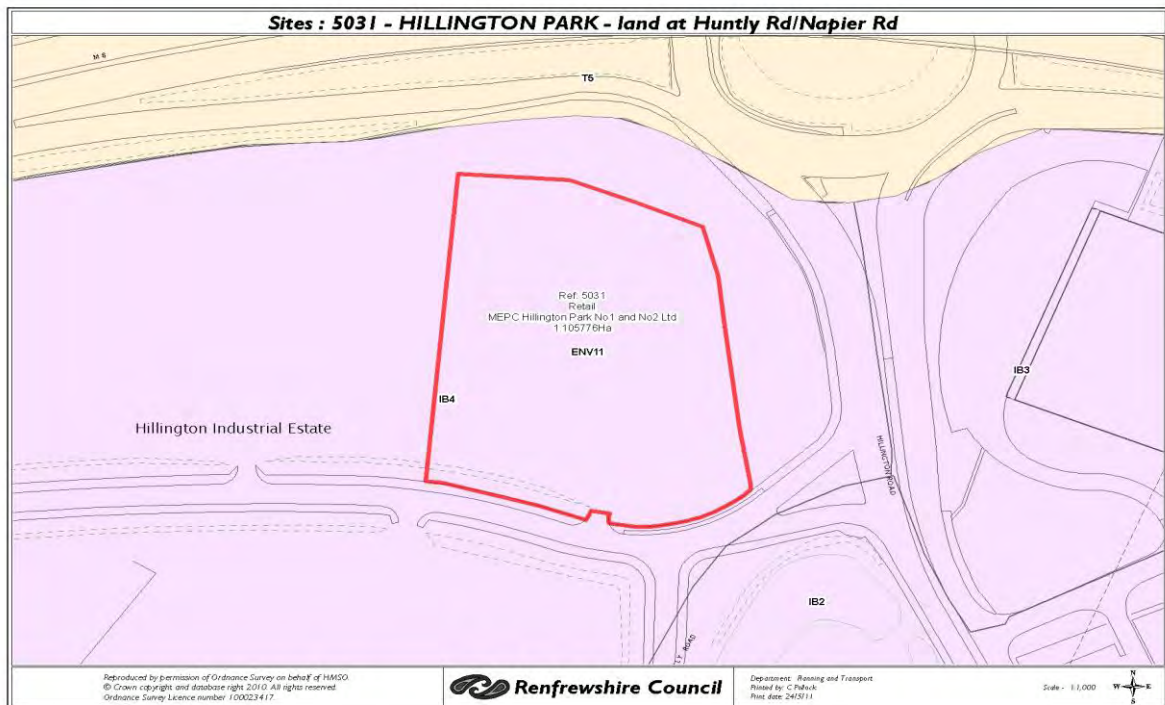
SEA issues relate to the impact that some biodiversity issues and potential flood risk requires to be taken into account.

Overall Planning Assessment of the Site -

A residential development would be physically isolated from other residential areas and not well integrated with adjacent land uses. Evidence of flooding on site and proximity to River Clyde could result in site being affected by sea level rise. Therefore, residential use is not desirable at this location.

5031

Site Address: Huntly Road/Napier Road, Hillington
 Proposed Use: Hotel, restaurant, car sales
 Site Size (Ha): 1.1 Ha
 Local Plan Policy: IB4



Site Visit Comments -

The site is a prominent location on Hillington frontage which is a large area of vacant land adjacent to the M8. Hillington frontage is an attractive development opportunity and provides a gateway into Hillington Business Park. The site is at the eastern corner of Hillington frontage and is bound by Hillington Rd. There are no physical constraints to the development.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Schools (PS) – St James (Renfrew), Arkleston
- Schools (SS) - Trinity, Renfrew High

Landscape Assessment Summary –

A square shaped site located in the north east of Hillington Park adjacent to the M8 motorway. The site is separated from the older established industrial estate to the south by a service road. Vacant and unmaintained grass area.

Roads Comments -

No significant traffic and transportation issues associated with development of this site. Details regarding junctions and parking will be required to provide a full assessment.

Flood Risk Comments -

Surface water issues to the south western corner of the site to a potential depth of 1.5 metres depth. Implementation of an comprehensive drainage scheme to this site and adjoining sites would alleviate potential risk.

Others Comments -

PLANNING APPLICATION HISTORY:

01/0154/PP - Erection of business (Class 4) and industrial (Class 5) development; roads, parking and landscaping – outline approval.

06/1145/VR - Modification of condition 3 to substitute the masterplan approved under planning permission 01/154/PP – granted.

06/1146/VR - Modifications of conditions 1 and 2 of planning permission 01/154/PP to extend the period of the planning permission – granted.

11/0024/PP - Variation of conditions 1 and 2 of planning consent 01/0154/PP (as modified by planning consent 06/1146/VR); variation of condition 3 of 01/0154/PP (as modified by 06/1145/VR) and updating of conditions as required to bring into line with current planning legislation – to be determined.

LOCAL PLAN HISTORY: No History.

Detailed Site Appraisal

<p>Preserving Renfrewshire's green network (green belt, open spaces etc) -</p> <p>Ranking n/a</p>	<p>Availability of public transport -</p> <p>Ranking ++</p>
<p>Re-development of brownfield land -</p> <p>Ranking ++</p>	<p>Accessibility to town centres, local services and green network on foot -</p> <p>Ranking +</p>
<p>Impact on character of existing settlements (landscape & townscape character) -</p> <p>Ranking 0</p>	<p>Access to high quality electronic communications infrastructure -</p> <p>Ranking ?</p>
<p>Impact on local amenity and integration with the natural environment -</p> <p>Ranking +</p>	<p>Protection of natural and built heritage resources (including archaeology) -</p> <p>Ranking 0</p>
<p>Effect on existing school provision –</p> <p>n/a.</p>	<p>The capability of incorporating renewable energy sources or energy conservation measures into the proposal -</p> <p>Ranking +</p>
<p>Availability and deliverability of the site</p>	<p>Flooding and drainage -</p>

within 10 years - Ranking + +	Ranking +
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

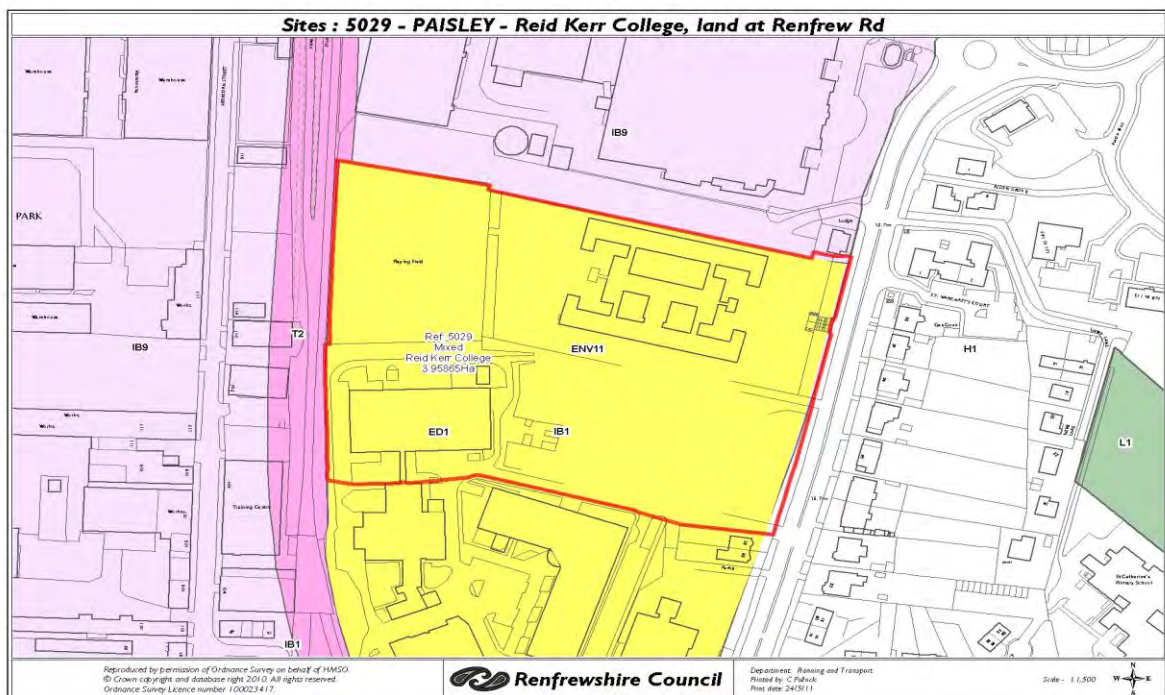
Limited SEA issues related to potential increase in vehicular movements due to development of the site. This is likely to be limited because the site has good access to public transport and active travel links.

Overall Planning Assessment of the Site -

Prominent site within the Hillington and Renfrew North SEIL where the preferred uses are industrial and business. The development of this site for an alternative use to industrial or business would complete the development around the interchange and could help stimulate the future development of Hillington frontage.

5029

Site Address: Reid Kerr College, Renfrew Road, Paisley
Proposed Use: Residential, Office, Industrial, Retail
Site Size (Ha): 3.9 Ha
Local Plan Policy: ED1 & IB1



Site Visit Comments -

The site is within the campus of Reid Kerr College (northern section of the campus). Part of the site has been cleared and is currently being used as a car park for the college. The remainder of the site consists of a car park, football pitch and a small industrial shed which is used for practical training (trades). It is bound by the Chivas plant to the north, Renfrew Rd to the east, the college to the south and a tree line with Abercorn St industrial area beyond. There are no significant physical constraints on site, integration with the neighbouring uses could be an issue.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, SEPA historical flooding within 20m site.
- Health and Safety Executive Consultation Zone
- Grade B and C(s) listed buildings within 50m of site (to east and south)
- Schools (PS) – St Catherine's, Gallowhill
- Schools (SS) - Trinity, Paisley Grammar

Landscape Assessment Summary -

The site is relatively flat and lies within the campus of Reid Kerr College (northern section of the campus). Part of the site has been cleared and is currently being used as a car park for the college. The remainder of the site consists of a car park, grass football pitch (north west corner) and a small industrial shed which is used for practical training (trades). A former railway solumn to the west of the site is densely covered with bushes and semi mature trees.

Roads Comments -

The existing access to the site is not ideal and redevelopment of the site will provide the opportunity to improve the existing access. There are concerns regarding the parking provision on the site should this site be redeveloped, therefore further details regarding parking, access, junctions, etc are require before a full traffic and transportation analysis can be provided.

Flood Risk Comments -

Surface water risk to central and south western corner of the site to a maximum depth of 1.0 metre. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

PLANNING APPLICATION HISTORY: 02/0580/PP Erection of Class 1 Retail store, associated car parking, access, petrol station, servicing and landscaping – refused.

LOCAL PLAN HISTORY: No history

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking -	

SEA Overall Assessment of the Site -

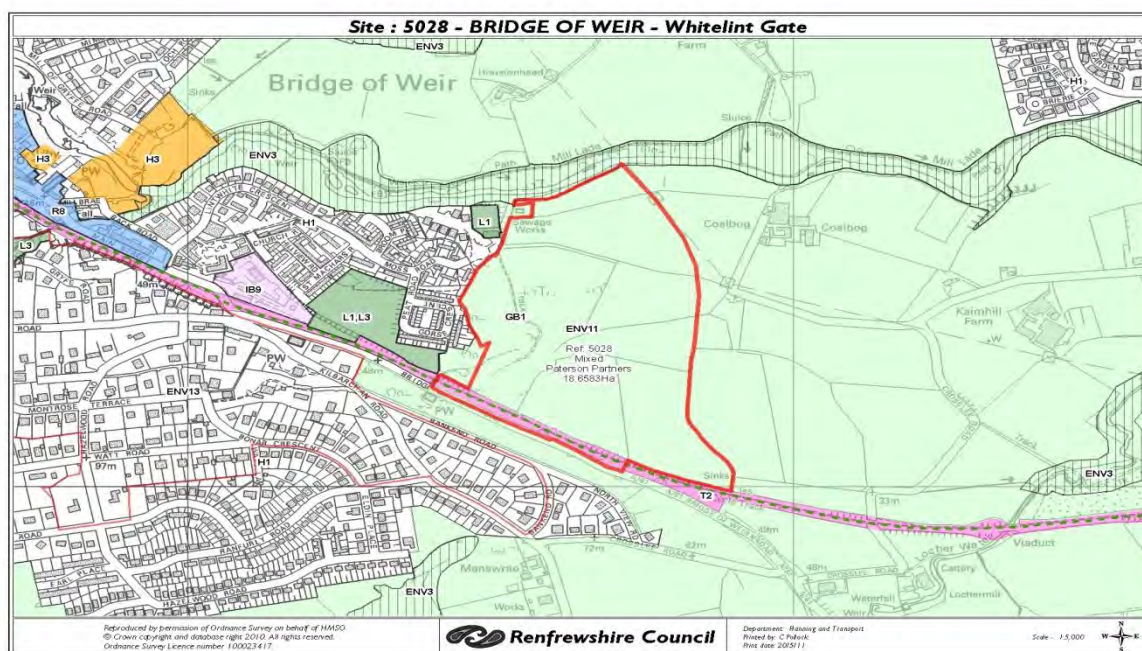
No significant SEA issues related to redevelopment of this site.

Overall Planning Assessment of the Site -

Redevelopment of this site would be welcomed for industrial or business use. Retail would not be acceptable given the location outwith the town centre, residential could be acceptable dependant on the design solution.

5028

Site Address: Whitelint Gate, Bridge of Weir
Proposed Use: Residential and Mixed
Site Size (Ha): 18.65 Ha
Local Plan Policy: ENV 11, GB1



Site Visit Comments –

Landscape Character, landform features, shape and land use of the site:

To the north and east of this area there is open grazing fields that have an undulating character, the field boundaries are remains of stone walls with timber post and wire mesh fence. A small portion of the site contains a former landfill site for inert waste. This part of the site is relatively flat with shrubby vegetation and established mature trees that create an enclosed feeling.

Site Boundaries:

To the south the site is contained by a disused railway line and established mature trees (NCN Route 75), the A761 is also to the south of this site and has established trees that provide containment for the site, from these communication routes the site cannot be seen. To the east and north the site is open in character with the open gently undulating landscape character of the surrounding landscape. The river Gryffe to the north provides a degree of containment to the north of the site, the site is open and continuous with the undulating landscape to the east. To the west the boundaries of the site are the rear boundaries of residential properties, these also provide a degree of containment.

Adjoining landscape character and Land uses:

The adjoining landscape character to the north and east is open and undulating grazing fields, to the south there is the NCN route 75 and the A761 beyond this there is a linear belt of trees and residential properties. The belt of trees, A761 and NCN route 75 have an enclosed character.

Condition of Site:

The derelict landfill area of the site is overgrown with tall grasses, wildflowers, tall shrubs and established trees, with the surrounding grazing fields to the north and east are in contrast well maintained.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potentially contaminated land
- Watercourse
- Schools PS – St Fillans, Bridge of Weir Primary
- Schools SS – St Benedicts, Gryffe

Landscape Assessment Summary -

Open undulating fields with a former landfill site on the edge of the site. The landfill part of the site adjacent to the settlement is well contained by the surrounding undulating fields, this area of the site may be suitable for some development, the surrounding fields are not suitable as they are more prominent. Mitigation planting around the derelict landfill area should create a new settlement boundary limiting further development. Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt.

Roads Comments -

Access to this site could be obtained from the existing residential road network, however given the size of this site, the additional traffic generated by this development is likely to put a considerable strain on the existing residential road network leading to a potential negative impact. There are concerns over whether the existing road network could support such development, in particular the existing junction at Whitelint Crescent. Access taken from Bridge of Weir Road is not ideal and therefore further details on access, junctions, internal road layout and parking is required to make a full traffic and transportation analysis.

Flood Risk Comments –

Surface water flood risk to north east and west of site. Remedatory measures will be required as identified through a drainage assessment and this is likely to lead to betterment. No flood risk assessment required although there is a minor risk of flooding to the north of the site.

Others Comments -

Objection to previous Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) – Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking –
Effect on existing school provision – Given the size of the site, there is likely to be an impact to existing school provision. This issue will need to be considered.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking -	Ranking +
Site Access -	
Ranking –	

SEA Overall Assessment of the Site -

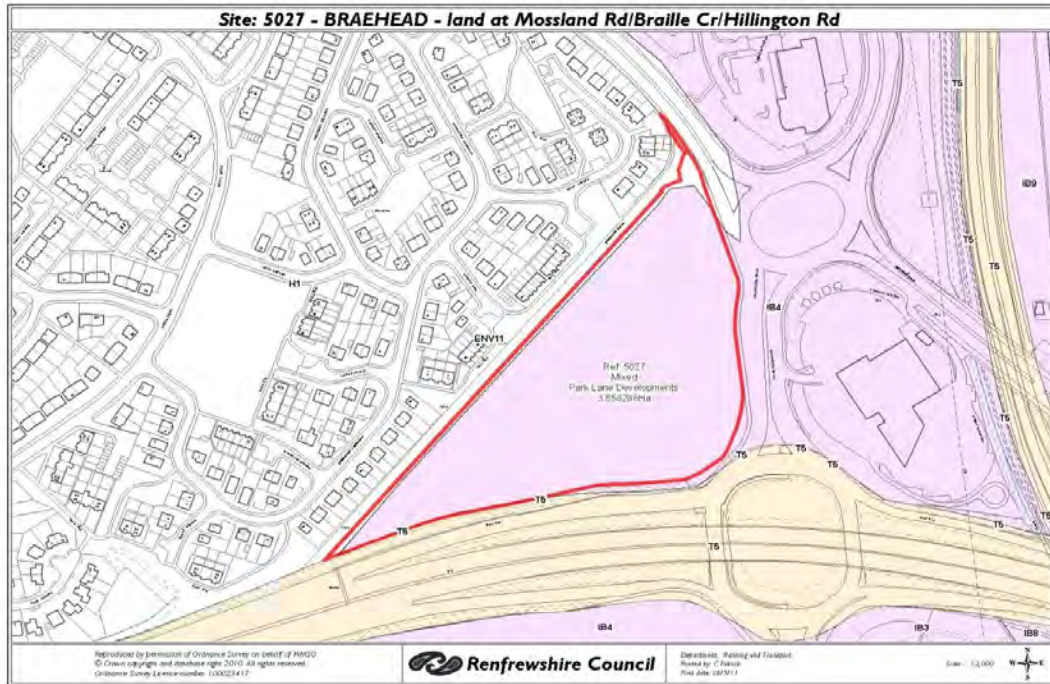
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality, although the core path links will improve pedestrian access.

Overall Planning Assessment of the Site -

No suitable for residential development, very prominent green belt site on edge of settlement, visually detrimental.

5027

Site Address: Mossland Road, Renfrew
Proposed Use: Mixed
Site Size (Ha): 3.66 Ha
Local Plan Policy: IB4



Site Visit Comments -

Triangular site bounded on two sides by a motorway exit road and its connections to the local road network. The site is flat, however it sits at a lower level (approximately 1 metre) than the adjacent car sales showroom and service road which provides access to the site.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Schools (PS) – St James, Arkleston
- Schools (SS) – Trinity, Renfrew

Landscape Assessment Summary -

Scrubby overgrown vegetation which has naturally colonised the site. There are a mix of small deciduous trees and bushes to the northern, western and southern boundaries of the site.

Roads Comments -

Access to the site can be obtained without significant risk to road and pedestrian safety. Further details on the internal layout, parking, etc is required to provide a full analysis.

Flood Risk Comments -

Existing surface water risk to south west corner of the site.

Others Comments -

Planning Application History:

09/0300/PP - Erection of a car dealership for the sale and service of motor vehicles, associated offices, part storage and regional facilities with associated ancillary development - granted.

11/0395/PP - Erection of single storey drive through coffee outlet for the consumption of coffee and foodstuffs on and off the premises (Class 3), with all associated landscaping/amenity areas, car parking, service yard, drive thru lane, roads and infrastructure including formation of entry to drive thru lane from existing road – to be determined.

08/0674/PP - Erection of hotel with access, landscaping and bund (amendment to reserved matters 08/0272/PP – granted.

06/0596/PP - Erection of mixed development comprising: (i) Business and hotel development, in outline; and (ii) Residential development of 68 dwelling units consisting of flats, townhouses, detached and semi-detached properties, formation of access, parking and landscaping, in detail – granted.

Local Plan Policy: IB4 - SIBLS: Locally Important Sites – Business Development

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking + +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - Given the size of the site there is not likely to be a significant impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking +
Site Access Ranking + +	

SEA Overall Assessment of the Site -

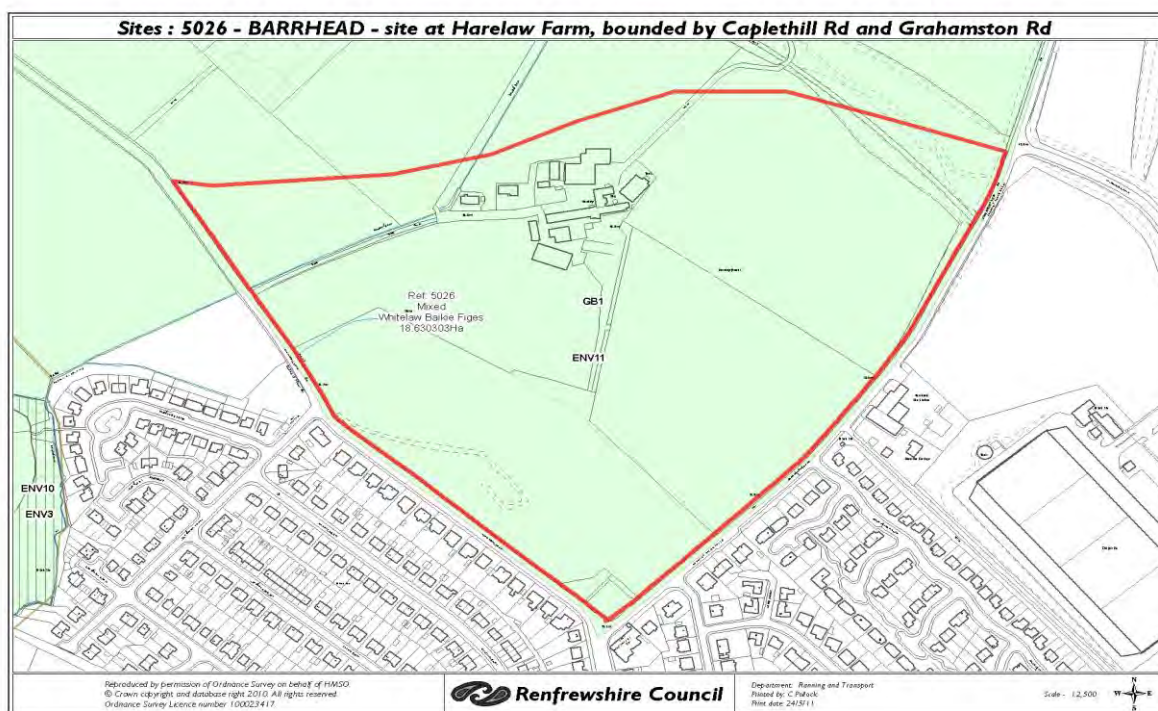
SEA issues relate to the impact that a potential increase the amount of car journeys would have from the resulting development.

Overall Planning Assessment of the Site -

Mixed use suggestion, excluding retail, would be acceptable.

5026

Site Address: Harelaw Farm, edge of Barrhead
 Proposed Use: Residential, community uses and road bypass
 Site Size (Ha): 18.6 Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape, it is a collection of undulating grazing fields with established hedges that have a few established trees. In the northern area there is the Harelaw Burn that flows out of the site northwards and a farmstead development with access track. In the south west of the site there is a field that appears derelict and has scrubby vegetation and small trees. At the southern point of the site there is a square area of overgrown unmaintained grassland.

Boundaries of the site:

The northern boundary of the site travels through open fields with no physical boundary, this provides no containment to the north. To the south east and south west the boundaries of the site are a combination of established hedges with established trees.

Adjoining landscape character and Land uses:

To the south, south west and south east there is the settlement of Barrhead, to the east there is an industrial estate that is screened by an earth mound. To the north of the site there is open undulating grazing fields.

Condition of the site:

The site is in a good condition, the majority of the site is well maintained with the exception of the derelict looking field in the south west of the site, this appears derelict with overgrown areas of scrubby vegetation.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Schools (PS) – St Charles, Todholm
- Schools (SS) - ST Andrews, Paisley Grammar

Landscape Assessment Summary -

Sensitive, not suitable for development. The site forms an attractive setting for the area. It forms and defines the existing settlement boundary along Caplethill Road to the south west and Grahamston Road to the south east. Any development on this site would alter the settlement and be highly prominent.

Roads Comments -

Access is likely to be achievable without significant impact to road or pedestrian safety. However further details regarding the construction of a new road by-pass will be required in order to make a full traffic and transportation assessment.

Flood Risk Comments -

Watercourse to north west boundary, potential flood risk, Flood risk assessment required.

Others Comments -

PLANNING APPLICATION HISTORY: 05/0676/PP - Erection of residential development in outline – Refused, appeal dismissed.

LOCAL PLAN HISTORY: No History

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Given the size of the site there is likely to be an impact on existing school provision, early consideration of this issue is required.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking 0
Site Access - Ranking +	

SEA Overall Assessment of the Site -

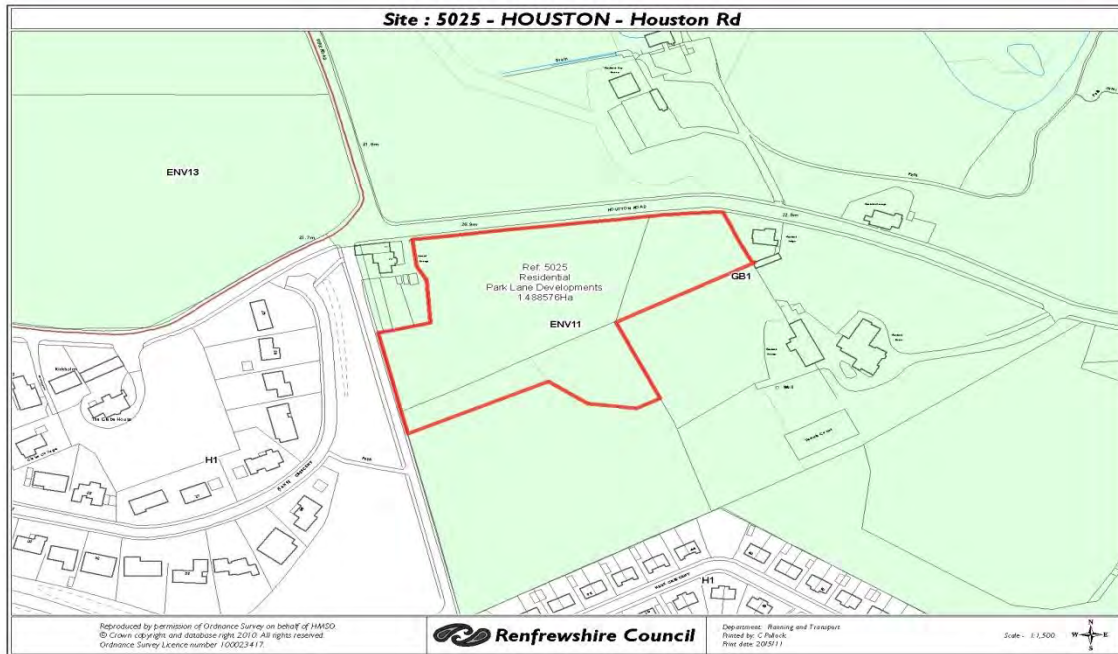
SEA issues relate to the potential impact that development of this site would have on the landscape and setting of this area. Residential development at this location would increase the amount of car journeys resulting in an impact on air quality. The construction of a road to serve as a by-pass is also likely to increase the emissions in this more rural, edge of village location. There are other issues associated with the introduction of a new road including impact on visual amenity, noise and pollution associated with such a development.

Overall Planning Assessment of the Site -

Green belt site isolated from the rest of Renfrewshire and is part of the wider green belt buffer between Paisley and Barrhead, not suitable for residential. The proposed by-pass will require further assessment, given the potential impact that this could have on the existing road network and surrounding uses.

5025

Site Address: Houston Road, Houston
Proposed Use: Residential
Site Size (Ha): 1.48 Ha
Local Plan Policy: GB1 ENV11



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Unmaintained derelict grassland with areas of scrubby vegetation, a line of poplar trees in a diagonal line is located in the eastern area of the site. The site is generally flat but slopes upwards in the southern section. The site is irregularly shaped and appears to be a single self enclosed derelict overgrown field.

Site Boundaries :

There is no physical boundary along the site's northern boundary and there is low containment along this edge. There is woodland to the south and east that provide containment of the site and the boundary to the south west is a stone wall, overgrown with vegetation and the occasional established tree creating some containment.

Adjoining landscape character and Landuses:

There is woodland to the south and north of the site, to the east is a large detached residential property and a small road that turns into a walkway, beyond this small road is a small area of amenity grassland and the settlement.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potentially contaminated land
- Conservation area within 50m
- Listed Building within 50m
- Schools PS – St Fillans, Houston primary
- Schools HS - St Benedicts , Gryffe.
- Tree Preservation Order.

Landscape Assessment Summary -

The site could accommodate some development to the south. The majority of the site adds positively to the estate landscape character created by Houston House to the north, locally it creates an attractive setting for the historic residential properties to the north east and north west. Development along the Houston Road is not appropriate and could have a detrimental effect on the setting and character of the settlement and a negative effect locally. Site is sensitive but could accomodate a degree of appropriate development in small areas of the site.

Roads Comments -

Given the size of the site, access onto the road is unlikely to have significant traffic and transportation issues. Further details in relation to the potential junction location required.

Flood Risk Comments -

Surface water risk to eastern corner of the site, possible to a depth of around 1.0 metre. Attenuation measure likely to provide betterment to the site's drainage system.

Others Comments -

There was an objection to the 2006 Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking Na	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Small site unlikely to have any impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking 0
Site Access - Ranking +	

SEA Overall Assessment of the Site -

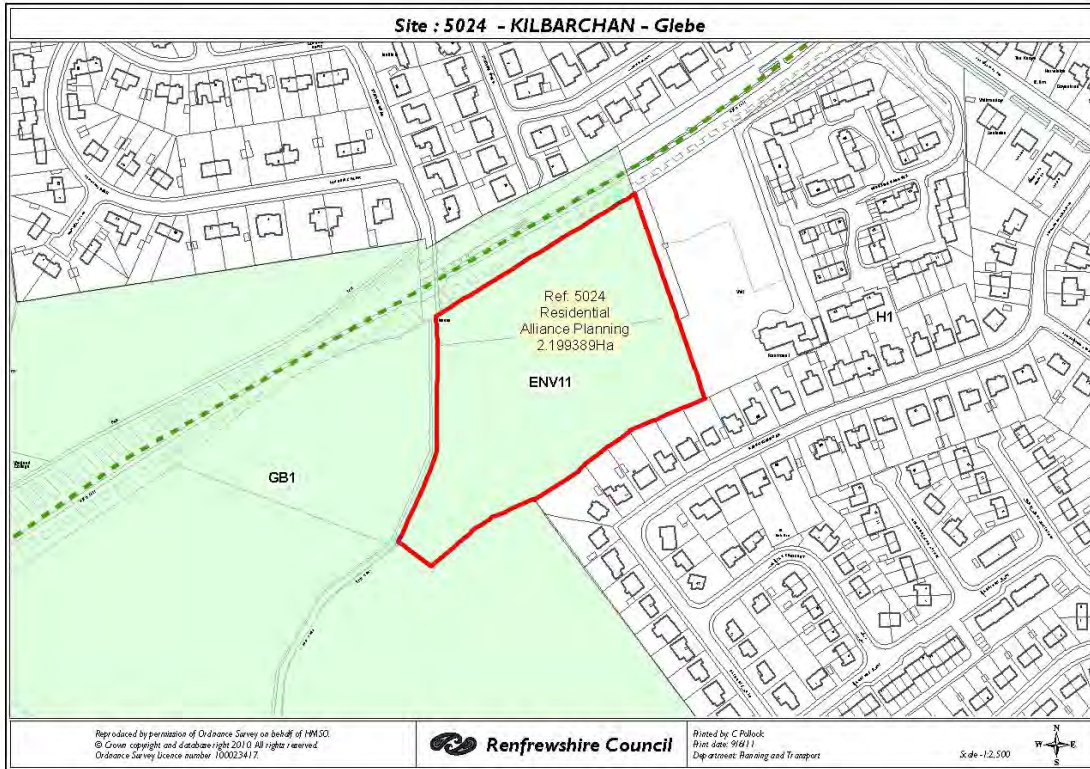
SEA issues related to the impact that development of this site would have on the increase the amount of car journeys resulting in an impact on air quality

Overall Planning Assessment of the Site -

Appropriate residential development could be accommodated on this site provided there is good design and landscaping incorporated into the site layout.

5024

Site Address: Kilbarchan - Glebe
Proposed Use: Residential Development
Site Size (Ha): 2.2 Ha
Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregular shaped site, undulating grazing field, with a thin belt of scrubby vegetation in the middle. A stream flows in a north to south direction alongside a public right of way immediately outwith the site to the west.

Boundaries of the site:

To the north there is the National Cycle Network Route 7, an old railway line with wooded/ scrubby vegetation on the embankments. To the east and south east there are the rear garden boundaries of residential properties and to the south and west there are open rolling arable and grazing fields which this site is part off but encroaching into the settlement. The site is contained to the north by the National Cycle Network Route 7 and vegetated embankments and to the east and south east by settlement, the site is open to the west.

Adjoining landscape character and Land uses:

Open rolling arable and grazing fields to the south and west of the site, this landscape is open in character and contrasts with the suburban settlement to the north, north west and east of the site.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Small area of potentially contaminated land adjacent to disused railway/ cycle path
- Tree Preservation order adjacent to eastern boundary
- School Catchments

St Margaret's – Primary School Denominational

Kilbarchan - Primary School Non Denominational

St Benedict's - Secondary School Denominational

Johnstone – Secondary School Non Denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. This site is outwith the existing strong settlement boundary, it is part of the open undulating character of grazing fields to the south and west that enters the settlement from the south.

Roads Comments -

This site is constrained by the existing bridge which the cycle route goes over. Further details on site access would be required in order to provide a full traffic and transportation assessment.

Flood Risk Comments -

Burn to west of site, flood risk assessment required. The sole vehicular access to the site has history of localised flooding which may prevent access/egress from the site. Surface water risk to centre of site.

Others Comments -

LOCAL PLAN HISTORY:

126/01 Objection covered all of the site

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking – n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Further details on the potential number of units are required in order to provide a full assessment.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking -
Site Access - Ranking - -	

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SEA Overall Assessment of the Site -

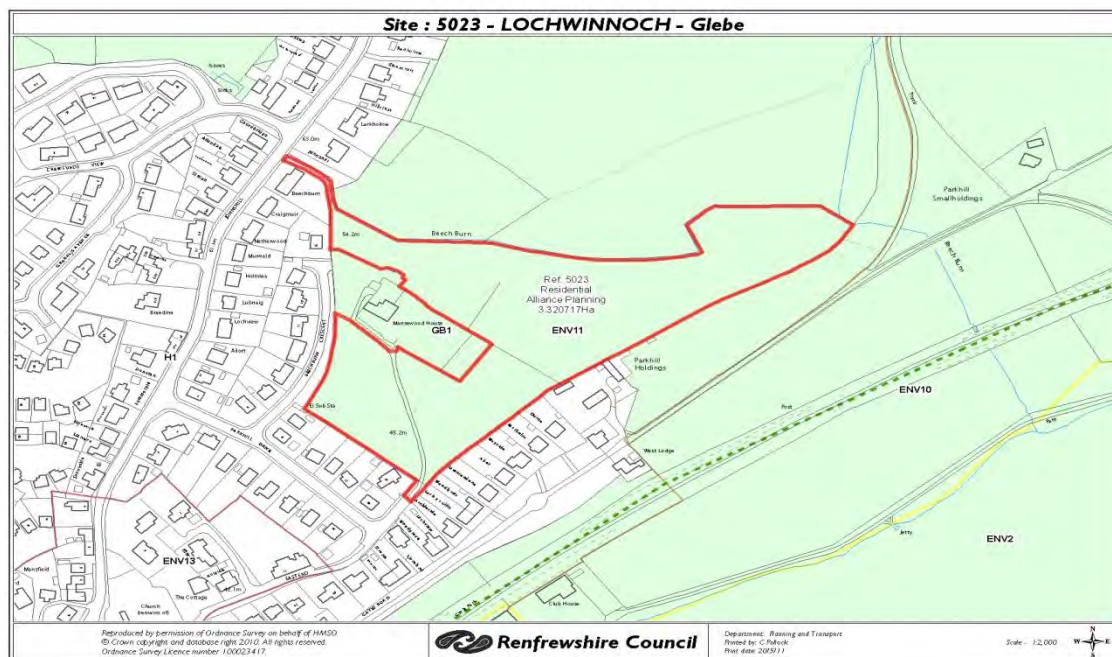
SEA issues related to the impact that development of this site would have on impact on air quality as a result of a possible increase amount of vehicular movements associated with the development. There are also issues regarding the potential flood risk at the site and a small issue regarding potential biodiversity.

Overall Planning Assessment of the Site -

Not suitable for development due to access and flooding issues.

5023

Site Address:	Lochwinnoch Glebe
Proposed Use:	Residential
Site Size (Ha):	3.3 Ha
Local Plan Policy:	GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Gently sloping undulating in areas, irregular shaped grazing fields, the driveway up to the Mansewood House travels through the south western section of the site. The north boundary follows the Beech Burn.

Site Boundaries:

The southern boundary is a tall stone wall, this has fallen down in places but provides a degree of containment. Along the south western and north western boundaries there is an established hedge, these provide a limited amount of containment, to the north there is the Beech Burn that has no physical boundary and is open offering no containment along this boundary.

Adjoining landscape character and Land uses:

To the west there is the settlement, to the east of the site there is open undulating grazing and arable farmland.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Listed Building within 20m.
- Watercourse within 5m.
- Schools PS – St Anthonys, Lochwinnoch Primary
- Schools HS – St Benedicts, Johnstone High.
- SEPA Historical flooding within 20m.

Landscape Assessment Summary -

The site could be divided into two areas, the western area could be developed with minimal impact on the setting and character of the settlement, this would be contained by the strong settlement edge created by the established vegetation around the Mansewood House. The eastern area of the site is more prominent and forms part of the setting for the settlement, this area is not suitable for development. Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt.

Roads Comments -

Although existing access to the site exists, this would require to be upgraded to adoptable standards with footway and lighting also required. Further details of access, junctions, internal street layout and parking is required before a full assessment can be provided.

Flood Risk Comments -

Watercourse is present on the northern boundary, a flood risk assessment is required. Localised flooding to the eastern corner of the site to a depth of 2.0 metres.

Others Comments -

There was an objection to the previous Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Details of the number of units is required before a final assessment is provided.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking - -
Site Access - Ranking -	

SEA Overall Assessment of the Site -

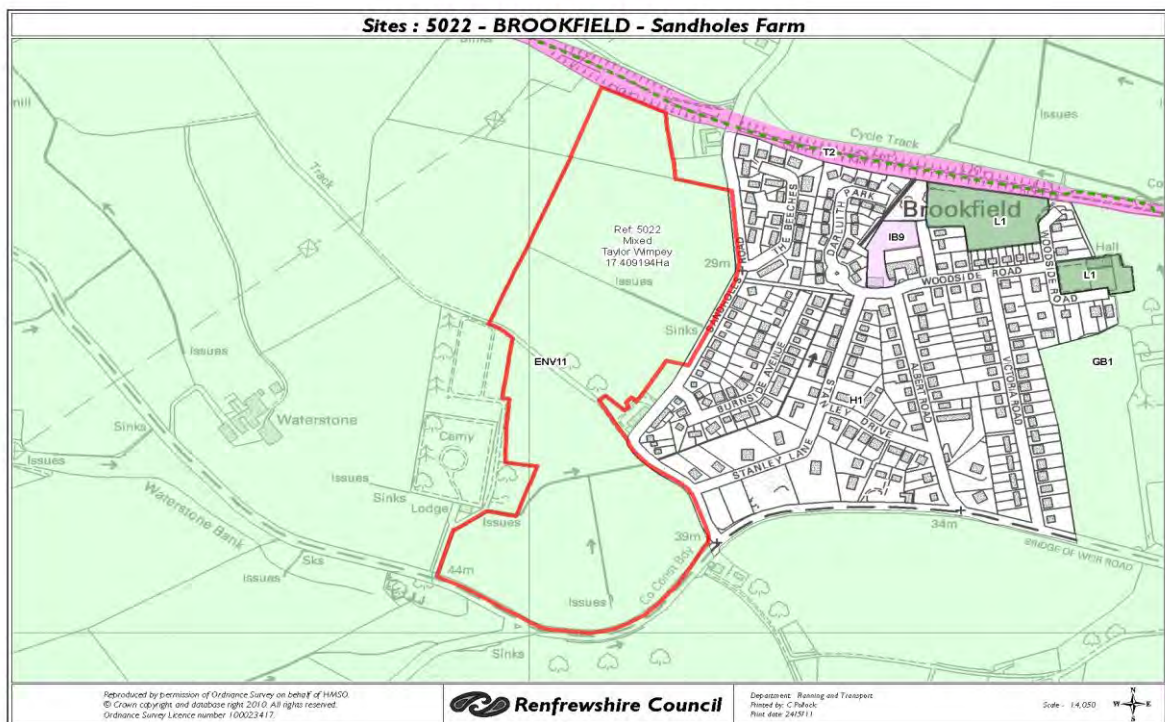
SEA issues related to the impact that development would have on the landscape character of this area. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality. There is also likely to be an impact on biodiversity and water features with some risk from flooding and drainage issues.

Overall Planning Assessment of the Site -

Not suitable for residential, site difficult to integrate site with existing village, green wedge on the village edge.

5022

Site Address:	Sandholes Farm, Brookfield
Proposed Use:	Residential, community facilities, sport and leisure
Site Size (Ha):	17.4 Ha
Local Plan Policy:	GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregular in shape, is a number of arable and grazing fields undulating with a stream in the southern area of the site flowing in an east to west direction. There are mature established trees within the hedges of the fields.

Boundaries of the site:

The site boundaries are established hedges of varying height with established trees within them, these provide a degree of containment to the current land use, however due to the undulating nature of the land areas of the site are visible.

Adjoining landscape character and Land uses:

To the north, west and south there are open arable and grazing fields, to the west there is a cemetery with mature trees, visible from the site. Generally the landscape to the west of the settlement is open and undulating farmland.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, SEPA historical flooding within site.
- Pylons within 50m of site (north west of site)
- Schools (PS) – St Margret's, Kilbarchan
- Schools (SS) - ST Benedict's, Johnstone

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is out with the settlement boundary and within the open undulating landscape character of arable and grazing fields to the west of the settlement. The site is also prominent from the A761 Bridge of Weir road and from the residential properties that overlook it. Development of this site would affect the setting and character of the settlement and greenbelt.

Roads Comments -

Access to this site may be challenging in terms of road and pedestrian safety, therefore further details of the site access and junction along with internal road layout and parking would required to be submitted prior to a full assessment being provided.

Flood Risk Comments -

Culvert cuts across southern section of the site. Flood risk and drainage assessment required. There is a potential risk of flooding to the southern section of the site that could extend to 1.5 metres in depth. History of flooding events on Sandholes Road and Burnside Avenue.

Others Comments -

Planning application history: No History

Local plan history: No History

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Impact on local services and community facilities e.g. schools - Ranking - -	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Effect on existing school provision – This is quite a large site and likely to have some impact on existing school provision, further assessment required when details emerge.	Flooding and drainage - Ranking -
Site Access - Ranking -	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this prominent site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of vehicular movements resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Prominent Green Belt site on the edge of Brookfield not suitable for residential development.

5021

Site Address: Houston – Rhubarb Farm, Craigends Road
 Proposed Use: Residential
 Site Size (Ha): 15 Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Open arable and grazing fields gently undulating with a high point in the western area of the site, the Land form of the site creates a natural screening of the settlement. The high point also has a number of mature trees, the land slopes downwards from the high point towards the settlement. The site is consistent in character with the open undulating character of arable and grazing fields to the east of Houston. There is a newly planted woodland belt along the northern boundary.

Boundaries of the site:

There are established hedges to the north and east boundaries of the site, these provide limited containment as the land slopes upwards from the hedge. There is no boundary to the west and the site abuts a residential road (Ardgryfe Crescent). To the south the site abuts an established woodland belt that provides containment to the south. There is low containment to the east, north and west.

Adjoining landscape character and Land uses:

To the north there is an established area of woodland, also to the north and east there are open arable and grazing fields which in contrast are generally flat to very gently undulating in character. To the south of the site there is an established area of woodland.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Within 20m of Grade C(s) listed building (south east of site)
- Schools (PS) – St Fillans, Houston
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Sensitive, not suitable for development. The majority of the site is highly visible and prominent when approaching the settlement from the east. The site screens and provides containment to the settlement, even development along the western edge of the site could breach this high point and have a negative impact on the setting and character of the greenbelt.

Roads Comments -

Access to this site is likely to be achievable without significant impact on road or pedestrian safety. Further details of internal road layout, junction and parking would be required to provide a full traffic and transportation assessment.

Flood Risk Comments -

Flood risk assessment required due to the watercourse to the southern boundary of the site. Surface water risk to the northern and eastern boundaries which may result in flooding to access roads surrounding the site

Others Comments -

Planning application history: No recent history

Local plan history: No previous objections (2006)

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking –	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Given the size of the site existing school provision is likely to be impacted on, consideration of educational requirements will need to be taken into consideration early.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -

Site Access -	
Ranking + +	

SEA Overall Assessment of the Site -

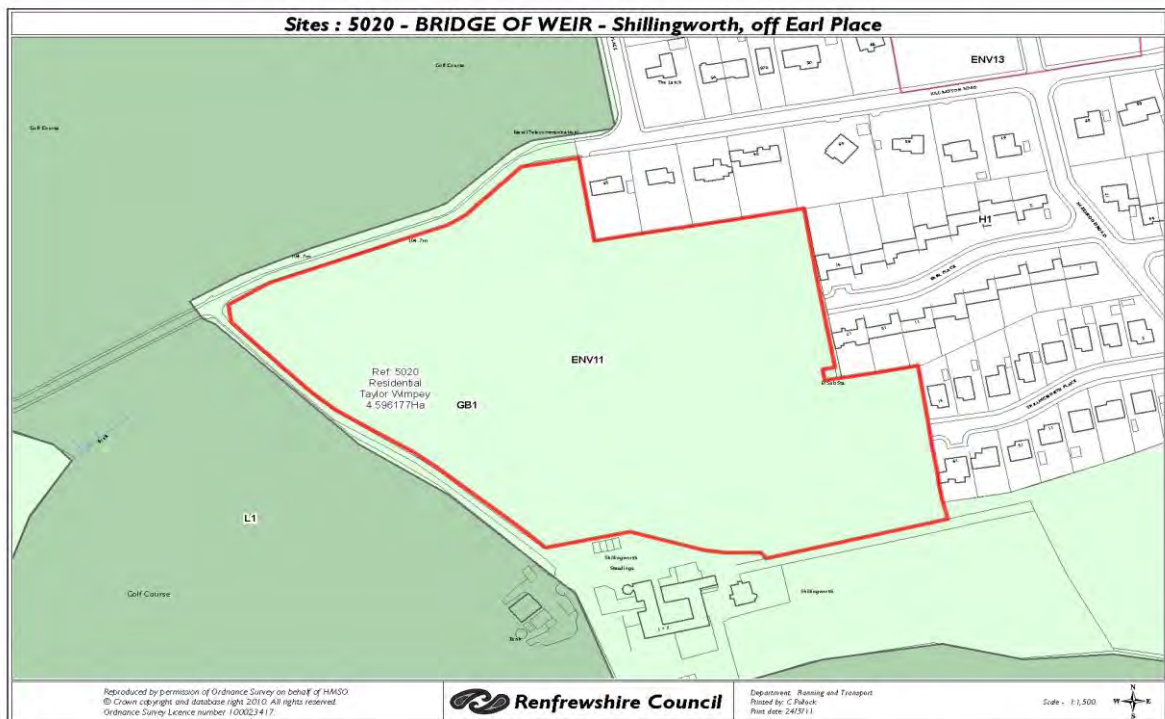
SEA issues related to the impact that development of this prominent site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of vehicular traffic to and from the site resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Not suitable for residential development, prominent greenbelt site at the edge of Houston.

5020

Site Address: Shillingworth, off Earl Place, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 4.59 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Open rural grazing field on the settlement edge. The site is generally open in character, gently undulating and sloping away from a distinctive ridgeline in the northern section of the site with a low point in the south eastern corner. A waterlogged area can be found in the western most corner of the site and a steep slope can be found along the north western section of the site sloping away from the ridgeline almost in parallel with and sloping towards Kilgraston Road.

Boundaries of the site and comment on containment they may provide:

The boundary to the north of the site along Kilgraston Road is a single track road, open in character with a timber post and wire mesh fence boundary. There are no visual boundaries between this site and the neighbouring Old Ranfurly Golf Course. To the east is the existing settlement, the boundaries are mainly tall fences and hedges of rear gardens and front gardens aligned parallel with the site boundary. The southern and south western boundaries are fairly open in character and provide little containment of the site.

Note the adjoining landscape character and Land uses:

To the north, west and south west is the Old Ranfurly Golf Course, open in character and continuous in the gentle rolling character found at the site. The Bridge of Weir settlement is located to the east and the Shillingworth farmstead is located to the south, this is partially enclosed by established trees.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, SEPA historical flooding within 20m of site.
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Part of the site which is elevated is considered to be prominent within the wider landscape and is visible on the approach to Bridge of Weir. Developing this section of the site is likely to visually alter the setting of the settlement. The lower part of the site towards the existing residential units may be suitable for small scale development recognising and designing an appropriate development that does not significantly alter the visual amenity of this area.

Roads Comments -

Access may be sought through the existing residential road layout rather than access off Kilgraston Road. Further details of access, junctions, internal road layout and parking would require to be detailed before a full traffic and transportation assessment could be provided.

Flood Risk Comments -

Flooding and drainage issues to the north western corner of the site due to significant ponding. Surface water run-off primarily flowing in to the south east of the site. There have been historic flood events at Kilgraston Road. No flood risk assessment required. A comprehensive drainage assessment would help address some of the existing issues on site along with a betterment effect to control the surface water run-off to the existing residential units to the east of the site.

Others Comments -

Planning Application History: No History

Local Plan History: Objection in 2006 – Ref – 234/02/07

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking –	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Awaiting final analysis once extent of development is provided.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking +	

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SEA Overall Assessment of the Site -

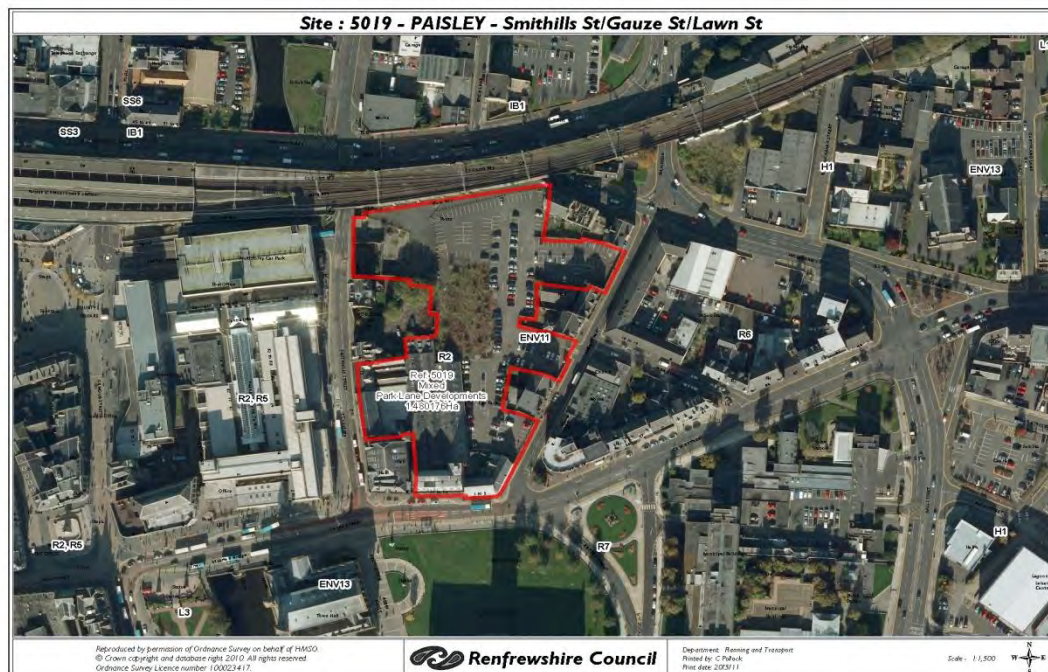
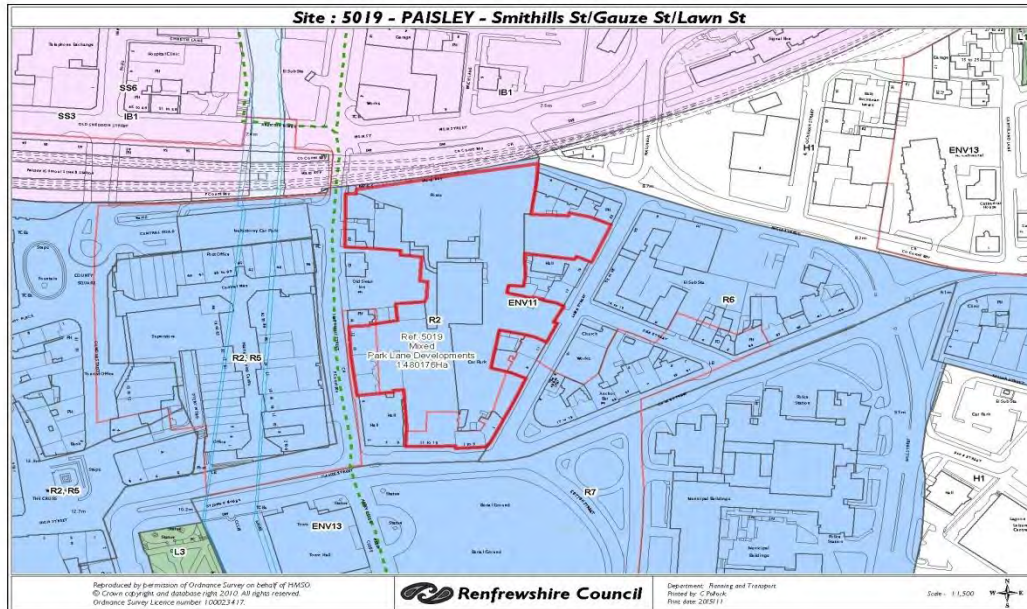
SEA issues related to the impact that development of this site would have on the landscape and possible impact air quality due to the likely increase in vehicular movements as a result of any development.

Overall Planning Assessment of the Site -

Potential for partial small scale site development. Extending existing residential development to the west.

5019

Site Address: Smithills Street/Gauze Street, Paisley.
 Proposed Use: Mixed to include Residential/office/retail
 Site Size (Ha): 1.48 Ha
 Local Plan Policy: R2, ENV11



Site Visit Comments -

The site is relatively flat. The southern edge of the site lies within the Paisley Town Centre Conservation Area and the site includes several Listed Buildings. A number of buildings have been demolished and cleared, in particular at the south east corner of the site, and this has resulted in an open aspect here. Natural vegetation has colonised parts of the cleared area. The former car park (hard surface) remains in use for this purpose. The west of the site is defined by Smithhills Street and the Piazza Centre. The north is defined by a railway viaduct, whilst the southern boundary is defined by Gauze Street, beyond which lie the grounds of Paisley Abbey.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potentially contaminated land within 50m
- Air Quality area within 20m
- Conservation Area
- Listed Building
- Watercourse within 50m
- Schools PS – St Catherines, Gallowhill
- Schools HS - St Andrews, Paisley Grammar.
- Sepa Historical flooding within 20m.

Landscape Assessment Summary -

A number of other buildings have been demolished and cleared, in particular at the south east corner of the site, and this has resulted in an open aspect here. Vegetation has now colonised parts of the cleared area. The former car park (hard surface) remains in use for this purpose.

Roads Comments -

Access to this site is achievable without significant traffic and transportation issues.

Flood Risk Comments -

A drainage assessment will be required to ensure that the surface water on and from the site is adequately attenuated and treated.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking + +	Protection of natural and built heritage resources (including archaeology) - Ranking + +
Effect on existing school provision - Ranking 0	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking ?
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

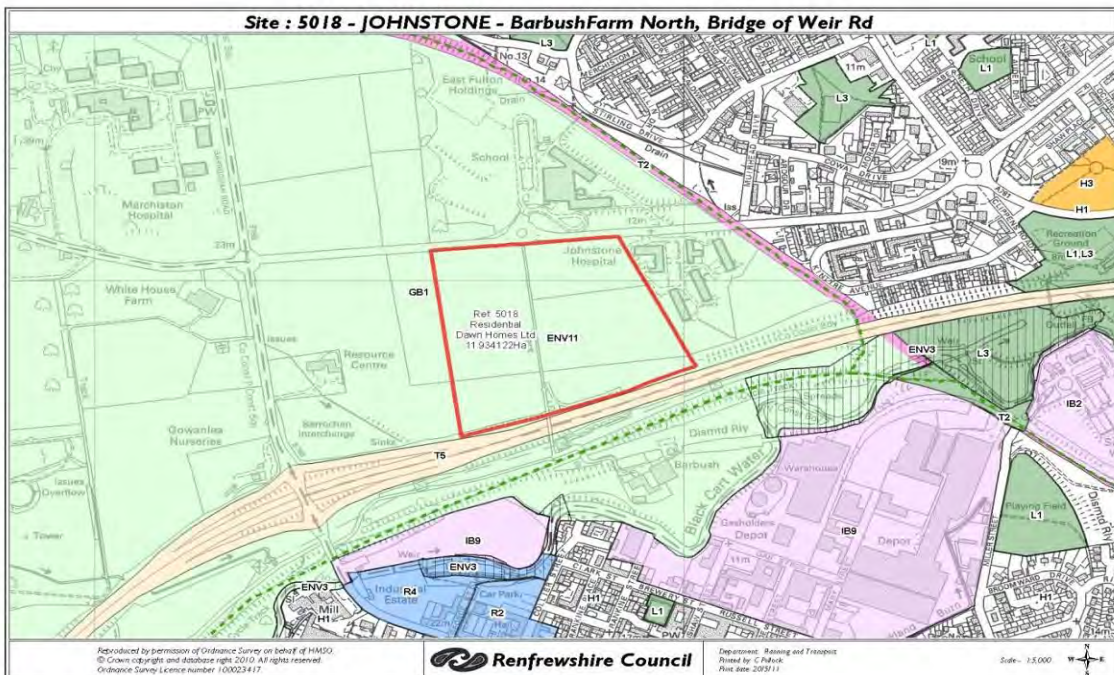
Minor SEA issues relating to potential impact on air quality.

Overall Planning Assessment of the Site -

Would welcome the redevelopment of this site for the proposed uses.

5018

Site Address: Johnstone- Barbush Farm North
 Proposed Use: Residential – 250 units
 Site Size (Ha): 11.9
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Very gently undulating almost flat open grazing fields, irregular trapezoid in shape with a single track unclassified road running in a north to south direction through the middle of the site.

Site Boundaries:

To the north, east, south and west there are established hedges that form the boundaries of the settlement. These do not provide containment of the site and in places they are broken leaving only a timber post and wire mesh fence as a boundary.

Adjoining landscape character and Land uses:

Open grazing fields that are also very gently undulating to the west and northwest, to the north the site is overlooked by the High School. To the west there is the Johnstone Hospital site that has established trees along its boundary with this site. To the south there is the A737 and the settlement of Johnstone beyond.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200.
- Potentially contaminated land.
- Pylon within 50m.
- Schools PS – St Margarets, Kilbarchan
- Schools HS - St Benedicts, Johnstone High

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is a large area of open fields between Linwood and Johnstone, it is not suitable for development due to its prominence, the lack of containment and to prevent the coalescence of settlements.

Roads Comments -

Access to this site is likely to be easily accommodated without significant traffic and transportation issues. Further details will be required in order to provide a full assessment.

Flood Risk Comments -

Localised surface water risk to a depth of 2.0 metres, ponding to south east and central areas of site.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking –
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking 0
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

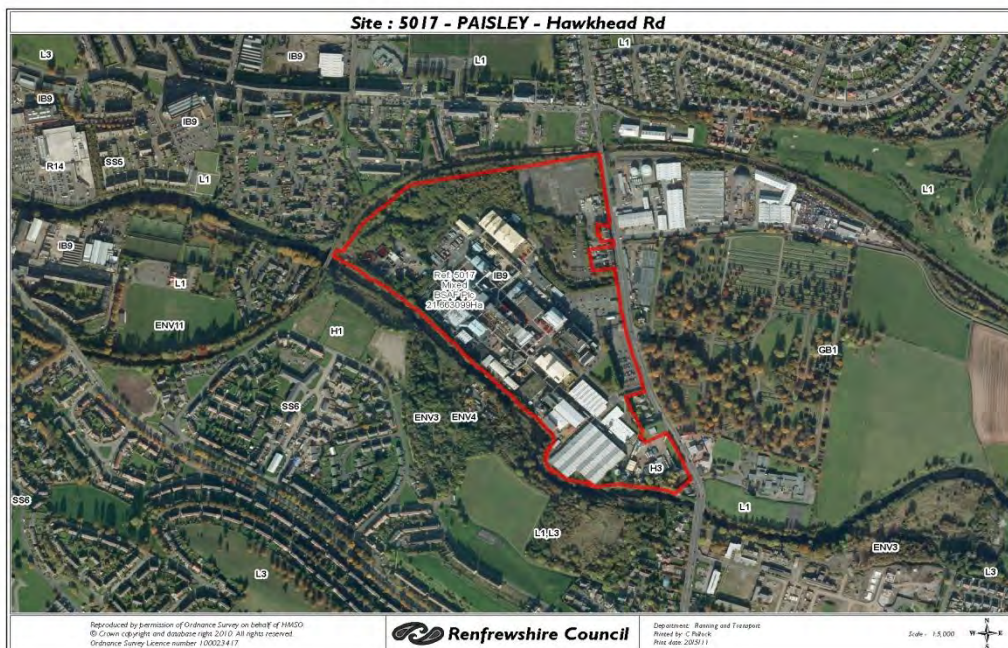
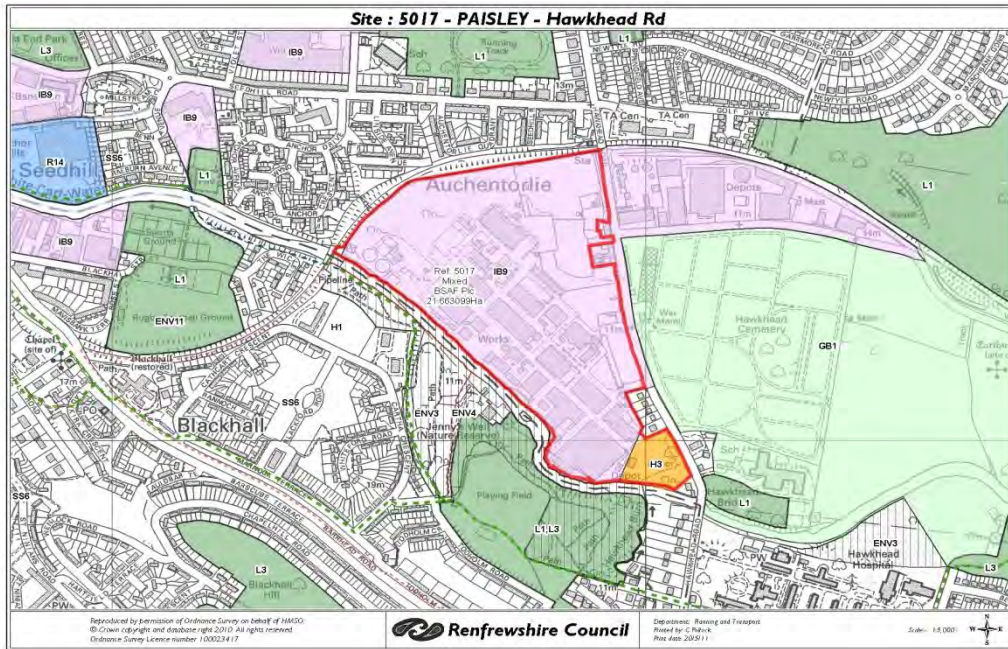
SEA issues related to the impact that development of this prominent site would have on the landscape and setting. Residential development at this location is likely to increase the amount of vehicular movements resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Important green wedge which forms part of the greenbelt separating Linwood and Johnstone. Not suitable for development.

5017

Site Address: Hawkhead Road, Paisley.
 Proposed Use: Mixed Use
 Site Size (Ha): 21.6 Ha
 Local Plan Policy: IB9, H3



Site Visit Comments -

Most of the factory buildings are located within the middle and west of the site. Several sizeable parking areas, towards the north east of the site, have been used for vehicle storage within the past decade (unconnected with the main site use).

A small number of private residences are located between the site and Hawkhead Road, which is a main bus route. The site lies adjacent and to the south of the Paisley Canal / Glasgow railway line. Access to Hawkhead railway station is from Seedhill Road, to the north of the site.

Initial GIS Based Assessment Comments

- Potential flood zone A 1:200
- Potential contamination
- Health & Safety Executive Consultation zone
- Pylons
- Watercourse within 20m
- PS St John Ogilvie/ Williamsburgh
- HS St Andrews/ Paisley Grammar

Landscape Assessment Summary -

North western part of site is covered by semi mature trees and bushes. A narrow strip of this area also extends south eastwards to the site's boundary. A small, separate area of semi mature trees and bushes lies in the southern part of the site. To the west and south, the site is defined by the White Cart Water.

Roads Comments -

There is an existing access into the site. There is the potential to access the site safely from Hawkhead Road. Further details of the access, junctions, parking, internal road layout would be required to provide a full assessment.

Flood Risk Comments -

Extensive flood risk to a large proportion of this site, a flood risk assessment is required.

Others Comments -

There was an objection to the 2006 Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking +	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking + +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision: Given the size of this site, residential development at this location is likely to have an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking - -	Flooding and drainage - Ranking -
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

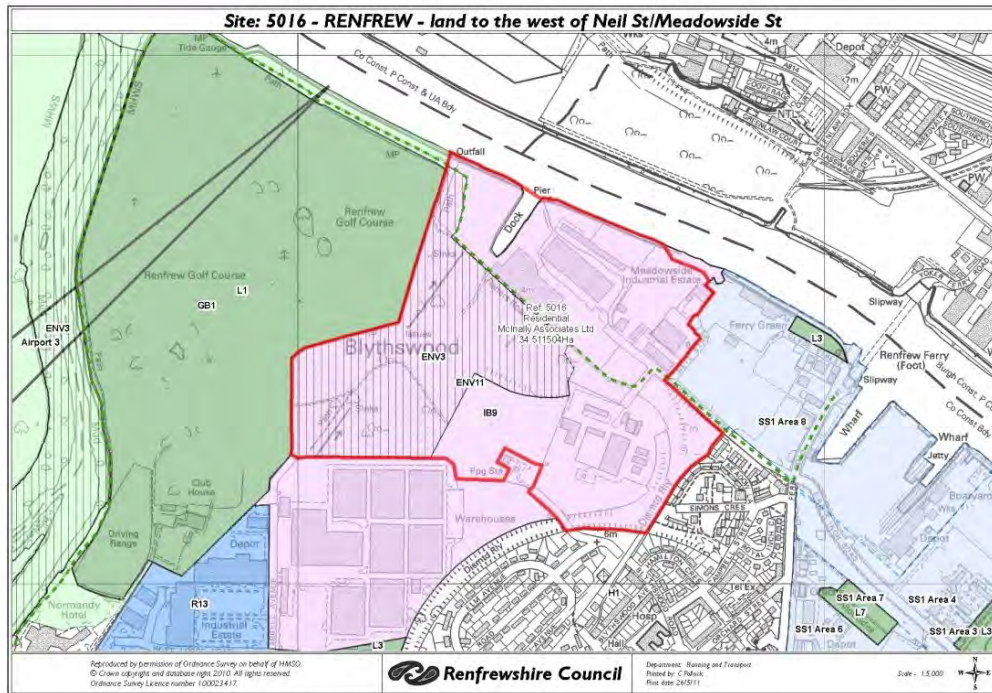
Some SEA issues related to possible impact from flood risk and some minor impact to air quality and biodiversity. Potential exists to replace a chemical manufacturing use within the urban area with 'greener' uses. The opportunity exists to improve the Green network within this part of the urban area.

Overall Planning Assessment of the Site -

Given the nature of the existing use and the size of the site any re-development should be part of an overall development brief for the whole site, redevelopment acceptable.

5016

Site Address:	Renfrew – Neil St / Meadowside St
Proposed Use:	Residential
Site Size (Ha):	34.51 Ha
Local Plan Policy:	IB9, ENV3, T3a



Site Visit Comments -

A large site comprising several different land uses but predominantly older industrial buildings in engineering / storage uses. A flood barrier, in the form of an embankment has been constructed through the eastern part of the site in recent years. There is dense woodland to the west.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Health and Safety Executive Consultation Zone
- Within Glasgow Airport Noise Zone
- Tree Preservation Order covers wooded area to the south west of the site
- Schools (PS) – St James, Kirklandneuk
- Schools (SS) – Trinity, Renfrew

Landscape Assessment Summary -

The west of the site lies adjacent to Renfrew Golf Course and includes dense woodland which incorporates the cleared area of a former sewage works. Bonded warehouses and the Blythswood Retail Park lie to the south west of the site. A residential area of Renfrew sits to the south and south east of the site. The east of the site is partly in industrial use and comprises predominantly older industrial buildings in engineering / storage uses. A flood barrier has been constructed through the eastern part of the site in recent years. Development of the northern part of the site, particularly the quaysides, offers the opportunity to potentially improve the townscape of this part of the urban area.

Roads Comments -

Given the size of the site all new roads, parking etc will be able to be accommodated. However further details regarding access, internal road layout and parking will be required in order to provide a full traffic and transportation assessment.

Flood Risk Comments -

Watercourse to the north and south of the site, flood risk assessment required. Land raising at the site may be required to reduce the risk the tidal flood risk. Development of this site may cause problems downstream, where there is a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

Planning Application History:

07/0641/PP, Construction of 780m embankment, demountable defences at road crossings and a circular six pump pumping station. GRANTED WITH CONDITIONS

08/0038/TP, Felling of 304 trees GRANTED WITH CONDITIONS

08/0645/PP, Carrying out of enabling works and site preparation including land raising. NOT DECIDED

Local Plan Policy:

IB9 - Locally Important Business / Industrial Areas

ENV3 - Local Designations (S.I.N.C.)

T3a - Walking & Cycling Route (Existing)

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking +	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking ++
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking -
Site Access	

Ranking +	
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SEA Overall Assessment of the Site -

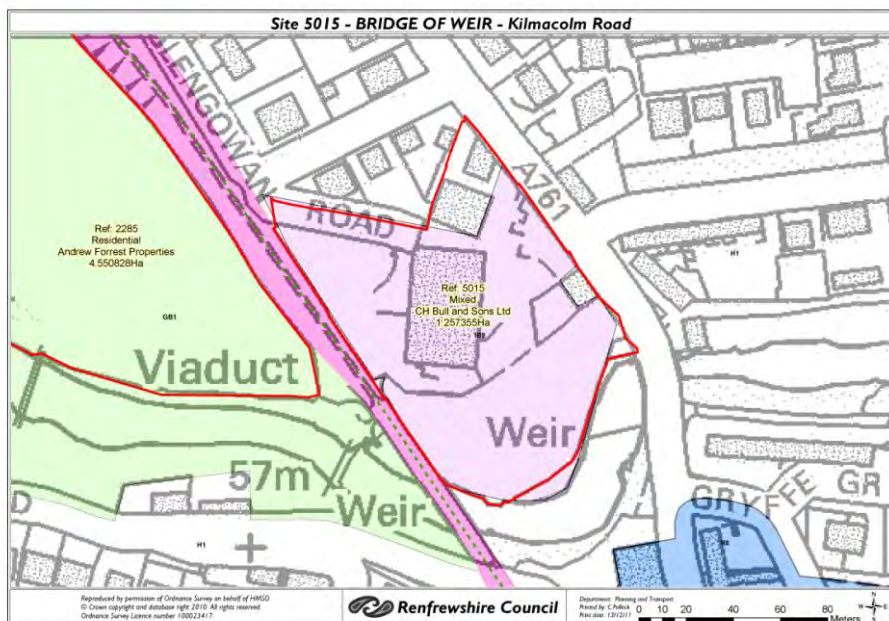
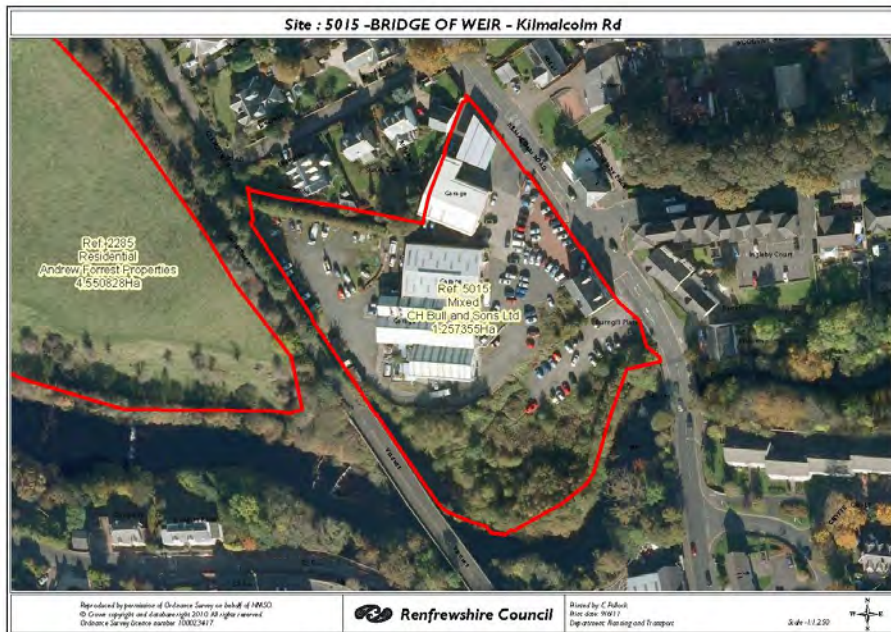
Some SEA issues relate to the impact on biodiversity and landscape to part of the site. Overall there are issues with potential flood risk and an increase in vehicular movements to and from the site given the size of the site.

Overall Planning Assessment of the Site -

Located within an older industrial area which is predominantly vacant. The loss of this industrial area would not have a detrimental impact on the supply of industrial/business land within the Hillington/Renfrew North Strategic Economic Investment Location. Residential acceptable subject to a master planning exercise which will be taken through the LDP process.

5015

Site Address: Bridge Of Weir - Kilmacolm Rd
 Proposed Use: Residential Development On 1.3ha Site Possibly Part Of Mixed Development Depending On Extent Of Other Uses - Area/Units Tbc.
 Retail Is Likely To Be Local Convenience.
 Site Size (Ha): 1.257 Ha
 Local Plan Policy: IB9 Locally Important Business/ Industrial Areas



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is located between the Kilmacolm Road in the east, the National Cycle Network Route 75 in the west, the rear of residential properties to the north and the River Gryffe in the south. The site is urban in character with an industrial/ retail use, currently the site houses a petrol station, a car sales show room and associated parking space surrounding it, a semi detached stone built two storey building that houses two separate business and a small car park with a compacted hardcore base. Between this car park and the river is a strip of riparian woodland clothing a steep bank.

Boundaries of the site:

The site is open to Kilmacolm Road to the east, to the north the site has a fairly strong boundary where the rear boundary fences of existing residential properties about the petrol station courtyard and rear of the station building. To the east the railway line embankment and National Cycle Network Route 75 forms a strong boundary that provides good physical and visual containment of the site. The River Gryffe and the associated riparian woodland creates a strong visual and physical boundary to the south providing containment.

Adjoining landscape character and Land uses:

Surrounding the site to the north and east are residential properties of varying age. To the south is the River Gryffe valley and to the west there is a grazing field and the start of a rural gently rolling landscape that extends to the open countryside west of the settlement. The site is separated from the open countryside character by the former railway track, now National Cycle Network Route 75.

Condition of the site:

The area of the site around the car park and car sales show room is generally in a good state of repair and one that would be associated with the uses found here. Past the car sales show room parking area the site is less well maintained, the car park in the south of the site before the river valley resembles a left over space. The relatively narrow woodland belt along the River Gryffe has a naturally established feel that contrasts with the urban character of the site. This forms an important view and setting for the village when viewed from the bridge at the A761.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Area of potentially contaminated land
- Site of SEPA recorded historical flooding
- Adjacent to the Bridge of Weir Viaduct which is a Category B Listed Building
- School Catchments
 - St Fillan's – Primary School Denominational
 - Bridge Of Weir - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Gryffe – Secondary School Non Denominational

Landscape Assessment Summary -

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary. The site is within the settlement but could visually have an impact on the setting of the nearby greenbelt, reducing the height of any new development could reduce this impact.

Roads Comments -

Redevelopment of this site does not present any significant traffic and transportation issues given that access, parking and turning facilities can be accommodated on this site.

Flood Risk Comments -

Surface water management issues, due to water discharge from the A761. Historic flood events recorded on Bridge of Weir Road to the north of the site. No flood risk assessment required given that the river is at a much lower level than the site. Drainage assessment would be required.

Others Comments -

/

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?

Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking +	Ranking +
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Awaiting final analysis.	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking +	Ranking +
Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

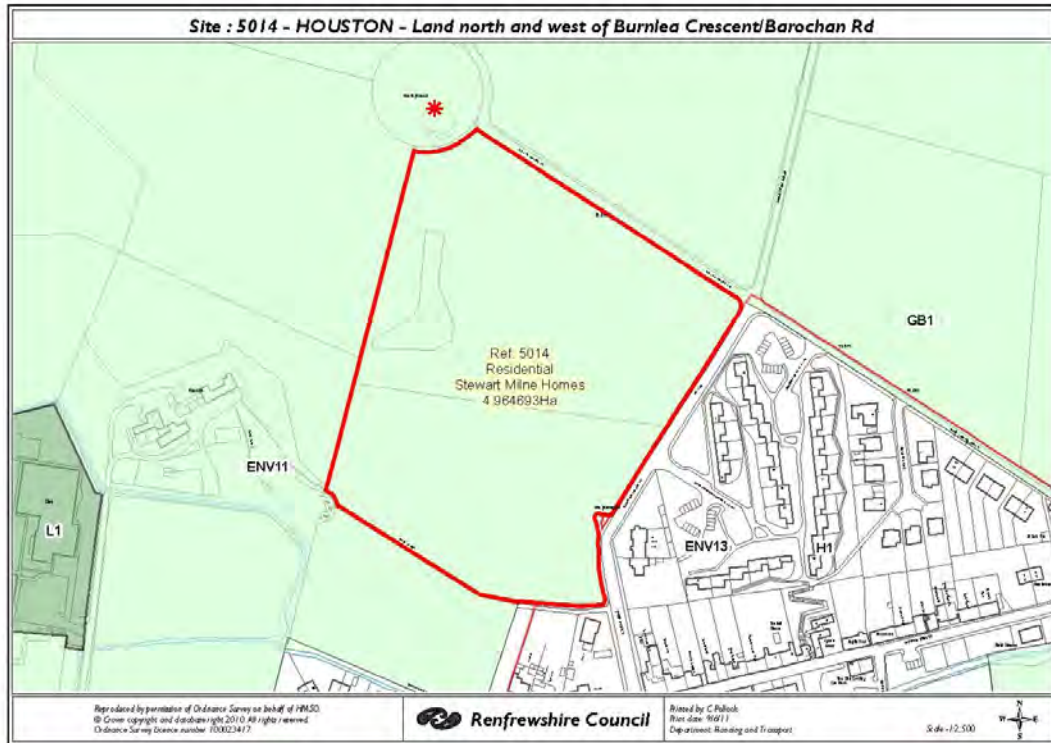
Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure, the site is located in the village centre and close to National Cycleway Network route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

Overall Planning Assessment of the Site -

Site has potential for redevelopment.

5014

Site Address: Houston - West Of Barochan Road / South Of Kilallan 6 Road
 Proposed Use: Residential Development - Number Of Units Will Be Determined Following Identification Of Any Site Constraints
 Site Size (Ha): 3.04 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped open grazing fields, part of the open undulating grazing and arable field character to the north of the settlement. There is new woodland planting belts to the north and north west boundaries, the southernmost field appears to be derelict and has areas of overgrown shrubby vegetation, this southern field also slopes steeply southwards into the settlement.

Boundaries of the site:

An established hedge is located to the north, in front of the hedge to the north and west is newly planted belts of trees. In the western area of the site there is an area of shrubby vegetation, located in the south outwith the site there is an area of established woodland. The site is generally open with the undulating farmland character to the north of the site.

Adjoining landscape character and Land uses:

To the north of the site there are open undulating arable and grazing fields consistent with the site, to the east of the site there is the Houston settlement and to the south there is an established woodland area

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Scheduled Ancient Monument (Houston North Mound)
- Adjacent to Houston Conservation Area
- School Catchments
 - St Fillan's – Primary School Denominational
 - Houston - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Gryffe – Secondary School Non Denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. These two fields are in a prominent location and development would have a negative effect of the setting of the conservation area to the east. The site also feels part of the open undulating farmland landscape character to the north and east of the settlement.

Roads Comments -

Pedestrian and vehicular access to this site could be obtained without impacting on existing junctions. Further details would be required to fully assess the traffic and transportation issues.

Flood Risk Comments –

Flood Risk Comments -

Surface water sump to north western side of site.

Surface water risk to southern portion of site.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect of existing school provision – Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking + +
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

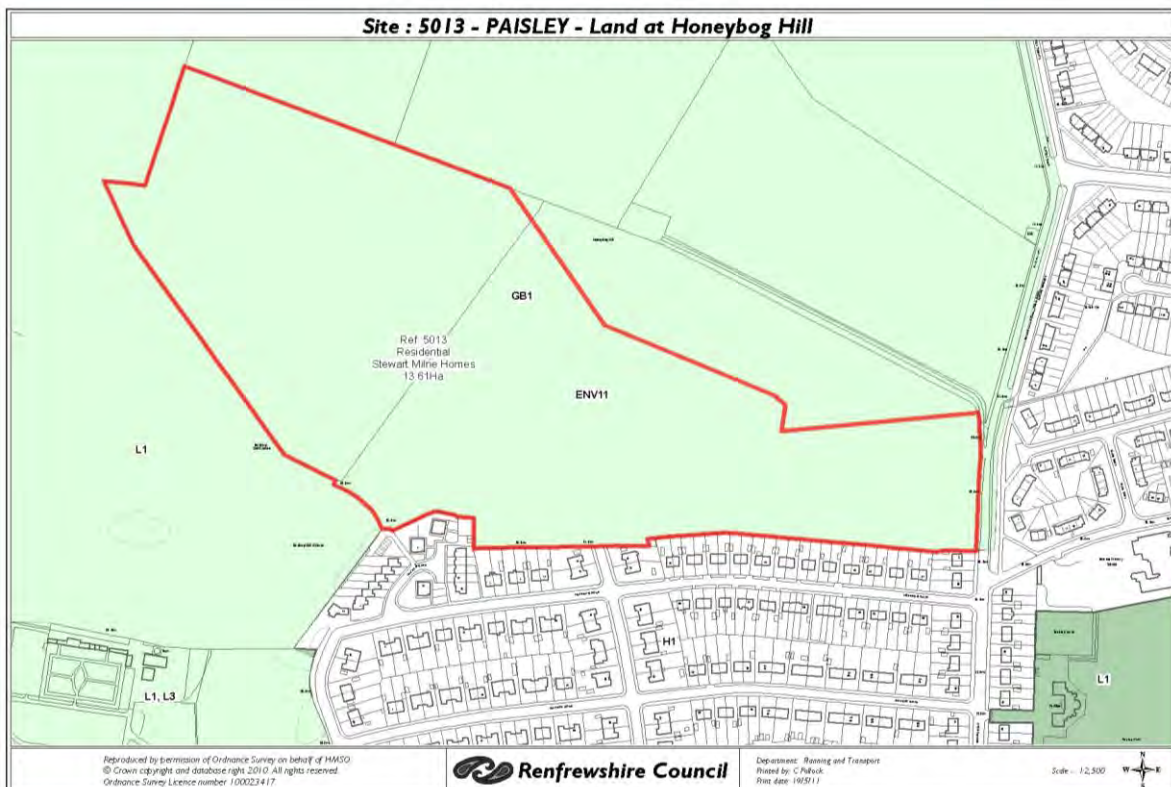
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Not suitable for development, green belt site on edge of settlement.

5013

Site Address: Land at Honeybog Hill, Paisley (To the rear of Kinpirnie Road)
Proposed Use: Residential
Site Size (Ha): 13.61 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site appears to be a derelict field, overgrown with grasses, the site is irregularly shaped and is located on the settlement edge, from the settlement the site rises up to the north to a localised ridgeline and high point.

Boundaries of the site and containment they may provide:

The southern boundary is along the rear garden boundaries of properties on Kinpurnie Road. To the north west, west and south west the boundaries are established hedges that provide a degree of containment. The north eastern boundary is within the field and has no physical boundary and offers no containment, the eastern boundary along Penilee Road is an established hedge that provides some containment.

Adjoining landscape character and Landuses:

To the south and east there is settlement with an enclosed character, the area to the north is open undulating grazing and arable fields and to the west there is Barshaw Golf Course, this has a semi open character with fairways and groups of woodland planting.

Condition of the site etc:

The site appears to be derelict with overgrown grasses, despite this it appears to be in a good condition with no vandalism or litter present at the time of the site visit.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Schools (PS) – St John Ogilvie, Ralston
- Schools (SS) – St Andrews, Paisley Grammar

Landscape Assessment Summary -

Category 2, Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.

The site contains a high point and ridgeline that provides containment and a boundary to development, however there is a low lying area in front of this to the south of the site along the current settlement edge. Development of the site should be restricted to this flat area and limited in extents to reduce possible views from Barshaw Park Golf Course. Visually it should not breach the high point or jeopardise the containment it provides the settlement.

Roads Comments -

Access to the site could be gained from Penilee Road and Tylney Road. The strong street pattern of the adjacent residential area could be reflected on the site.

Flood Risk Comments -

Surface water risk to central area of the site which drains towards the southern boundary. Underground aquifer present. Development of this site may cause problems downstream where there has been extensive history of flooding to the properties on Kinpurnie road . A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

Local Plan Policy: GB1, ENV11
Local Plan History: 5.1 Green Belt, 3(vi): Honeybog Farm, Paisley, Objection no.164.
Reporter dismissed the objection.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Site Access - Ranking +	

SEA Overall Assessment of the Site -

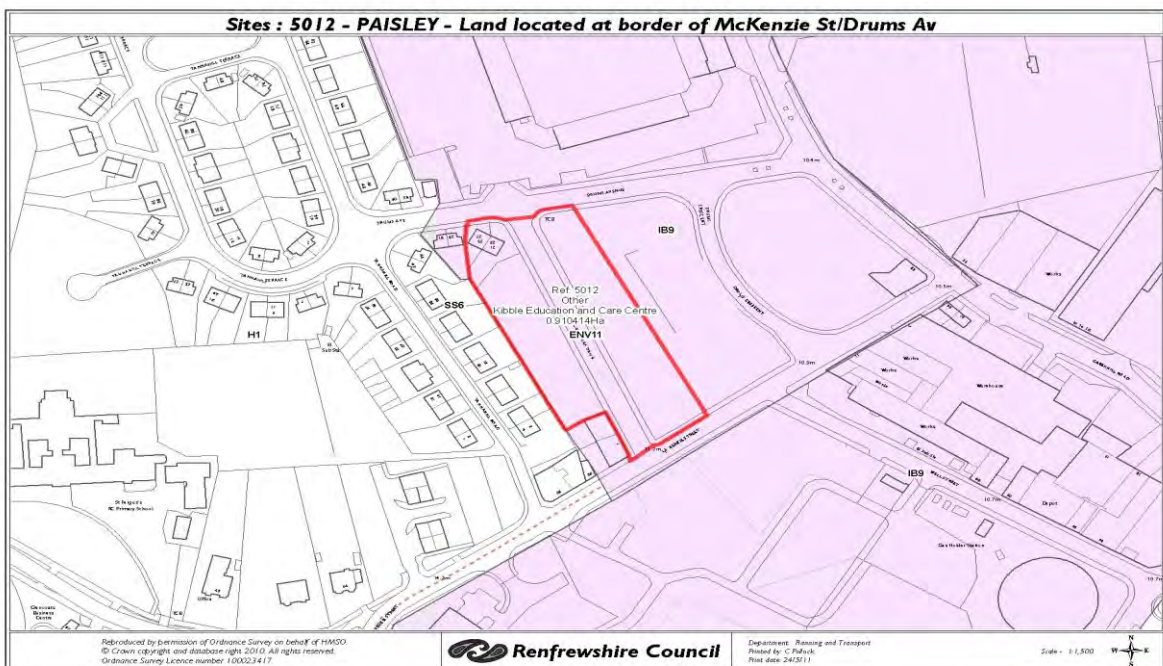
There are SEA issues relating to the potential impact that development of this site would have. In particular biodiversity, landscape and flooding issues have emerged in this assessment. In addition residential development at this location would increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Prominent green wedge in an otherwise urban area.

5012

Site Address: Land North of MacKenzie Street/Drum Street, Paisley
 Proposed Use: Youth training and employment hub
 Site Size (Ha): 0.9 Ha
 Local Plan Policy: IB9



Site Visit Comments -

The site is a cleared residential site at the edge of Ferguslie Park and the Murray St business area. It is grassed with the road of the former residential street cutting through the centre of the site. It is bound by Drums Av and St Mirren stadium (north), a vacant site and Murray St business area (east), Mckenzie St and airport parking (south), Residential (west). The site is very open with no obvious physical constraints to development.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200,
- Site is within Health and Safety Executive Consultation Zone
- Schools (PS) – St Fergus, Glencoats
- Schools (SS) - ST Andrew's, Castlehead

Landscape Assessment Summary –

The site is a cleared residential site at the edge of Ferguslie Park and the Murray St business area. It is grassed, with the road of the former residential street running through the centre of the site in a north / south direction. The site is bound by Drums Av (south) and the St Mirren stadium (north). A remaining residential area lies adjacent to the west, whilst another cleared site, also grassed, lies to the east. Further east lies a vacant site, on the edge of the Murray Street business area. Beyond the site, to the south, lies McKenzie Street where an off airport parking site is located.

Roads Comments -

Access to this site will be obtained from the existing road network. The suggestion does not present any significant traffic or transportation issues.

Flood Risk Comments -

Surface water risk on access roads to the site, but this will have minimal impact on the site. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

PLANNING APPLICATION HISTORY:

08/0600/PP was approved (occupying part of the site) for the erection of 9 units comprising of a 2 storey Class 4 office unit and Class 5, Class 6 and Tool / Plant Hire Units.

LOCAL PLAN HISTORY: No History

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

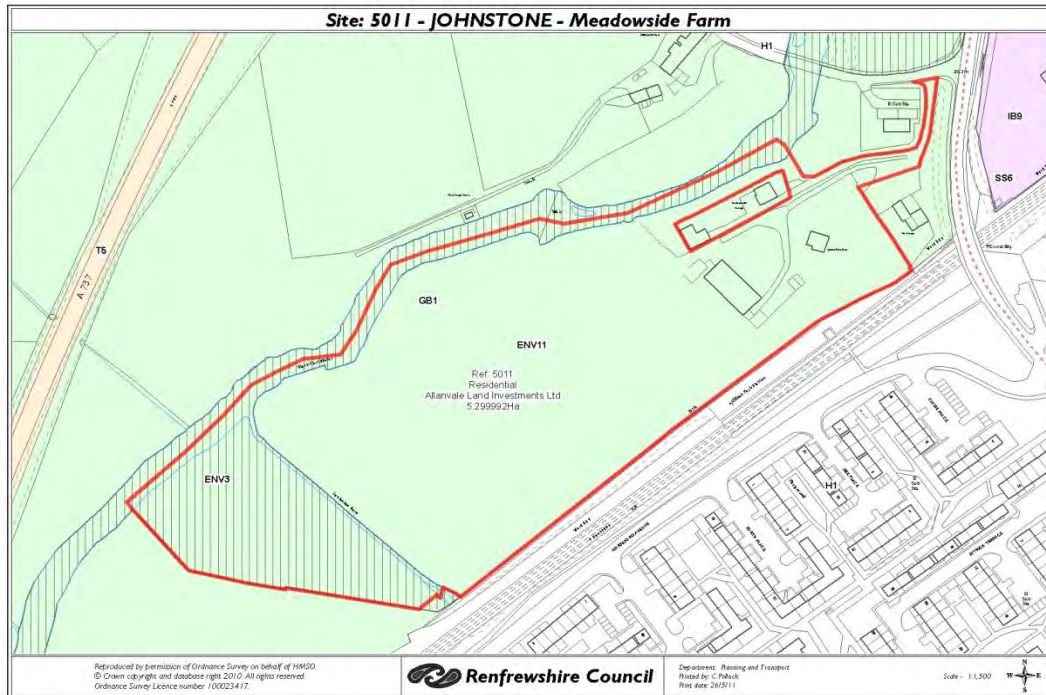
SEA issues in relation to the potential increase in emissions resulting in a minor air quality impact. Potential health and safety issues require to be considered.

Overall Planning Assessment of the Site -

Redevelopment of this site as an employment/training hub would be compatible with the existing industrial zoning and would benefit with the surrounding area.

5011

Site Address: Meadowside Farm, Johnstone
Proposed Use: Residential
Site Size (Ha): 5.3 Ha
Local Plan Policy: GB1, ENV3



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped gently undulating in the central area, there are derelict buildings in the eastern section of the site and the Spateston Burn flows northwards towards the Black Cart Water. There is an established woodland area in the north eastern section of the site.

Boundaries of the site and comment on containment they may provide:

To the north the site's boundary is formed by the Black Cart Water flowing to the north east, this boundary is open and offers no containment of the site. To the north the boundary is along the residential Milliken Road, there is low containment along this road and there is scrubby vegetation. The boundary to the south east and south west offers more containment to the site to the south east there is the railway line and embankment that has a few areas of established trees, the south west area of the site borders an area of established woodland that offers containment to the site.

Adjoining landscape character and land uses:

To the north and north west there are open undulating grazing and arable fields and the busy A737, to the south and south west there is the Black Cart Water flowing alongside a field that appears derelict and colonised by scrubby vegetation. To the south east there is the railway line and the settlement of Johnstone beyond, Johnstone overlooks the site from the south east and in contrast is urban in character.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Potentially contaminated land
- Schools (PS) – St Margaret's, Fordbank
- Schools (SS) - ST Benedict's, Johnstone

Landscape Assessment Summary -

Site is sensitive but could accommodate a degree of appropriate development in small areas of the site. The majority of the site is out with the natural limits of the settlement, is of a high visual quality and part of the high quality open undulating landscape of arable and grazing fields to the north and west of the site. The area in the eastern area of the site is more suitable for development and could be developed into an attractive gateway into the settlement.

Roads Comments -

Providing access and accommodating a suitable and safe junction at this site will be challenging and will require further details to be submitted prior to a full traffic and transportation assessment being provided.

Flood Risk Comments

Surface water risk extends along northern boundary and down to south west.
Approximately half of the site to the west is subject to direct flooding risk from the Cart.
Flood Risk Assessment required.

Others Comments -

Planning Application History: None / Not significant

Local Plan Policy: GB1 – Greenbelt, ENV3 - Local Designations (S.I.N.C.)

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking ++
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking - -
Site Access – Ranking - -	

SEA Overall Assessment of the Site -

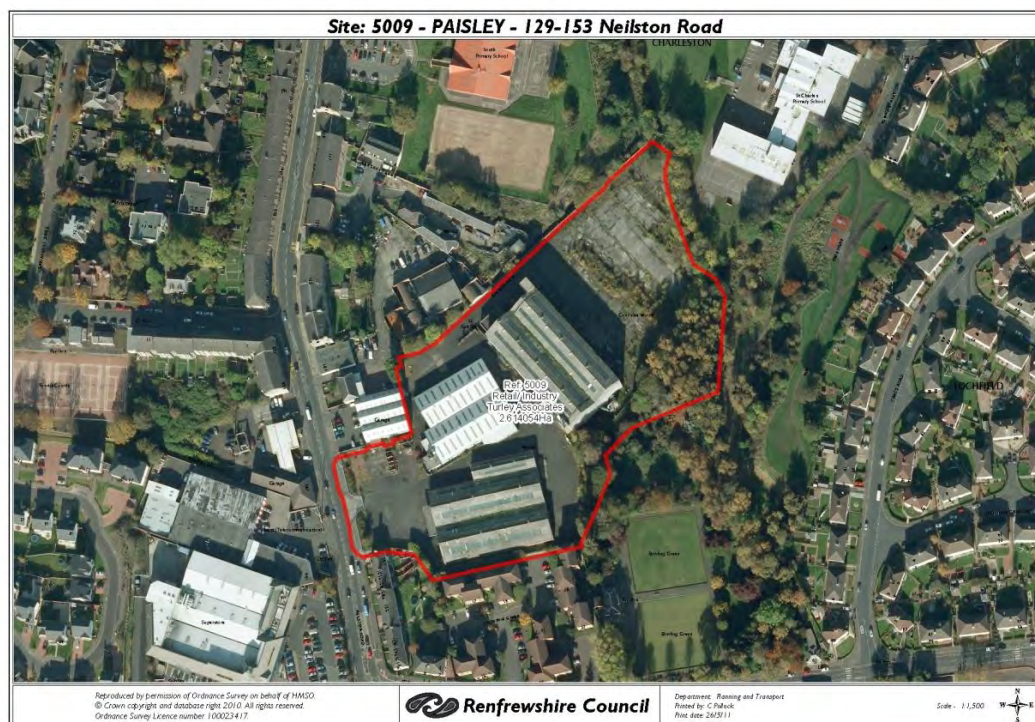
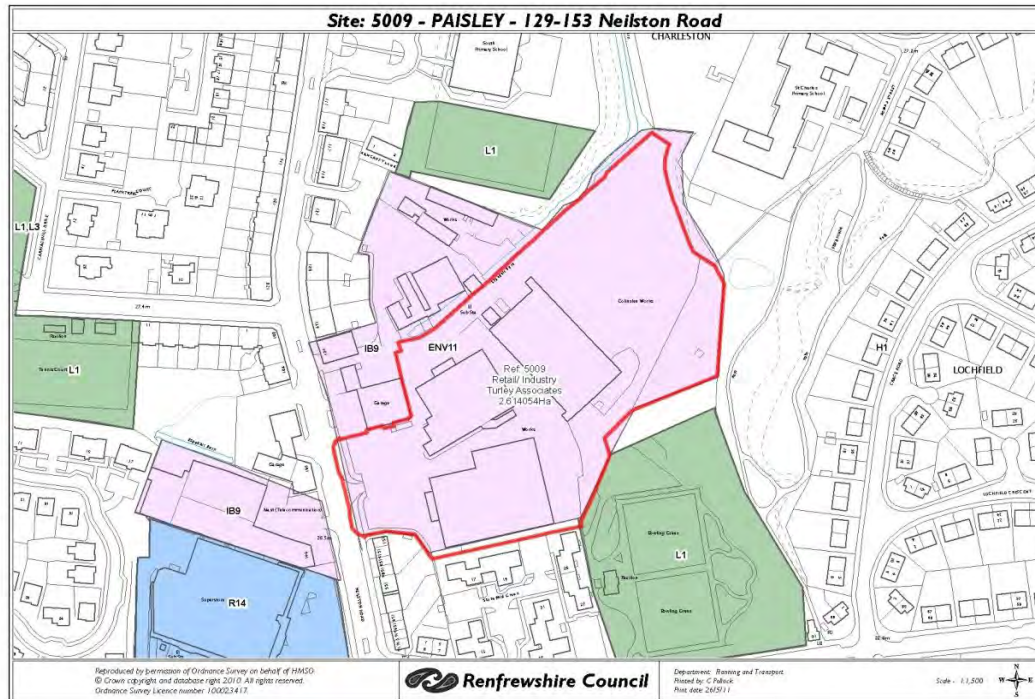
SEA issues related to the impact from air quality resulting from increased traffic movements and the potential flood risk to the site.

Overall Planning Assessment of the Site -

Green wedge on edge of settlement constrained by potential access and flooding issues.

5009

Site Address: 129-153 Neilston Road, Paisley
 Proposed Use: Retail / Industry
 Site Size (Ha): 2.61 Ha
 Local Plan Policy: IB9



Site Visit Comments -

The site is bounded by a mix of uses. It consists of three industrial buildings which are no longer in use and a fourth, in the north of the site, which has been demolished and cleared. A small part of the eastern side of the site is covered by deciduous woodland. The site slopes down slightly in a northerly direction and access to the site is from a main road to the west of the site.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Schools (PS) – St Charles, Lochfield
- Schools (SS) – St Andrews, Gleniffer

Landscape Assessment Summary -

A small part of the eastern side of the site is covered by deciduous woodland.

Roads Comments -

There is an existing access into this site, however further details of the preferred use for this site will be required along with details of parking and turning facilities will be required before a full traffic and transportation assessment can be made.

Flood Risk Comments -

Watercourse to the eastern side of the site, flood risk assessment required. Extensive flood history. The site has the potential to flood to a maximum of 2.0 metres.

Others Comments -

Planning Application History:

07/0766/PP, Erection of Class 1 retail unit, formation of access and car parking. Not determined

06/1211/PP, Erection of Class 1 retail, Class 4 business & Class 9 residential development (in principle) Withdrawn

Local Plan Policy:

IB9 - Locally Important Business / Industrial Areas

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision - n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Site Access – Ranking +	

SEA Overall Assessment of the Site -

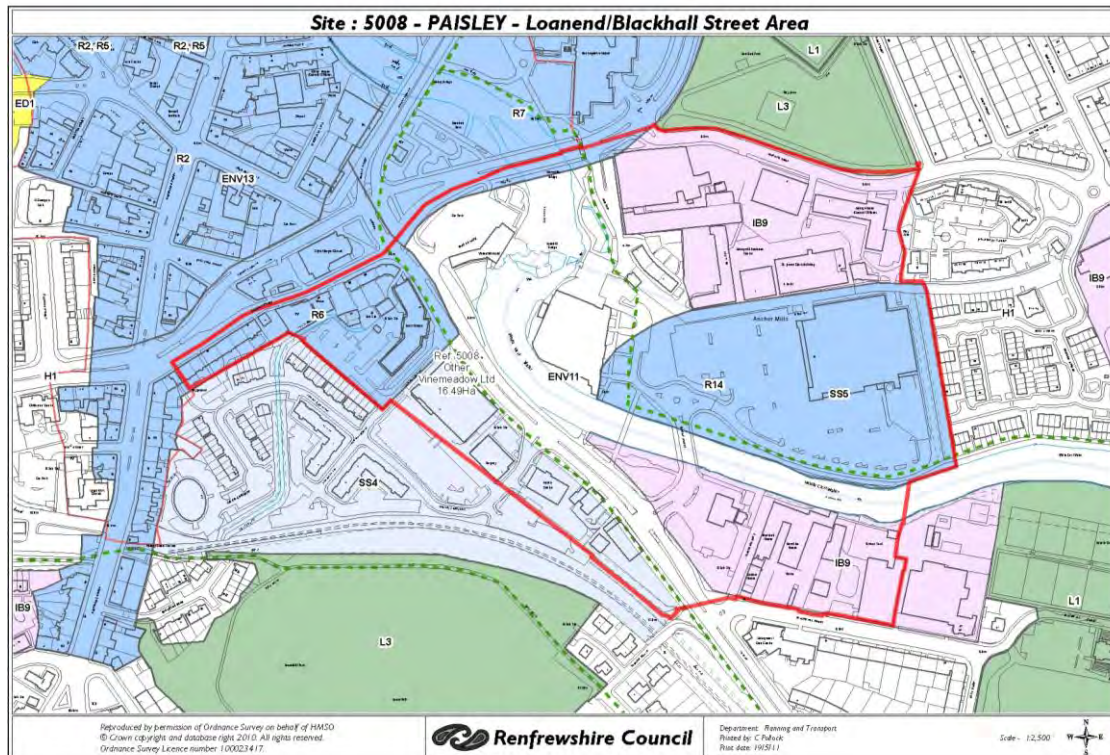
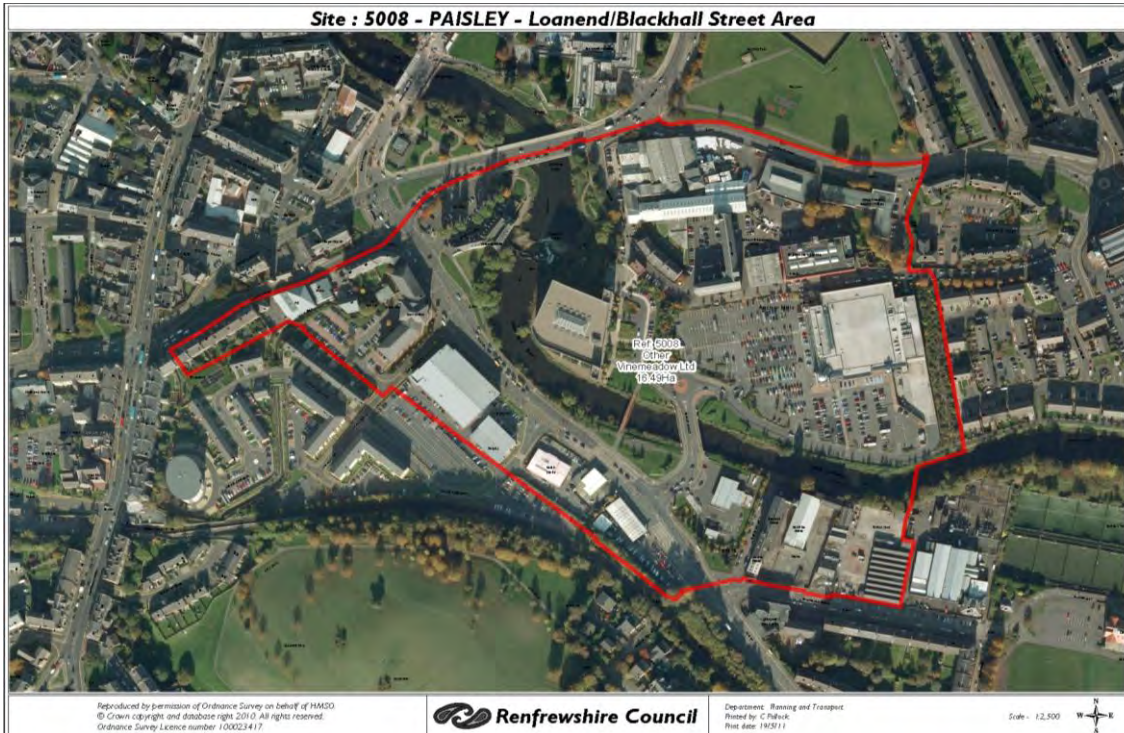
SEA issues related to the impact that increased vehicular traffic may have on an impact on air quality and the likely impact from potential flood risk at the site.

Overall Planning Assessment of the Site -

Suggested mix use would be acceptable for this site.

5008

Site Address: Loanend/Blackhall Street Area, Paisley
 Proposed Use: Mixed - extension to existing town centre boundary
 Site Size (Ha): 16.49 Ha
 Local Plan Policy: H1 SS4, SS5, IB9, R14, R6



Site Visit Comments -

The site extends to 16.49 Ha and includes much of the former Anchor Mills and the Saucel area of Paisley. The existing land uses are mixed and include retail, hotel, residential, industrial, office, civic and health related uses. The White Cart flows through the site and there are two significant areas of open space forming a boundary with the site – Saucel Hill to the south and East End park to the north.

The area suggested is fairly level and contains a mixture of modern development and more traditional buildings associated with the former mill complex. Some of these buildings and structures are listed and make a significant contribution to the townscape and place making of Paisley.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200. SEPA historical flooding within site
- Potentially contaminated land
- Various listed buildings within site, bound by Paisley town centre conservation area
- Schools (PS) – St Charles, Williamsburgh
- Schools (SS) – St Andrews, Paisley Grammar

Landscape Assessment Summary -

The landscape in this area is mixed with a number, range and type of buildings, structures and infrastructure. In terms of the natural environment, there are a range of trees, bushes and vegetation in and around this area.

Roads Comments -

Access to this area is likely to be via the existing road network which should not present significant issues. However further details of the road layout, access, junctions, parking, etc is required before a full traffic and transportation assessment can be made.

Flood Risk Comments -

Extensive risk from River Cart to a depth of around 2.0 metres, flood risk assessment required. Significant flood history surrounding the entire site.

Others Comments -

Local Plan Policy: H1, SS4, SS5, ENV11, IB9, R14, R6

PLANNING APPLICATION HISTORY: See plan

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking + +
Re-development of brownfield land - Ranking N/a	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect on existing school provision – n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking n/a
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Site Access - Ranking +	

SEA Overall Assessment of the Site -

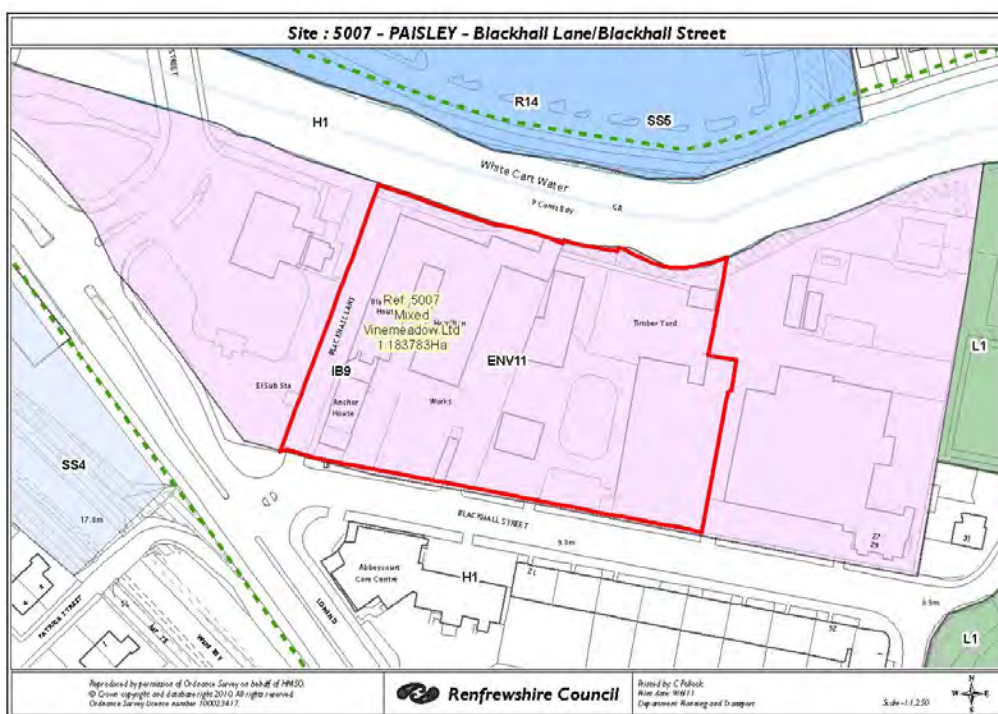
Some SEA issues relate to the impact that development of this site would have on this part of the urban area. Mixed Use Development (General Business, Retail, Office, Industrial & Residential) at this location, extending the town centre boundary, has the potential to increase the amount of vehicular traffic, resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Area currently adjacent to town centre. Not considered appropriate to redefine existing Paisley Town Centre boundary to the south, preferred options contained within Renfrewshire's Main Issues Report.

5007

Site Address: Paisley - Blackhall Lane/Blackhall Street
 Proposed Use: Mixed Use Development (General Business, Retail, Office, Industrial & Residential) On Derelict/Under-Used 1ha Site
 Site Size (Ha): 1.18
 Local Plan Policy: IB9 Locally Important Business/ Industrial areas



Site Visit Comments -

The site is located between the White Cart Water to the north and Blackhall Street to the south, and extends to an industrial unit and timber yard on the eastern boundary and includes Blackhall Lane to the west. There are existing buildings on site, of which the most important are Blackhall House, and the associated tower, and Anchor House which are listed buildings.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Potentially contaminated land
- Listed Building – Category C (s)
- School Catchments
 - St Charles – Primary School Denominational
 - Williamsburgh - Primary School Non Denominational
 - St Andrews - Secondary School Denominational
 - Paisley Grammar – Secondary School Non Denominational

Landscape Assessment Summary -

The site sits in a sensitive position and is relatively flat. The site is located between the White Cart Water to the north and Blackhall Street to the south. An industrial unit and timber yard lies within the site on the eastern boundary. The site also includes Blackhall Lane to the west. The site includes a number of buildings, the most important being Blackhall House, and the associated tower, and Anchor House, which are listed buildings. An industrial site lies to the east of the site and beyond this 5-aside pitches and a rugby pitch. Tenement housing lies along the south side of Blackhall Street. A petrol filling station lies to the west of Blackhall Lane. Development of the site has the potential to enhance the townscape of this part of the urban area.

Roads Comments -

Access to the site is unlikely to be an issue, further details regarding parking and turning facilities at the site will be required in order to provide a full traffic and transportation analysis.

Flood Risk Comments -

Significant flood risk covering around 90% of site area from the Cart, large areas of ponding covers most of the site. Flood risk assessment required.

Other Comments -

PLANNING APPLICATION HISTORY:

07/1101/PP - Demolition of light industrial units, Anchor House and Hamilton House, redevelopment of Blackhall House including stair tower and construction of new build flatted residential development to provide 194 no. residential units with 1 commercial unit and associated car parking. Refused

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking ++
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking ++	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking + (if listed building is retained)
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking –
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Site Access - Ranking +	

SEA Overall Assessment of the Site -

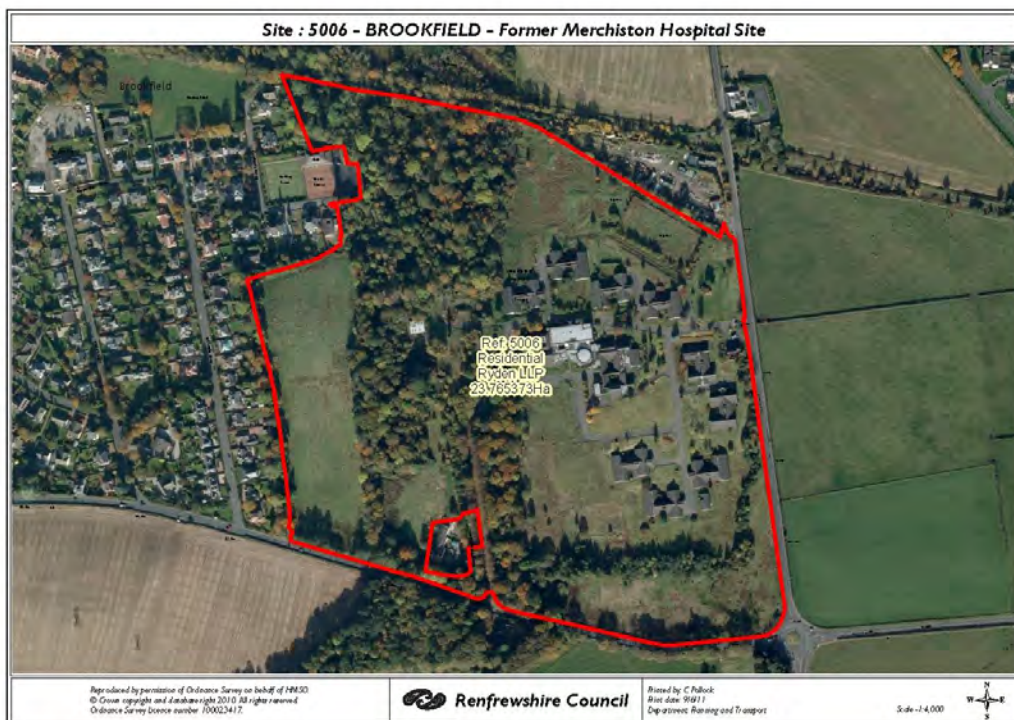
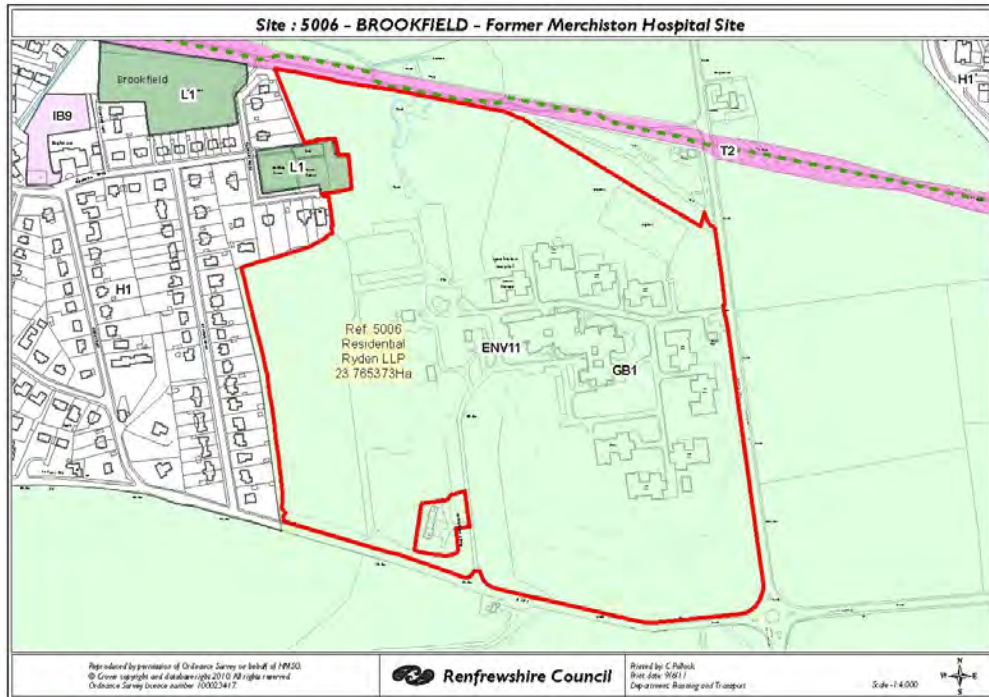
SEA issue in relation to the impact that development of this site would have on air quality given the possible increase in vehicular movements to and from the site.

Overall Planning Assessment of the Site -

Loss of this old industrial area would not have a detrimental impact on the supply of industrial/business land within Renfrewshire. Redevelopment of this site for the proposed uses would be acceptable with the exception retail.

5006

Site Address: Brookfield - Former Merchiston Hospital Site
Proposed Use: Residential Development, With Provision of Recreational Land
Within Site
Site Size (Ha): 23.76
Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

In the west of the site there is an area of established woodland and a derelict field that has common spotted orchids growing in the south. The eastern half of the site is characterised by the derelict hospital site with derelict buildings and infrastructure, all of which is overgrown with grasses and scrubby vegetation as well as trees from the original landscaping of the site. The site is gently undulating with a low point in the southern area. The site is irregular in shape. Along the southern boundary there is an entrance into the site, this is a single track road with an established lime avenue.

Boundaries of the site:

The eastern boundary along the Barrochan Road is a hedge with bands of established trees behind which provide some containment but also views of the hospital site. To the north there is the NCN route 75 which has established trees growing along it, these provide containment of the site when travelling south towards it, the boundary along the southern boundary is a hedge with established trees stepped back, between these is a area of overgrown grasses. The western half of the southern boundary is dense woodland that provides containment and the south western corner has established trees but the site beyond is visible, the western boundary is the rear of residential properties with established trees, in the northern section of the western boundary the woodland abuts the rear gardens of residential properties providing containment of the site.

Adjoining landscape character and Land uses:

To the west of the site there is the settlement of Brookfield, this has a suburban village-like character, to the north, east and south there are open arable and grazing fields with few trees and is gently undulating. Immediately to the north east of the site there is a timber merchant with yard area.

Condition of the site:

The site is derelict and overgrown, the existing buildings although boarded up have been broken into and graffitied. The hospital site appears to be used by vandals and subject to anti social behaviour.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Scottish Environment Protection Agency historical flooding within 50m of the site boundary
- Potentially contaminated land
- School Catchments
 - St Margaret's – Primary School Denominational
 - Kilbarchan - Primary School Non Denominational
 - St Benedict's- Secondary School Denominational
 - Johnstone – Secondary School Non Denominational

Landscape Assessment Summary -

The derelict hospital site is currently enclosed by established trees and woodland, any future development of this site should not exceed the containment offered by the current vegetation. The woodland and tree lined avenue area should be retained.

Roads Comments -

Access to this site will be achievable without significant road or pedestrian safety issues. Further details of the position of the access and junctions as well as the internal road layout and parking associated with the development will be required in order to provide a full traffic and transportation assessment.

Flood Risk Comments -

Potential flood risk to northern and southern boundaries. Significant flood risk from surface water run-off and ponds to the north west of the site which is likely to be at its worse 2.0 metres in depth. Topography has caused a sump resulting in ponding on parts of the site. History of flooding to south east corner of the site at roundabout.

Others Comments -

PLANNING APPLICATION HISTORY:

11/30/NO - Erection of residential development (Withdrawn)

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?

Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking +	Ranking 0
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Awaiting final analysis.	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking +	Ranking 0
Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

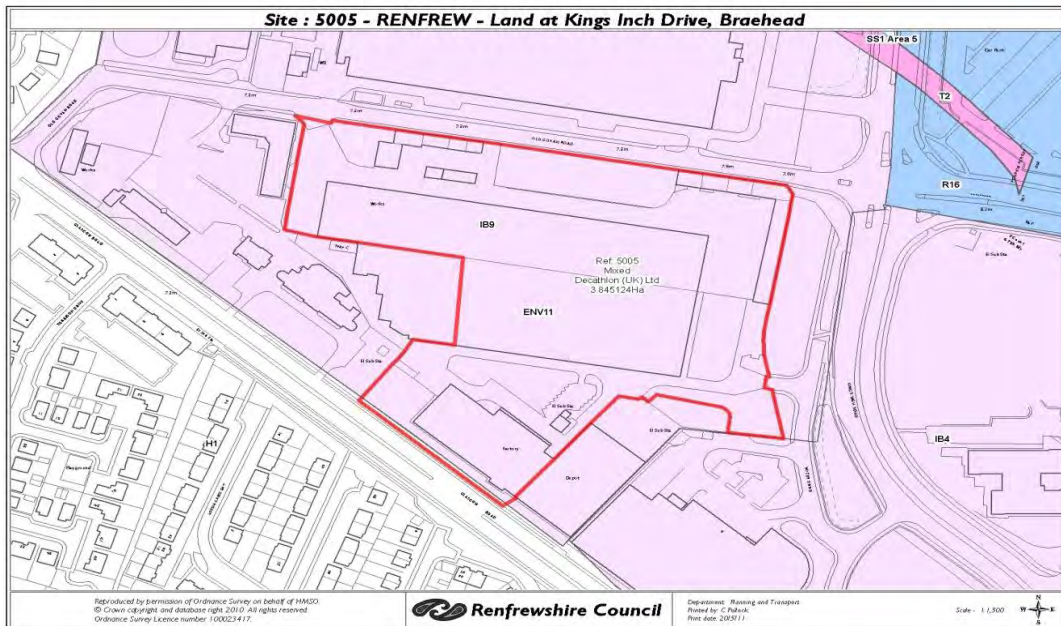
SEA issues related to the potential impact that development at this location would have on air quality given the likely increase in vehicle trips to and from the site. Possible impact to landscape, biodiversity and soil should the redevelopment of the site extend beyond the footprint of the existing built form.

Overall Planning Assessment of the Site -

Suitable for residential development, opportunity to redevelop brownfield site.

5005

Site Address: Kings Inch Drive, Braehead, Renfrew
Proposed Use: Retail and Sports Facilities
Site Size (Ha): 3.8 Ha
Local Plan Policy: IB9



Site Visit Comments -

This is an existing industrial site with large single storey warehouses covering half the site and hardstanding surrounding these buildings to all sides. The majority of the site is not being actively used for business or industrial uses. The site is bound primarily with high palisade fencing with a thin strip of land in the south part of the site covered by mature trees and grass.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potentially contaminated land.
- Schools PS – St James Renfrew, Kirklandneuk
- Schools HS – St Benedicts, Johnstone High

Landscape Assessment Summary -

Most of this site is occupied by buildings or with a thin strip of land in the south part of the site covered by mature trees and grass. A former storage area, now covered with unmaintained grass, is located in the east of the site. Very little landscaping exists on this site.

Roads Comments -

There is an existing access, turning facilities and parking within this site and therefore reuse of this site is unlikely to have any significant traffic and transportation issues.

Flood Risk Comments -

Surface water risk to periphery of the site to a maximum depth of 0.5 metres. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Other Comments -

There was an objection to the 2006 local plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking N/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – N/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking –
Site Access Ranking + +	

SEA Overall Assessment of the Site -

Some SEA issues relating to the impact that an increase in car journeys may have on air quality.

Overall assessment of the Site -

The loss of this industrial area would not have a detrimental impact on the supply of industrial/business land within the Hillington/Renfrew North Strategic Economic Industrial Location. The proposed specialist retail use with associated sports facilities may be appropriate subject to a masterplanning exercise for Braehead which will be taken through the LDP process.

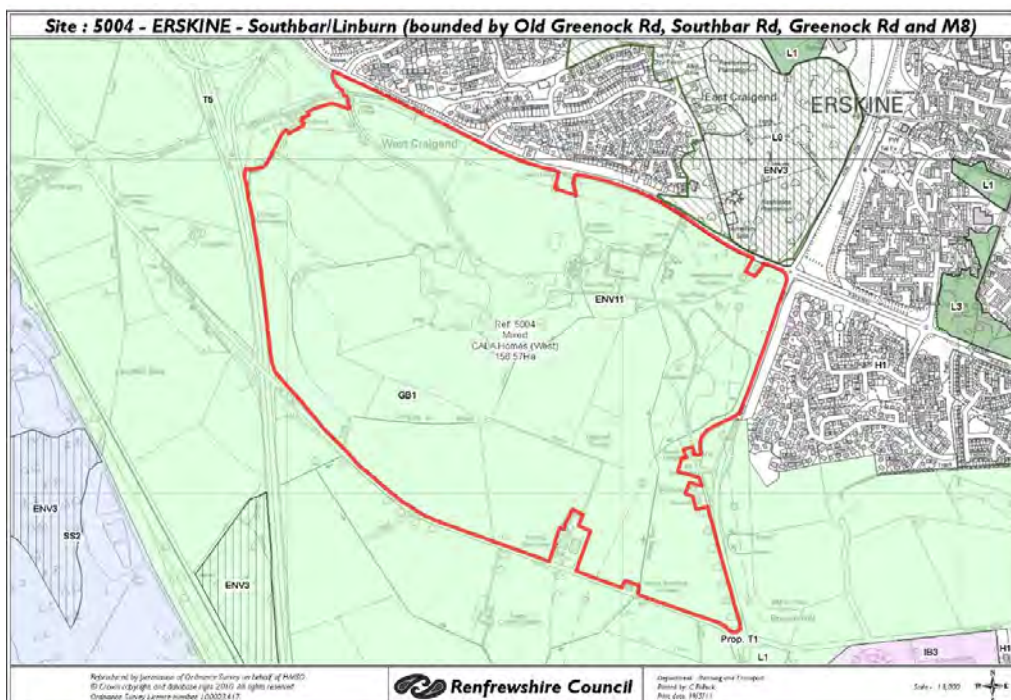
5004

Site Address: Southbar/Linburn (Bounded by Old Greenock Rd, Southbar Rd, Greenock Rd. And M8)

Proposed Use: Residential/Affordable Housing/Community Facilities/Sport & Leisure/Waste/Energy

Site Size (Ha): 156.57Ha

Local Plan Policy: GB1



Site Visit Comments -

The site is a large area extending to 156.57Ha. It is bounded to the north by Erskine, to the south and east by agricultural land and the M8 motorway to the west. It is predominantly agricultural land and it includes the former estate of Southbar. The north east corner of the site has been planted with commercial woodland and there is a line of pylons passing through this area. The agricultural uses include arable and grazing for livestock. There are several farmsteadings on the site and the outbuildings associated with the former Southbar House have recently been redeveloped. The site of the former mansion has also been redeveloped for residential use. The walled garden is an important landscape feature and there are elements of a designed landscape still visible including some policy woodland and a tree lined driveways. The site would be fairly easily developed as much of the ground is level, with a gentle incline towards the site of Southbar House. Any development would be quite visible from the surrounding area due to the flat relief of this area. The access to the site is from main roads (A8, A726 and the Old Greenock Road). The roads might create a strong boundary to the site however, the Old Greenock Road currently provides a strong, defensible edge to Erskine.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Potentially contaminated land
- Tree Preservation Order covers woodland in the middle of the site
- Part of site is within Health and Safety Executive Consultation Zone (SGN Pipeline cuts across western side of site north to south)
- Electricity pylons within site (Cuts across eastern side of site north to south)
- Schools (PS) – St John Bosco, Inchinnan
- Schools (SS) – Trinity, Park Mains

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is outside the settlement boundary and is part of the open farmland landscape character to the south and west of Erskine. The settlement to the north and east of the site has a strong settlement boundary and this site lies beyond that.

Roads Comments -

Development of this site will require further details and assessment in order to outline the significant traffic and transportation issues.

Flood Risk Comments -

Flood risk assessment required as the Lin Burn dissects the site as well as the Wheel Burn tributary having an impact. Significant flood risk to the south east corner of the site, this will require mitigatory measures such as land raising or sterilisation of this portion of the site.

Others Comments -

Local Plan Policy: GB1, Env11 (agricultural quality, SINC?), TPO

Local Plan History: 5.1 Green Belt , 3(viii) Linburn/Southbar, Erskine Objection no. 166 (Pg no. 5.77). Objection dismissed by Reporter

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking N/A	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Given the size of the site there is likely to be an impact to existing school provision. Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Site Access - Ranking +	

SEA Overall Assessment of the Site -

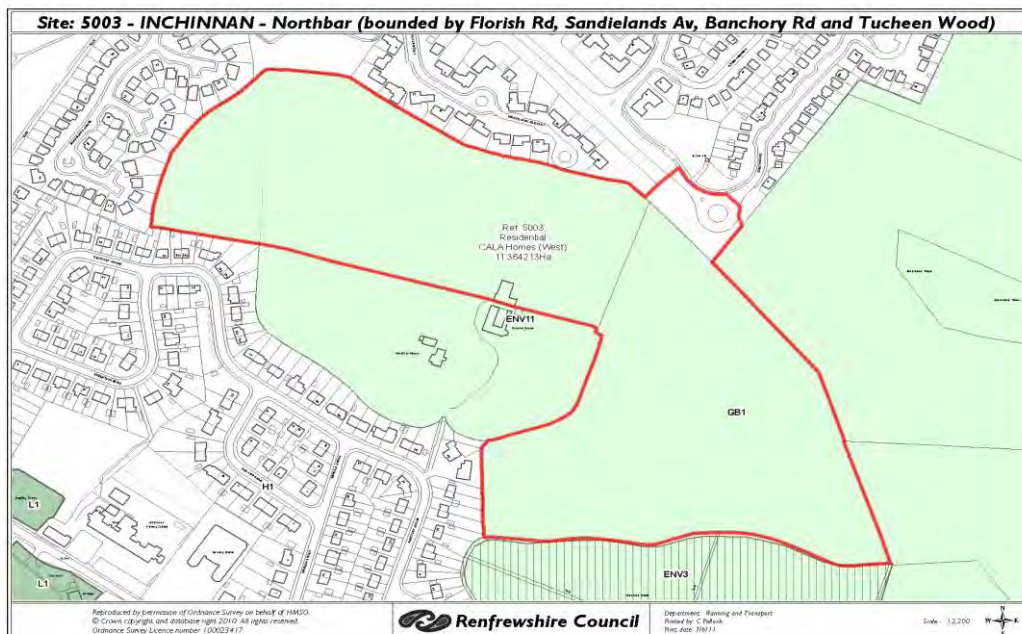
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. A residential and community facilities etc development at this location would increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for development, a large site which would have significant impact on the Green Belt, if developed.

5003

Site Address: Florish Road (Northbar), Erskine
 Proposed Use: Residential/Affordable housing/Waste/Energy
 Site Size (Ha): 11.4 Ha
 Local Plan Policy: GB1



Site Visit Comments -

The site lies to the east of Erskine and to the north of Inchinnan. It consists of two open fields, one is triangular shaped to the south east of the site and the other is in an elevated position to the north of the site and is used for grazing. The triangular shaped field is relatively flat, the elevated part of the site gently slopes downhill towards the residential properties in Wrightlands Crescent. The site is bound by residential (north), open fields (east), tree preservation order woodland and a grade A listed building (south – east), and tree preservation order woodland and residential (west). Areas of the site form part of the remaining greenbelt wedge between Erskine and Inchinnan.

I

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200,
- Potentially contaminated land
- Grade A listed building (Northbar House) within 50m of site
- Tree Preservation Order covers woodland to the west and south of site
- Schools (PS) – St Anne's, Inchinnan
- Schools (SS) – Trinity, Park Mains

Landscape Assessment Summary -

Sensitive, not suitable for development. The site slopes steeply upwards from the existing settlement development, this is a natural boundary to any development. The site creates a green wedge entering the settlement and the established woodland of the site and to the south of the site creates a strong character and setting for the settlement.

Roads Comments -

Access could be obtained from Florish Road to the north. Further details of access, junctions, parking, etc is required in order to provide a full traffic and transportation analysis.

Flood Risk Comments -

Minimal surface water risk to southern section of the site. Localised sump causes ponding in area.

Others Comments -

PLANNING APPLICATION HISTORY: No history
LOCAL PLAN HISTORY: Objection in 2006 Reference - 166/13

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking n/a	Ranking -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking -	Ranking -
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Awaiting final analysis.	Ranking +

Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking +	Ranking 0
Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

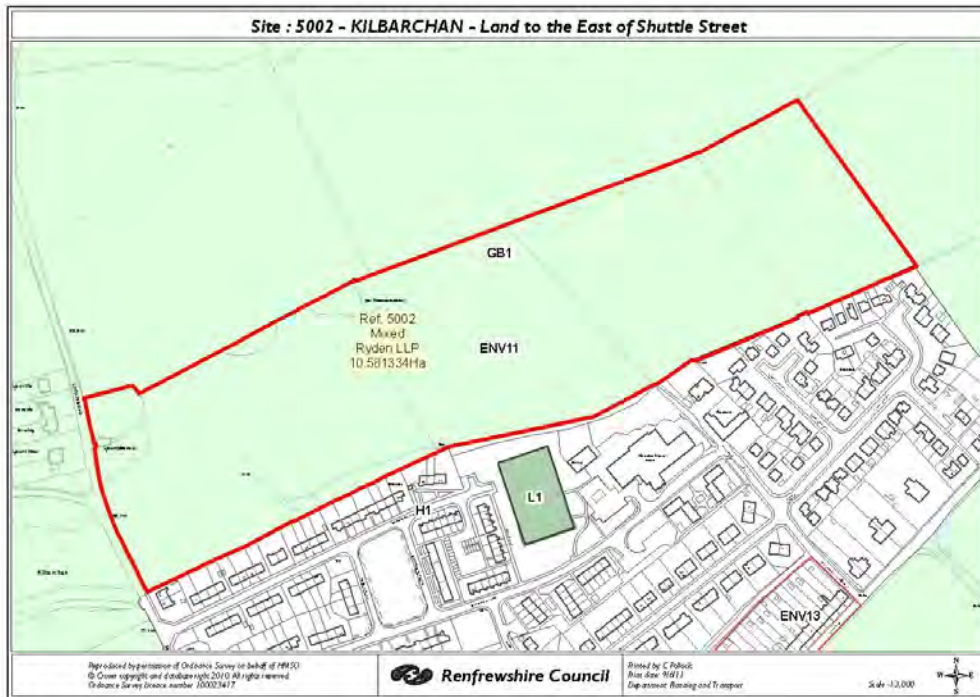
SEA issues related to the impact that residential development at this location would have on the increased amount of vehicular journeys resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Not suitable for residential development, an important green wedge which is the last major area providing separation between Erskine and Inchinnan.

5002

Site Address: Kilbarchan - Land to the East of Shuttle Street
 Proposed Use: Residential Development with Emphasis on Community Development Including Provision of Recreational Facilities And Increased Bio-Diversity
 Site Size (Ha): 10.58 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregular rectangular shaped site undulating, sloping down towards the settlement. The site is a series of grazing fields to the north of the settlement separated by timber post and wire fences with remnants of stone walls underneath. There is a marshy area in the south of the site.

Boundaries of the site:

Along the eastern boundary there is a stone wall and timber post and wire fence that provides no visual containment of the site. The boundary to the north is a timber post and wire fence with a few established mature trees along the boundary that provide some containment. The southern boundary is the rear garden boundary of residential properties that overlook the site and the boundary of Kilbarchan Primary School and Kilbarchan Nursery.

Adjoining landscape character and Land uses:

To the north, east and west there are open undulating arable and grazing fields. The site is part of this landscape character.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Within 20m of Scottish Environment Protection Agency site of historical flooding
- School Catchments
 - St Margaret's – Primary School Denominational
 - Kilbarchan - Primary School Non Denominational
 - St Benedict's- Secondary School Denominational
 - Johnstone – Secondary School Non Denominational

Landscape Assessment Summary -

Site is sensitive but could accommodate a degree of appropriate development in small areas of the site. This site is in a prominent location to the north of the settlement. There are established trees providing a setting for the settlement, however the settlement edge does not have a strong boundary.

Roads Comments -

Access to this site is likely to be difficult, further details an access and junction location is required in order to make a full traffic and transportation assessment.

Flood Risk Comments -

Small tributary burn bisects the site east to west, flood risk assessment required. Development of this site may cause problems downstream, history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

PLANNING APPLICATION HISTORY:

00/0529/PP - Erection of residential development and associated roadways. – Deemed Refusal

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking –	Protection of natural and built heritage resources (including archaeology) - Ranking –
Effect on existing school provision – A site of this size is likely to have an impact on school provision. Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site	Flooding and drainage -

within 10 years -	
Ranking -	Ranking –
Site Access -	
Ranking -	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Development at this location is likely to increase the amount of vehicular journeys resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Not suitable for residential development, potential flooding and access issues. Site defines the boundary of the northern edge of Kilbarchan.

5001

Site Address: Ranfurly Golf Club, Lawmarnock Road, Bridge of Weir
 Proposed Use: Mixed
 Site Size (Ha): 1.94 Ha
 Local Plan Policy: GB1, L1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is roughly rectangular along Lawmamock Road, located to the west of the site. The site gently slopes to a low point to the north and an escarpment sloping to the road runs diagonally across the site in a north east to south west direction, this is mainly to the rear of the site and slopes to Lawmarnock Road.

Boundaries of the site:

There are no boundaries to the site along Lawmamock Road or to the south and east of the site, however the overgrown nature of the scrubby vegetation creates a self-contained feel to the site.

Adjoining landscape character and Land uses:

To the west and north of the site are residential properties with an enclosed suburban character, to the east and south there is the Old Ranfurly Golf Course and the overgrown scrubby vegetation continuous with the site that has an open character. The section in the south eastern area of the site is maintained grassland of the fairway and is continuous with the open character of the site.

Condition of the site:

The western area of the site is overgrown and has areas of scrub vegetation within it and the occasional more significant tree, the area of the site within the Golf Course has in contrast a more maintained feel to it with maintained grassland of the fairway.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Scheduled Monument located to north west boundary of site (Ranfurly Castle)
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) – St Benedict's, Gryffe

Landscape Assessment Summary -

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary. The site has two halves divided by an escarpment running diagonally through the site. Land below this escarpment is of low prominence and could be developed without negative impacts on the setting and character of the settlement. Above this escarpment there is a Golf Course Fairway that would be out with the natural settlement boundary created by the escarpment.

Roads Comments -

Access to this site is likely to be achievable. No significant traffic or transportation issues associated with this suggestion.

Flood Risk Comments -

Flood risk assessment required. Burn bisects the site and would require to be left open limiting the developable area. Flood risk would exist to both sides of the watercourse. A comprehensive drainage assessment would mitigate potential risk downstream.

Others Comments -

Planning Application History: None / Not significant

Local Plan Policy: GB1 – Greenbelt; L1 - Active Recreational Open Space

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements	Access to high quality electronic

(landscape & townscape character) - Ranking –	communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking –	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Given the size of this site, there is unlikely to be an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Access Ranking +	

SEA Overall Assessment of the Site -

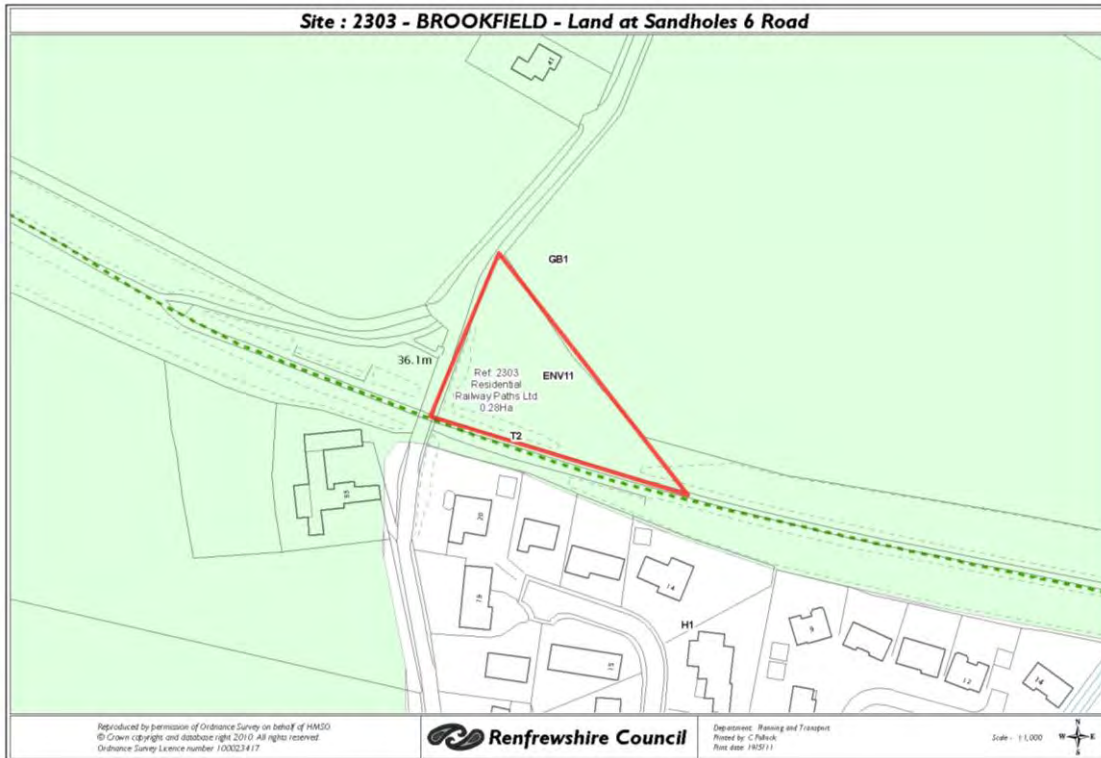
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting a minor impact on air quality.

Overall Planning Assessment of the Site -

Site not suitable for residential development.

2303

Site Address: 6 Sandholes Road, Brookfield
 Proposed Use: Residential
 Site Size (Ha): 0.28 Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Triangular shaped densely wooded area gently sloping to the south east.

Boundaries of the site and containment:

There are no boundaries to the south or eastern boundaries, one land use end and another begins. The boundary along Sandholes Road is mainly open with the road but there are a few vertical timber railway sleepers that create an edge to the site.

Note the adjoining landscape character and Landuses:

To the north and west there are open undulating grazing fields, immediately outwith the site to the south there is the National Cycle Network route 75 and the settlement of Brookfield.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Schools (PS) – St Margret's, Houston
- Schools (SS) - ST Benedict's, Johnstone

Landscape Assessment Summary -

Sensitive, not suitable for development. This small site is out with the settlement boundary. The wooded character of the site forms part of the strong settlement boundary and character along the National Cycle Network Route 75.

Roads Comments -

Access to this site will be challenging given the levels. Further details will be required before a full traffic and transportation assessment can be provided.

Flood Risk Comments -

No significant impact.

Others Comments -

Local Plan Policy: Env11, T2, GB1

Detailed Site Appraisal -

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking - -
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking - -
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - This is a small site and therefore unlikely to have a significant impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal Ranking +
Availability and deliverability of the site within 10 years Ranking -	Flooding and drainage - Ranking 0
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

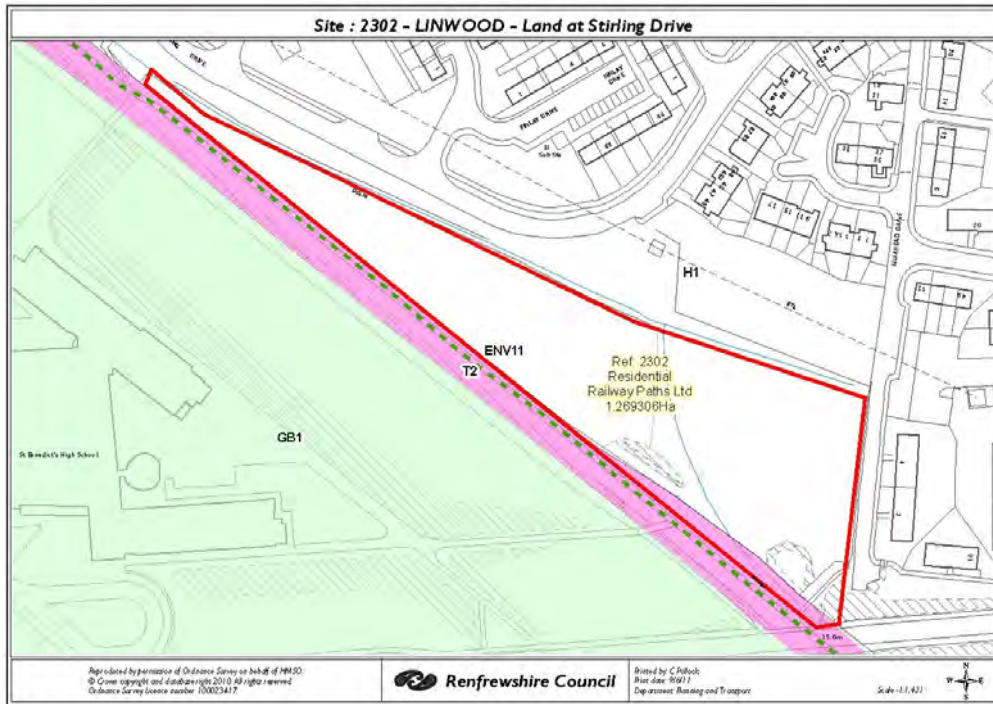
SEA issues related to the increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Site in an isolated location in the green belt with access constraints.

2302

Site Address: Linwood - Land at 6 Stirling Drive
 Proposed Use: Suitable For Infill Residential Development
 Site Size (Ha): 1.27 Ha
 Local Plan Policy: H1



Site Visit Comments -

Site is a wooded area on the urban edge of Linwood. It is bounded to the north by Stirling Drive and a residential area, to the east by Muirhead Drive and to the South by a former railway line that now forms part of the National Cycle Network. On the opposite side of the former railway line is the new St Benedict's High School. Site is covered by Local Plan Policy H1

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
 - Within 20m of a 33kv power line
 - School Catchments
- Our Lady of Peace– Primary School Denominational
Woodlands - Primary School Non Denominational
St Benedict's - Secondary School Denominational
Johnstone – Secondary School Non Denominational

Landscape Assessment Summary -

Site consists of a mix of bushes, immature and mature trees.

Roads Comments -

Access can be obtained from the existing road. Given the size of this site, there is unlikely to be any issues in terms of traffic and transportation.

Flood Risk Comments -

Potential significant flood risk covering most of the site. Remediation measures may substantially reduce the amount of land for development.

Others Comments -

No other relevant details.

Detailed Site Appraisal

<p>Preserving Renfrewshire's green network (green belt, open spaces etc) -</p> <p>Ranking 0</p>	<p>Availability of public transport -</p> <p>Ranking +</p>
<p>Re-development of brownfield land -</p> <p>Ranking n/a</p>	<p>Accessibility to town centres, local services and green network on foot -</p> <p>Ranking +</p>
<p>Impact on character of existing settlements (landscape & townscape character) -</p> <p>Ranking 0</p>	<p>Access to high quality electronic communications infrastructure -</p> <p>Ranking ?</p>
<p>Impact on local amenity and integration with the natural environment -</p> <p>Ranking 0</p>	<p>Protection of natural and built heritage resources (including archaeology) -</p> <p>Ranking 0</p>
<p>Effect on existing school provision -</p> <p>This is a small site and therefore unlikely to have a significant impact on existing school provision.</p>	<p>The capability of incorporating renewable energy sources or energy conservation measures into the proposal -</p> <p>Ranking +</p>
<p>Availability and deliverability of the site within 10 years -</p> <p>Ranking ++</p>	<p>Flooding and drainage -</p> <p>Ranking –</p>
<p>Site Access -</p> <p>Ranking ++</p>	

SEA Overall Assessment of the Site -

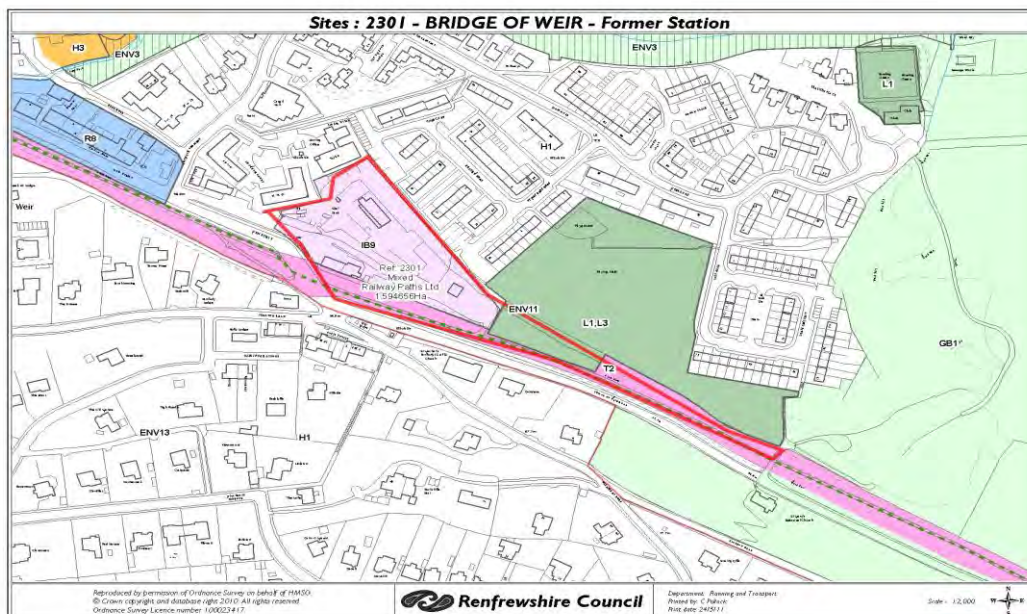
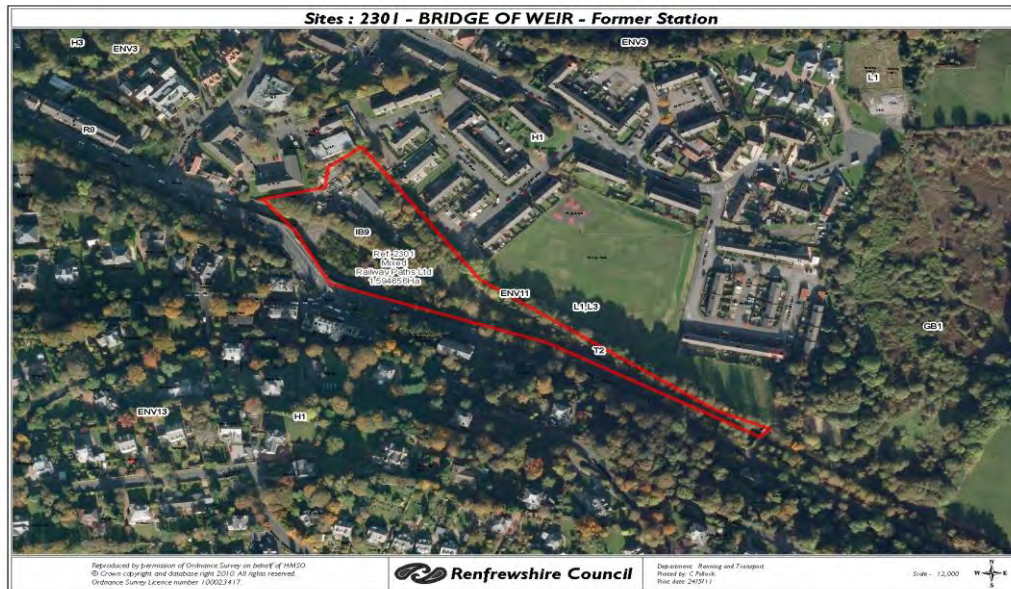
SEA issues related to the potential flood risk on or adjacent to the site may have a negative impact on human health.

Overall Planning Assessment of Site -

Currently zoned for residential, residential development of this site would therefore be acceptable.

2301

Site Address: Former Station, Bridge of Weir
 Proposed Use: Residential, office, industrial, retail
 Site Size (Ha): 1.5 Ha
 Local Plan Policy: IB9 & T2



Site Visit Comments -

The site is roughly triangular shaped with a self contained industrial building and yard. A small coal yard is still functioning on the site. A residential area is beyond the site boundary to the North East. The site is largely screened by a belt of well established trees.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, Scottish Environment Protection Agency historical flooding within 50m of site
- Potentially contaminated land
- Ranfurly Conservation area is within 20m of site, however, main street acts as a buffer, Listed buildings within 50m of site (Ranfurly)
- Schools (PS) – St Fillan's, Bridge of Weir
- Schools (SS) - ST Benedict's. Grvffe

Landscape Assessment Summary -

The site is elongated and sits below the main road at the entrance to Bridge of Weir from Brookfield. It is located in the former station yard and includes part of the railway line/cycle track. It is within the village envelope. An area of the site is currently used as a coal merchant's yard. The station yard sits below the road level and is not visually prominent.

Roads Comments -

Access to this site is constrained by the existing junction and existing access road. Further details of access, junction, parking and turning facilities will be required prior to a full traffic and transportation analysis being conducted.

Flood Risk Comments -

Existing surface water flood risk to central proportion of site. A comprehensive drainage assessment would address this issue by providing satisfactory storage and the implementation of suitable sustainable drainage system.

Other Comments -

PLANNING APPLICATION HISTORY:

00/0093/PP - Erection of 24 detached dwelling houses, associated roads and footways and formation of roundabout on Bridge of Weir Road. Refused – Appeal withdrawn

LOCAL PLAN HISTORY: Objections in 2006. Reference 200/01

Detailed Site Appraisal

<p>Preserving Renfrewshire's green network (green belt, open spaces etc) -</p> <p>Ranking 0</p>	<p>Availability of public transport -</p> <p>Ranking +</p>
<p>Re-development of brownfield land -</p> <p>Ranking + +</p>	<p>Accessibility to town centres, local services and green network on foot -</p> <p>Ranking + +</p>
<p>Impact on character of existing settlements (landscape & townscape character) -</p> <p>Ranking +</p>	<p>Access to high quality electronic communications infrastructure -</p> <p>Ranking ?</p>
<p>Impact on local amenity and integration with the natural environment -</p> <p>Ranking +</p>	<p>Protection of natural and built heritage resources (including archaeology) -</p> <p>Ranking 0</p>
<p>Effect on existing school provision -</p> <p>This is a small site and therefore unlikely to have a significant impact on existing school provision.</p> <p>If the suggestion is for retail only, then not applicable.</p>	<p>The capability of incorporating renewable energy sources or energy conservation measures into the proposal -</p> <p>Ranking +</p>
<p>Availability and deliverability of the site within 10 years -</p> <p>Ranking +</p>	<p>Flooding and drainage -</p> <p>Ranking +</p>
<p>Site Access -</p> <p>Ranking –</p>	

SEA Overall Assessment of the Site -

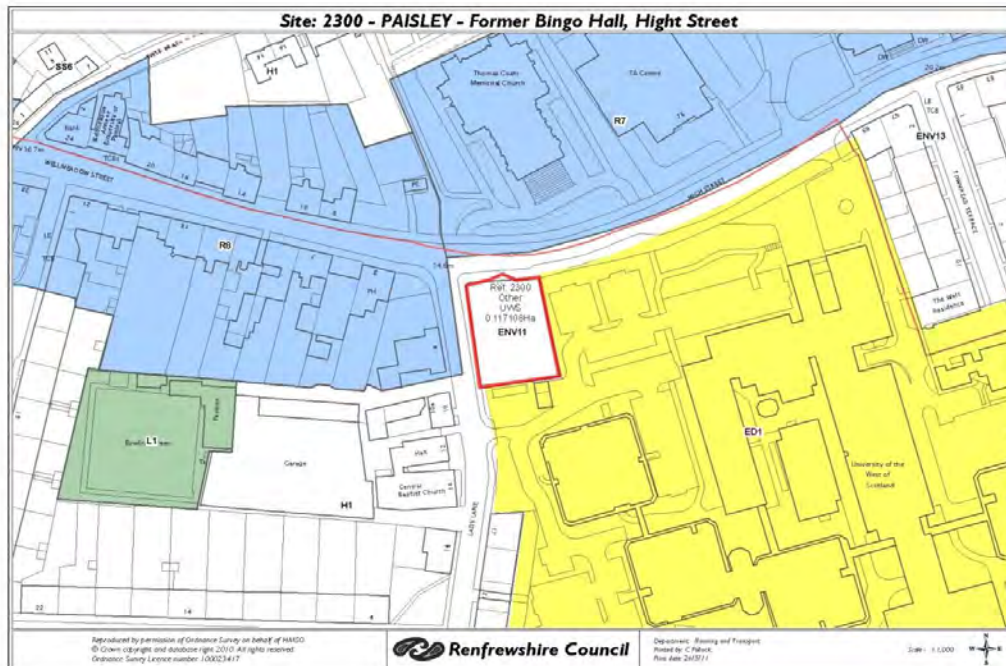
Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure, the site is reasonably well located to the village centre and cycle route. Increased emissions may occur, however, could be offset by other SEA benefits. Mitigation of flood risk and contamination would be required.

Overall Planning Assessment of the Site -

Site has potential for small scale development. It is not considered to be an important industrial location.

2300

Site Address: Former Bingo Hall, High Street, Paisley
 Proposed Use: Others
 Site Size (Ha): 0.11 Ha
 Local Plan Policy: H1



Site Visit Comments -

Site is bounded by two local roads and the campus grounds of the University of the West of Scotland.

Site slopes gently southwards and was formerly a cinema, then bingo hall, which has been demolished and cleared. Weeds are establishing themselves across part of the site

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200 within 20m of site.
- Paisley Town Centre conservation area within 20m of site (north side of High Street), A listed Coats Memorial Church within 50m.
- Schools (PS) – St Mary's, West
- Schools (SS) – St Andrews, Castlehead

Landscape Assessment Summary -

Vegetation has colonised the cleared site. The Paisley campus of the University of the West of Scotland lies immediately to the east of the site, with the commercial core of the town centre beyond. Oakshaw hill, which is covered by the Town Centre Conservation Area, lies further north. The Paisley West End retail area, which has a number of vacant units, lies to the west of the site. Development of the site has the potential to enhance the townscape of this part of the urban area.

Roads Comments -

Town centre development, no significant traffic or transportation issues associated with redevelopment.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

Planning Application History: None / Not significant

Local Plan Policy: H1- General Residential Policy

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking ++
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking ++
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect on existing school provision – n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access Ranking ++	

SEA Overall Assessment of the Site -

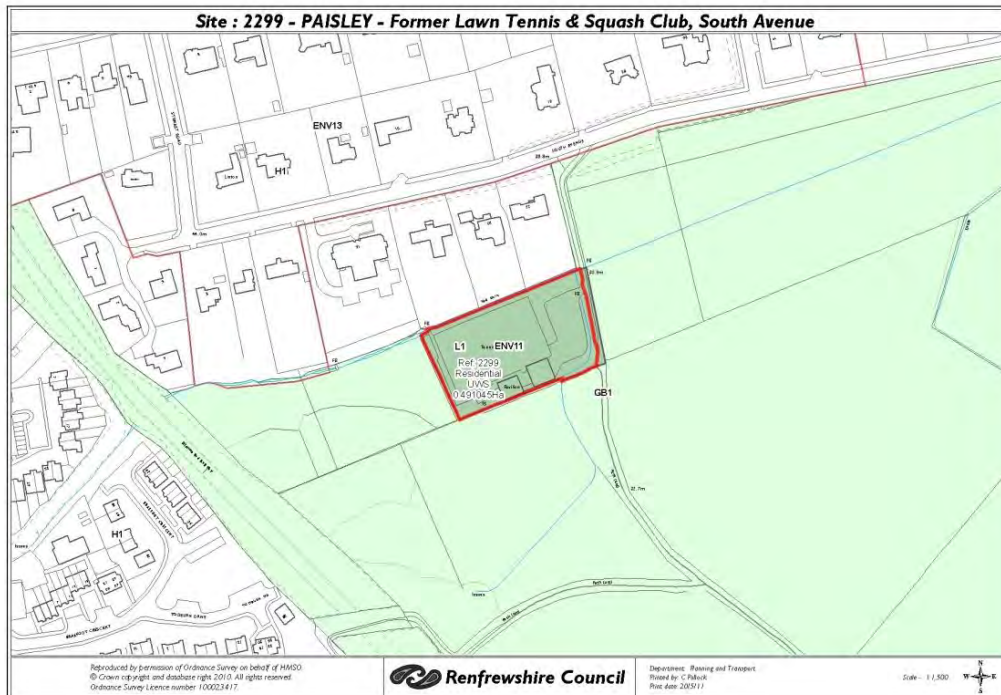
Very little SEA issues, has the potential to result in betterment for the area.

Overall Planning Assessment of the Site -

Would welcome redevelopment of the site with a university use. Due to sensitivity of surrounding townscape design will be an important consideration.

2299

Site Address: South Avenue, Paisley.
Proposed Use: Residential.
Site Size (Ha): 0.49 Ha
Local Plan Policy: L1, GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Flat, rectangular site, a former tennis and squash club now a derelict site enclosed by established mature trees, a few derelict buildings are on site.

The site is derelict and vegetation has begun to grow and colonise the tennis courts.

Site Boundaries:

The boundaries are established mature trees that provide containment to the site. The northern boundary borders the rear garden boundaries of residential properties along South Avenue.

Adjoining landscape character and Land uses:

To the south and west there is established woodland, to the south east there is a open grazing field and to the east there are open fields that are overgrown with grasses and scrubby vegetation and at the time of the site visit had a derelict appearance. To the north there is the settlement of Paisley, this area has large detached houses with large garden areas.

Initial GIS Based Assessment Comments

- Flood risk – Zone A, 1:200
- Watercourse
- Schools PS – St Charles , Lochfield
- Schools HS – St Andrews , Glennifer High

Landscape Assessment Summary -

Large areas of the site are suitable for development, however attention to design and retention of site fetures is neccessary. The established trees on the site provide containment and should be retained in any future development.

Roads Comments -

Access to this site is challenging and therefore further details of access, junctions, parking and turning facilities for the redevelopment of this site is required before a full traffic and transportation analysis can be made.

Flood Risk Comments -

Whole site affected by the risk from fluvial flooding from the Todd Burn. Trying to alleivating this risk may substantially reduce the amount of land for redevelopment.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking 0	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking –
Effect on existing school provision - This is a small site and therefore unlikely to have a significant impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking - -
Site Access -	

Ranking - -	
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SEA Overall Assessment of the Site -

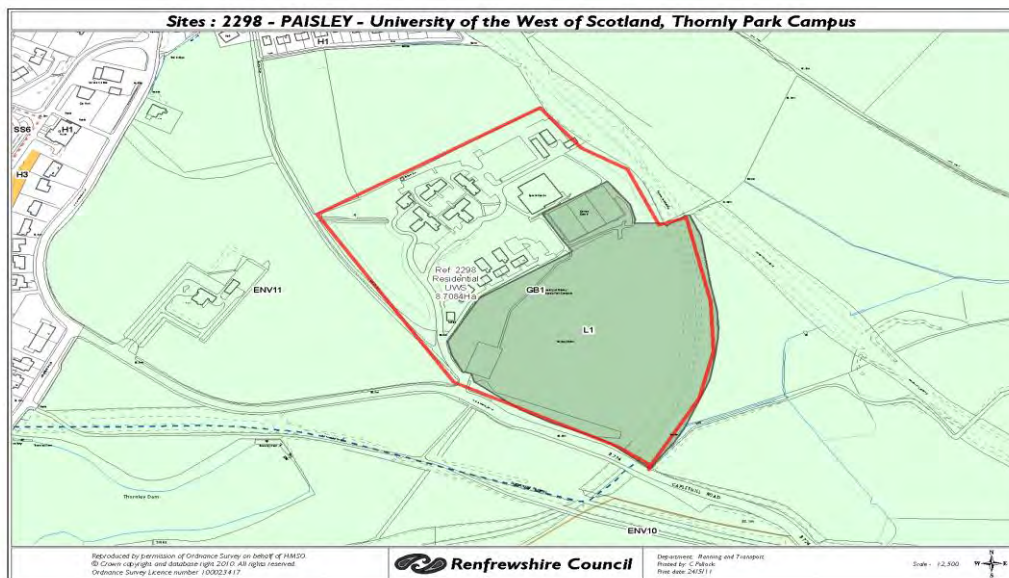
This is a small site which is served by existing public transport. There are significant flooding and drainage issues on the site which would require mitigation.

Overall Planning Assessment of the Site -

Small edge of settlement site in the green belt, which if developed would have no street frontage. It would not relate to the existing settlement and could result in other similar types of proposal on this green belt boundary. Potential flooding risk and access issues.

2298

Site Address: UWS, Thornly Park Campus
 Proposed Use: Residential
 Site Size (Ha): 8.7 Ha
 Local Plan Policy: GB1 & L1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregularly shaped site, the south east area which contains a number of playing fields is relatively flat and open, the area to the north west of this is student accommodation 2-3 storey's high. This area also contains a number of established trees that create an enclosed feeling to the north western area of the site.

Boundaries of the site:

The boundaries to the north, east, south and west are bands of established mature trees that offer containment to the site. At the entrance into the site on the south western boundary along the B774 Caplet Road there is a break in the band of established trees that allows views into the site, here along this section of the site boundary there is an established maintained hedge.

Note the adjoining landscape character and Land uses:

To the north, east, south and west beyond the established tree belts there are open gently undulating grazing and arable fields with established hedges and the occasional mature tree and tree belts that conceal disused railway lines.

The site is within an Open Space (Active Recreation) designation in the current Local Plan

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Schools (PS) – St Charles, Langcraigs
- Schools (SS) - ST Andrew's, Gleniffer

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / greenbelt

This site is already developed and has a distinct land use, it is on the settlement edge. The site is gently undulating and enclosed by established woodland along it's boundaries. Due to the self contained nature of the site, low prominence and fact that it is already developed it could accommodate appropriate development as long as this did not have a negative impact on the setting of the greenbelt. The playing fields and open character of the lower half of the site should be maintained.

Roads Comments -

The suggested use does not pose many problems given that there is an existing access and parking associated with the existing use, however full details would be required in order to provide a full traffic and transportation assessment.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Other Comments -

PLANNING APPLICATION HISTORY: No History.

LOCAL PLAN HISTORY: No History

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking n/a	Ranking - -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking -	Ranking -
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Given the size of the site, there is likely to be some impact that requires further consideration.	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking ++	Ranking 0

Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

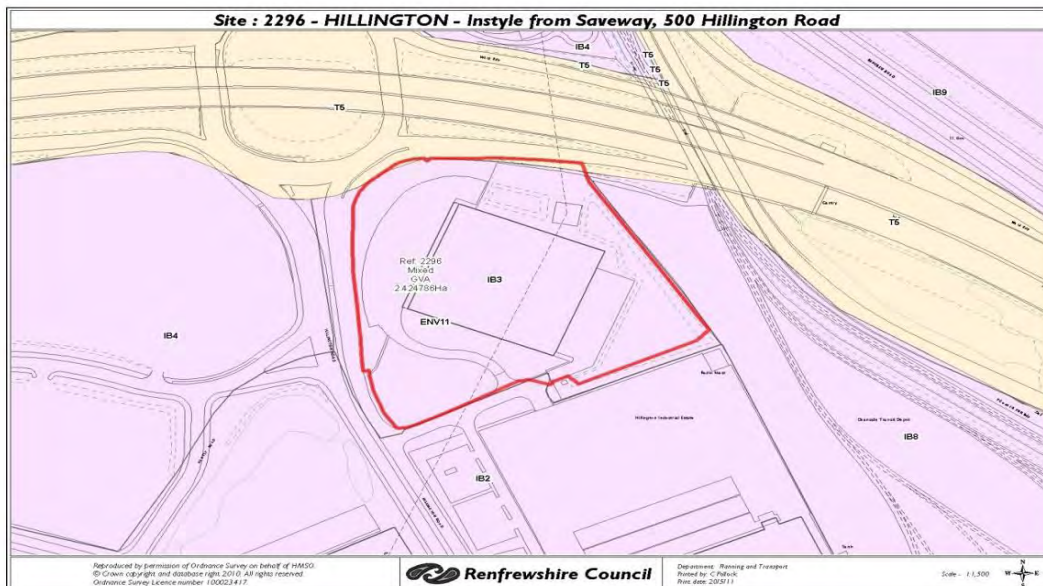
Some SEA issues associated with emissions for car use given location of this site.

Overall Planning Assessment of the Site -

Isolated green belt site where existing use is acceptable. Development of site could potentially have a negative cumulative effect on surrounding green belt.

2296

Site Address: Hillington – 500 Hillington Road (instyle)
 Proposed Use: Mixed – industrial, retail, office
 Site Size (Ha): 2.42
 Local Plan Policy: ENV11, IND3



Site Visit Comments -

This is the site of an existing industrial/commercial premises which currently manufacture and sell home furniture.

The property and associated parking are located within the Hillington Industrial area. The site is bound to the north and west by the M8 road network, to the east by the Deanside transit rail line and to the South by an existing trade warehouse.

The site is crossed by a high voltage overhead power line.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Potential contamination within 5m.
- Pylons
- Schools PS – St James Renfrew, Arkleston Primary
- Schools SS – Trinity High , Renfrew High

Landscape Assessment Summary -

A thin strip of land lies adjacent to the east of the site and beyond this, a railway siding. Development of this prominent site has the potential to enhance the townscape of this part of the urban area.

Roads Comments -

Site has existing access and parking, redevelopment of this site is unlikely to cause significant issues in terms of traffic and transportation. Final details would determine any further issues that require assessment.

Flood Risk Comments -

Potential surface water risk to north west and north east of site. Drainage assessment required.

Others Comments -

No objection to previous local Plan.
Planning consent for class 5 retail showroom.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – n/a	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking 0
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

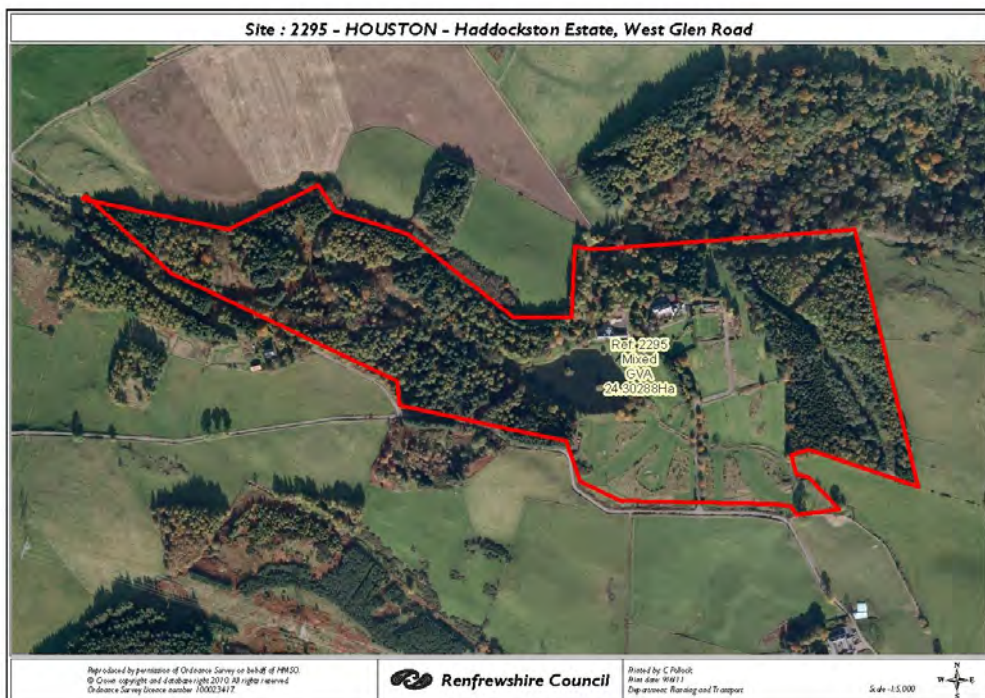
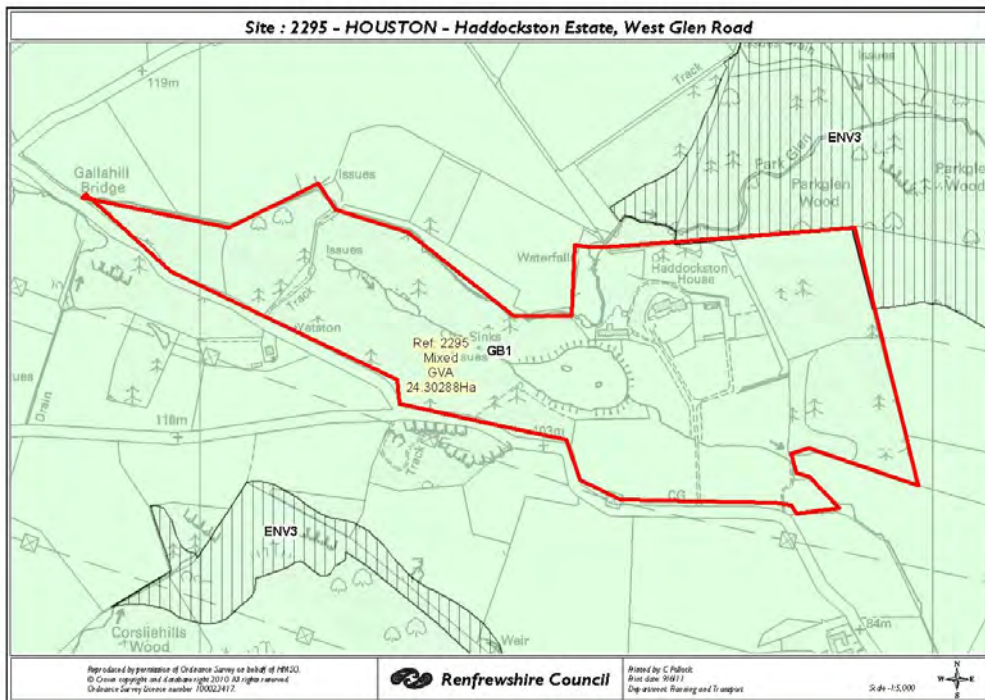
No significant SEA issues related to this site.

Overall Planning Assessment of the Site -

Suggested use acceptable.

2295

Site Address: Houston - Haddockston Estate, West Glen Road
 Proposed Use: Low Density Executive Housing. Use Of Existing Fishing Loch, Extension Of Golf Course, Possible Linkage To New Hotel/Country Club/Spa Use
 Site Size (Ha): 24.3 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site consists of estate grounds associated with Haddockston House. The eastern portion of the site, which includes the house, is more open in character and in contrast to the western portion which is a relatively linear strip of woodland, predominantly coniferous. At over 100m in altitude the site is within an elevated location. A pond is located centrally within the site and marks the change in character. There are open fields adjacent to West Glen Road. In recent years there have been structure planting of woodland trees to this boundary. Haddockston House, itself occupies a prominent position on the skyline when viewed from West Glen Road.

Boundaries of the site:

The boundary to the south, adjacent to West Glen Road is relatively open with low drystone walling. This has been augmented in recent years by structure planting which appears to have been designed to increase containment of the site in the future. To the west the site boundary is a minor road, with the wider site fully screened by predominantly coniferous woodland. The north western portion of the site boundary is the edge of the woodland which bounds onto open grazing. To the north east the site includes woodland at the boundary and is adjacent to Park Glen Woods. The eastern boundary of the site consists of a wide coniferous woodland belt, with open grazing beyond. As such all boundaries with the exception of West Glen Road are presently well contained by woodland.

Adjoining landscape character and Land uses:

The adjacent landscape character is one of open rolling marginal grazing with a mosaic of woodland and small coniferous plantations. The hill to the north west of the site, Barscube Hill is a significant local landscape feature which can be viewed from the site at West Glen Road.

Initial GIS Based Assessment Comments -

- 132kv High voltage power line within 20m of site boundary (260m from the house)
- School Catchments
 - St Fillan's – Primary School Denominational
 - Langbank - Primary School Non Denominational
 - St Benedict's- Secondary School Denominational
 - Park Mains – Secondary School Non Denominational

Landscape Assessment Summary -

Site is sensitive but could accommodate a degree of appropriate development in small areas of the site. This is particularly the case to the south east portion of the site. There may be the potential for some development adjacent to existing plantations which may be contained by the surrounding landscape.

Roads Comments -

Minor development at this site is not likely to have a significant impact, however further details would be required in order to provide a full traffic and transportation analysis.

Flood Risk Comments -

A flood risk assessment is required due to watercourses that run through the site. The existing watercourses do not pose a significant risk to development of the site.

Others Comments -

PLANNING APPLICATION HISTORY:

00/0927/PP - Erection of group offices and conference facility building including ancillary leisure and residential accommodation with associated parking facilities (in outline).

Decision - Refuse

01/1150/PP - Sub-division of existing house into 5 no. flats, to include erection of winter garden to west elevation, erection of conservatory to east elevation and external alterations.

Decision – Grant Subject to conditions

09/0811/SC - Request for scoping opinion for the Erection of holiday lodges, leisure / fitness centre, formation of car parking, formation of 9 additional golf holes, golf academy & clubhouse, golf practise area, greenkeeper's building, fly fishing school & bothy, landscaping and associated roads infrastructure and residential development. (In principle)

Decision – Offered observations

09/0539/PP - Erection of holiday lodges, leisure / fitness centre, formation of car

parking, formation of 9 additional golf holes, golf academy & clubhouse, golf practise area, greenkeeper's building, fly fishing school & bothy, landscaping and associated roads infrastructure and residential development. (In principle)

Withdrawn

10/0840/NO - Erection of hotel and holiday lodges development with conference suite, leisure/fitness centre, swimming pool with associated restaurant, licensed facilities, car parking, landscaping and associated roads infrastructure

Decision – Accepted

10/0889/SC - Request for scoping opinion for erection of hotel and holiday lodges development with conference suite, leisure/fitness centre, swimming pool with associated restaurant, licensed facilities, car parking, landscaping and associated roads infrastructure

Decision – Offer Observations

10/0651/PP - Erection of 50 bedroom hotel with meeting and conference facilities, restaurant, bar, leisure facilities and ancillary areas; erection of holiday accommodation; car parking and landscaping

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking - -
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking - -
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Given the size of the suggested development there will be no impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -

Ranking ++	Ranking +
Site Access - Ranking 0	

SEA Overall Assessment of the Site -

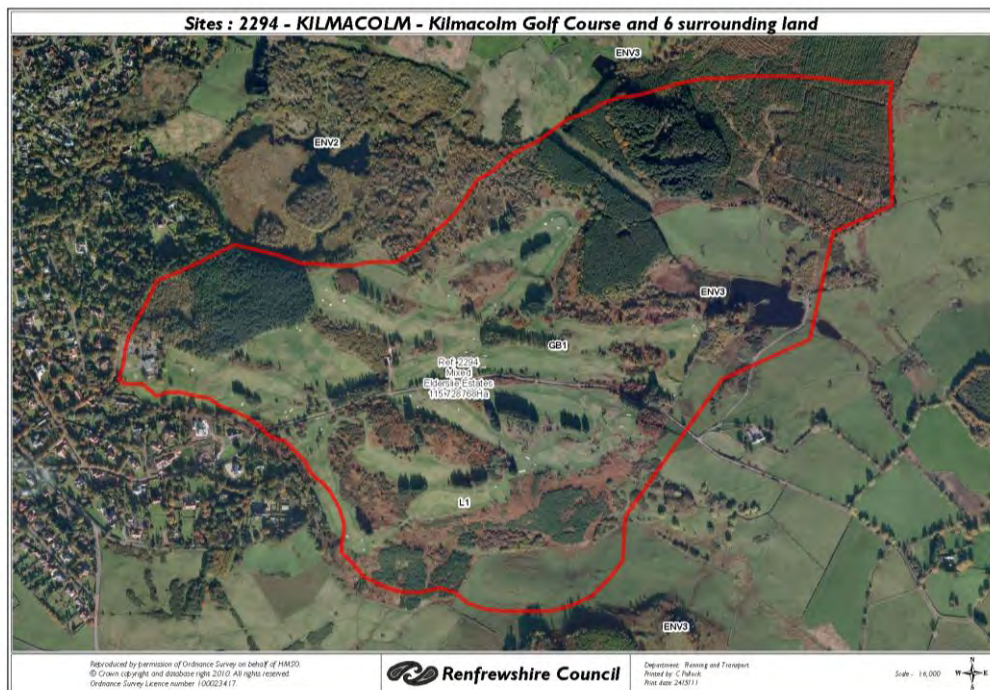
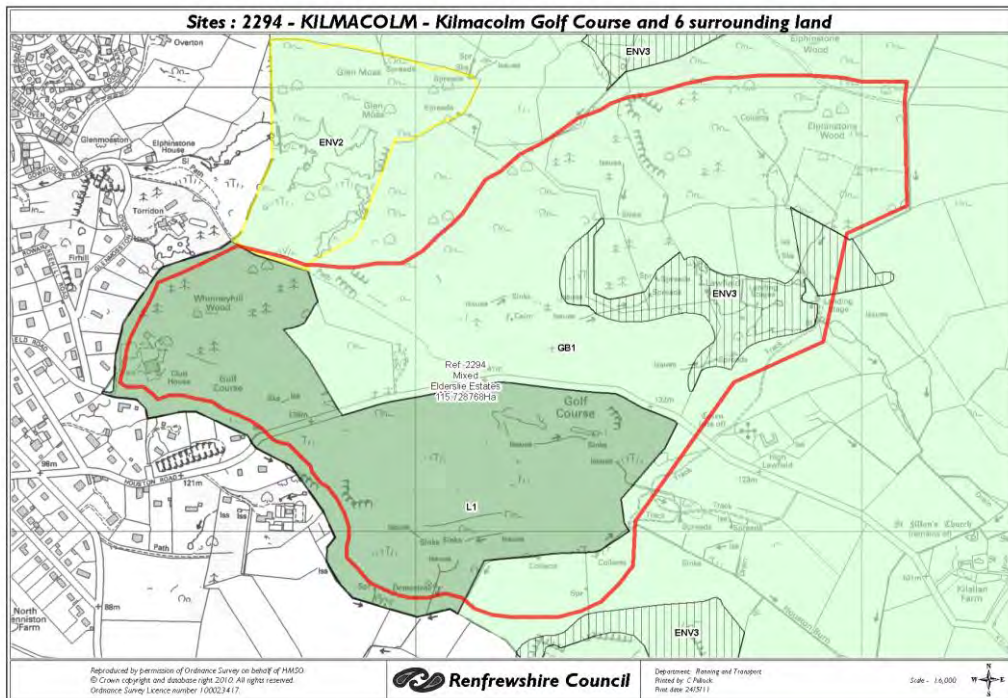
SEA issues related to the impact that development of this site would have on the landscape. Any development at this location is likely to increase the amount of car journeys resulting in an impact on air quality

Overall Planning Assessment of the Site -

Leisure use is an appropriate subject to acceptable layout, suggested residential use not acceptable.

2294

Site Address: Kilmacolm Golf Course
 Proposed Use: Residential and Relocation of Golf Course
 Site Size (Ha): 115 Ha
 Local Plan Policies: L1 and GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site contains an eighteen hole golf course, clubhouse, parking and associated land which forms an irregular trapezoid shape. It is dissected by Kilallan Road. The landscape is rolling and rises up from the edge of the Kilmacolm settlement. The landscape is more upland in character with some rocky outcrops evident together with wind pruned trees. The golfcourse is sub-divided by belts of tree planting and there are also substantial wooded areas including Whinneyhill Wood to the northwest, adjacent to the clubhouse and Elphinestone Woods to the northeast. As the landscape rises it tends to become more open and expansive in character. To the east of the site there is a reservoir – Lawfield Trout Fishery. The site drops away into a small valley to the south east towards Knapp Loch. A signed public footpath runs through the site.

Boundaries of the site:

Kilallan Road which sub-divides the site, provides a boundary between public and private land. The boundary to Kilallan Road on both sides is a low drystone wall. In some sections this boundary is reinforced by scrub vegetation or the occasional individual tree or small stand. Overall, however this boundary does not visually contain the site from the road. The northern boundary of the site is generally within woodland or plantation and is therefore fully contained. The boundary line illustrated within the site plans often do not appear to follow boundaries within the landscape such as field boundary fences. The north eastern portion of the site appears to approximately follow the line of the track to the fishery. There is a post and wire fence at this location which does not offer visual containment. To the south the boundary appears to be within open grazing fields to the south of the golf course. The western edge of the site has a boundary against very substantial individual residential properties to the edge of the settlement. The boundaries are defined by tall stone walls and woodland planting, both within the golf course and to the rear gardens of these properties. This section is therefore presently well contained.

Adjoining landscape character and land uses:

To the south, east of the site the landscape consists of rolling grazing land with some field boundary trees and small stands of woodland. The land generally falls to the south. To the north east of the site there is a predominantly coniferous plantation. To the north is a large area of wooded scrub adjacent to a reservoir. To the west of the site is the start of the settlement with a distinctive character of exceptionally large individual properties in large grounds with mature trees and high stone boundary walling

Initial GIS Based Assessment Comments -

- Potentially Contaminated Land
- Adjacent to Glen Moss Site Special Scientific Interest
- School catchments
 - St Fillians – primary school denominational
 - Houston - primary school non denominational
 - St Benedict's - secondary school denominational
 - Gryffe – secondary school non denominational

Landscape Assessment Summary -

Much of the site is sensitive and outwith the existing settlement. There is the potential that small pockets of sensitive development could occur close to the changing room area, assuming that existing woodland is retained.

Roads Comments -

Further details are required in order to make a full traffic and transportation assessment.

Flood Risk Comments -

Watercourses at the site, flood risk assessment required. Potential clubhouse location to the north is likely to experience significant flood risk issues.

Others Comments -

Planning History

01/0950/PP - Extension and alterations to clubhouse to provide new casual bar, mixed junior room and new showers - Grant subject to conditions

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking -	Ranking -
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking n/a	Ranking -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking -	Ranking ?

Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Unknown
Site Access - Ranking -	

SEA Overall Assessment of the Site –

SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

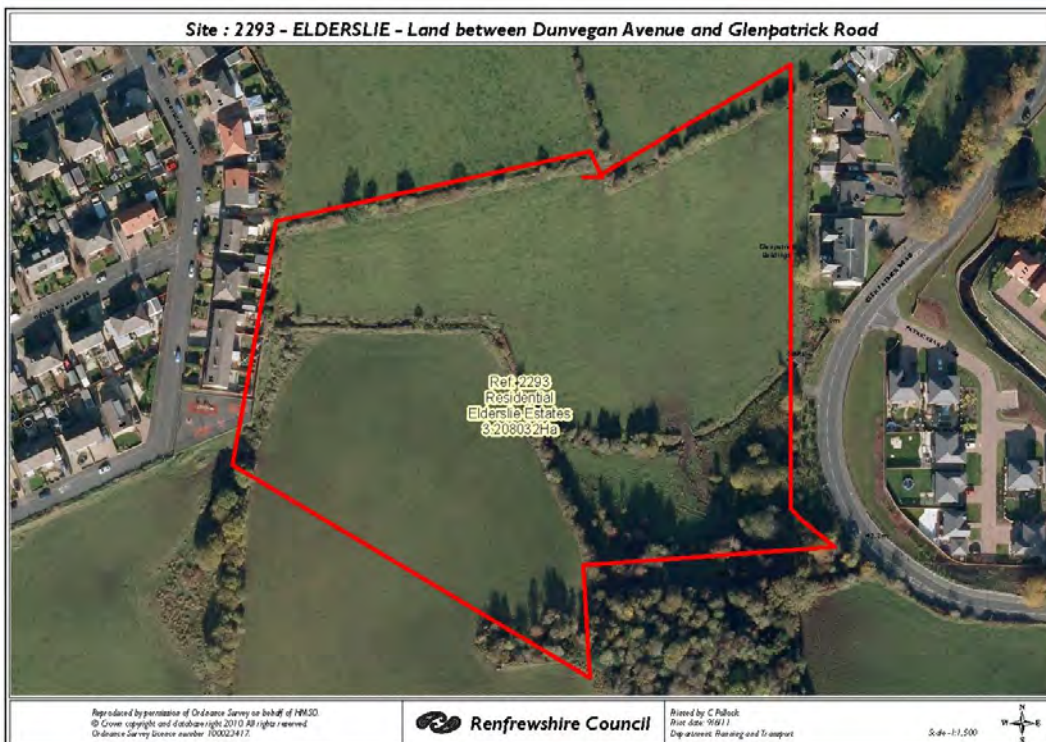
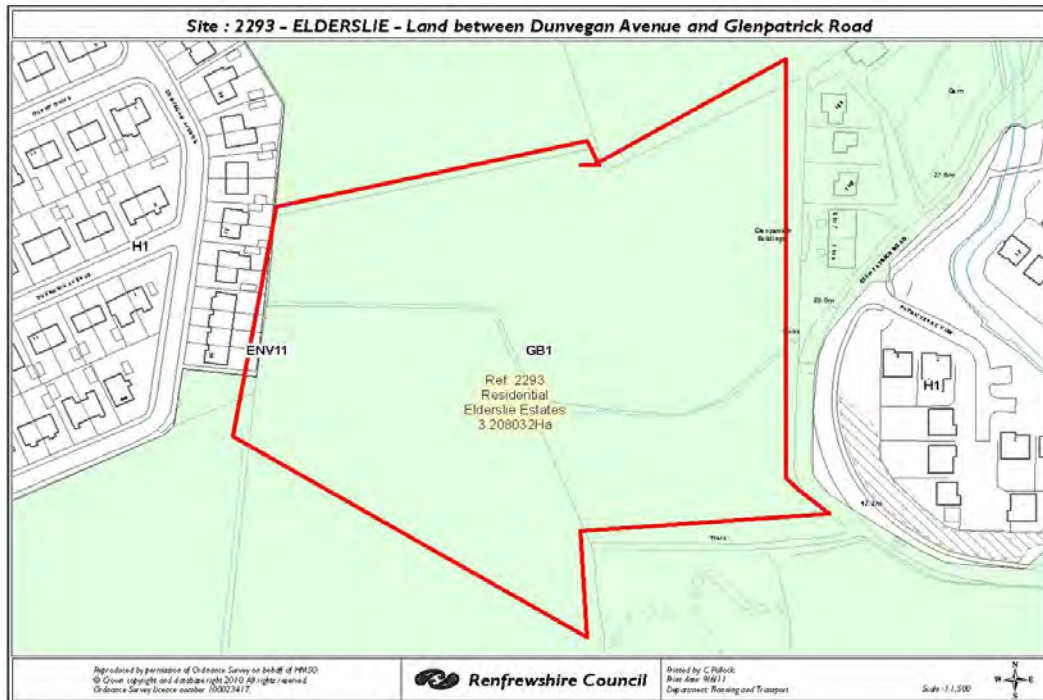
Overall Planning Assessment of the Site -

Residential development in the existing golf club house and immediate area is likely to have an potential impact on the existing residential setting, not acceptable.

Relocation of the golf club house is dependant on chosen relocation site. Within the exisiting golf course it maybe acceptable however the location by finishing lake/ woodland would not be appropriate due to impact on landscape setting.

2293

Site Address: Elderslie - Land Between Dunvegan Avenue and Glenpatrick 6 Road
 Proposed Use: Residential Development - Number of units will be determined following identification of any site constraints
 Site Size (Ha): 3.21 Ha
 Local Plan Policy:GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Undulating open grazing fields with established hedges that have a few mature trees and a stream flowing in an easterly direction.

Boundaries of the site:

The northern boundary is an established field hedge that due to the undulating landform does not provide much containment. The boundary to the east is along the rear garden boundary to properties and a stone wall along Glenpatrick Road, these offer limited containment due to height of the stone wall and the undulating landform. The boundary to the south is along a track with established woodland behind and the south western boundary is mid field with no boundary. To the west the boundary is that of the rear garden boundaries of the settlement. Due to the undulating landform containment of the site is limited.

Adjoining landscape character and land uses:

To site is part of the open undulating grazing farmland that is also to the north and south of the site. To the east and west of the site is the settlement, the site borders the rear garden boundaries of residential properties to the east and west.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- School Catchments
 - St Anthony's – Primary School Denominational
 - Wallace - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Castlehead – Secondary School Non Denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is not suitable for development due to its undulating landform and prominence.

Roads Comments -

Access to this site may be difficult, further details are required in order to complete a full traffic and transportation analysis.

Flood Risk Comments –

Burn cuts across the middle of the site from west to east. Flood risk and drainage assessment required.

Others Comments -

LOCAL PLAN HISTORY:

Part of the submitted site is covered by objection 118/02, 190/01 and 148/01.
(Part 5.1.3..iv)

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -

Site Access -	
Ranking -	

SEA Overall Assessment of the Site -

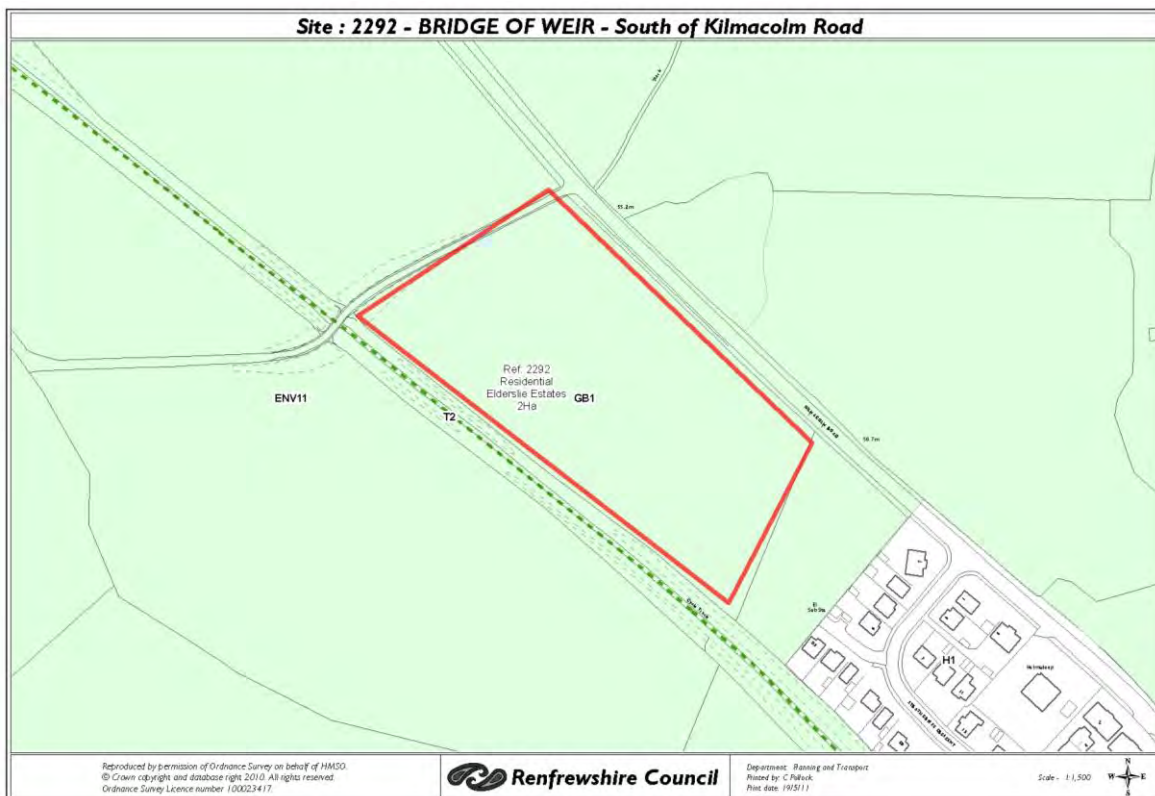
SEA issues related to the impact that development of this prominent site would have on the landscape and setting of the area. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for residential development, important green wedge.

2292

Site Address: Land to the South of Kilmacolm Road
Proposed Use: Residential
Site Size (Ha): 2 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Open pasture field. Landform is gently undulating with small undulating hillocks rising towards Bridge of Weir. The site is an irregular trapezoid between the Kilmacolm Road (A761) to the north east and the former railway line (National Cycle Network - route 75) to the south that runs in a north west to south east direction past the site.

Boundaries of the site and comment on containment they may provide:

Dilapidated stone walls with post and wire mesh fences, a few established trees along the south western boundary associated with the National Cycle Network route 75. Farm track to the north west beyond post and wire mesh fence. The existing boundaries do not provide visual containment.

Adjoining landscape character and Landuses:

Grazing fields are on three sides, of a similar open rolling landscape character to the site. A well established woodland belt is located to the north east of the site across the Kilmacolm Road. To the south east there is a small area of unused grassland with housing beyond.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Sensitive, not suitable for development. Site is part of the open undulating farmland landscape to the north and west of the settlement, development here would create a ribbon like development into the open landscape character and have a negative impact on the setting of the greenbelt and settlement.

Roads Comments -

Access to this site will be constrained by existing accesses. Further details will be required in order to fully assess the traffic and transportation issues, however there is concern over the change of use of this site to residential.

Flood Risk Comments -

Surface water run-off from the Kilmalcolm Road causes issues for this site as the road is at a higher level than the site. No flood risk assessment required. A drainage assessment would be required. The potential for mitigatory measures to enable development of this site may not allow full compliance with Scottish Planning Policy and the Flood Risk Management (Scotland) Act 2009.

Others Comments -

PLANNING APPLICATION HISTORY:
None on this site, although neighbouring site has had planning application previously.
Planning Policy: GB1

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Given the size of site, there is likely to be an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking - -	Flooding and drainage - Ranking - -

Site Access -	
Ranking -	

SEA Overall Assessment of the Site -

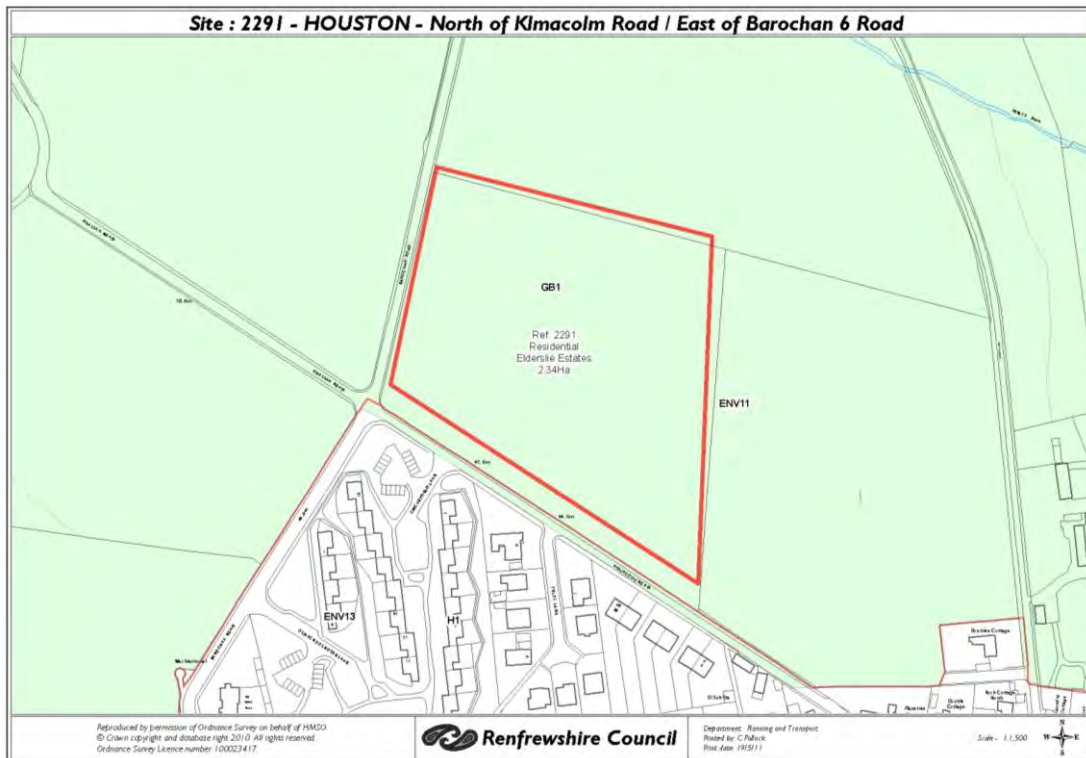
SEA issues related to the impact that development of this site would have on the landscape and setting of the village and the development of land that is currently open, grazing ground. Residential development at this location is likely to increase the amount of car journeys resulting an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for residential development, Green Belt gateway.

2291

Site Address: North of Kilmacolm Road / East of Barochan 6 Road, Houston
 Proposed Use: Residential
 Site Size (Ha): 2.34Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Arable field gently sloping down northwards towards the open rolling farmland landscape north of the settlement. There is new woodland belt planting to the north and west boundaries and an established hedge along the southern boundary with the occasional mature tree. The site is an irregular trapezoid.

Describe the boundaries of the site and comment on containment they may provide:

The northern and western boundaries of the site are established hedges with new woodland belt planting within the field, currently this arrangement provides a degree of containment as the woodland is not yet established enough to provide containment. The southern boundary is an established hedge with the occasional mature tree that provides a degree of containment. The eastern boundary is more open in character with a hedge that currently separates arable fields.

Adjoining landscape character and land uses:

To the north of the site and settlement there is the open rolling farmland landscape character that the site is part of. To the south of the site there is the settlement of Houston

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Houston Conservation Area within 20m of the site (to the south across Kilmacolm Rd), Grade B Listed building within 50m of site (within Houston Conservation Area)
- Schools (PS) – St Fillan's, Houston
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Sensitive, not suitable for development. This is an open prominent site with little containment it is outwith the settlement boundaries, the site is at the entrance to the settlement from the north and as such provides a setting to the settlement.

Roads Comments -

Pedestrian and vehicular access to this site could be obtained without impacting on existing junctions. Further details would be required to fully assess the traffic and transportation issues.

Flood Risk Comments -

There is an existing surface water risk outside the site boundary on Kilmacolm Road. Development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

LOCAL PLAN POLICY: GB1

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking N/a	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking - -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -

Ranking - -	Ranking - -
Effect of existing school provision –	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Awaiting final analysis	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking + +	Ranking + +
Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

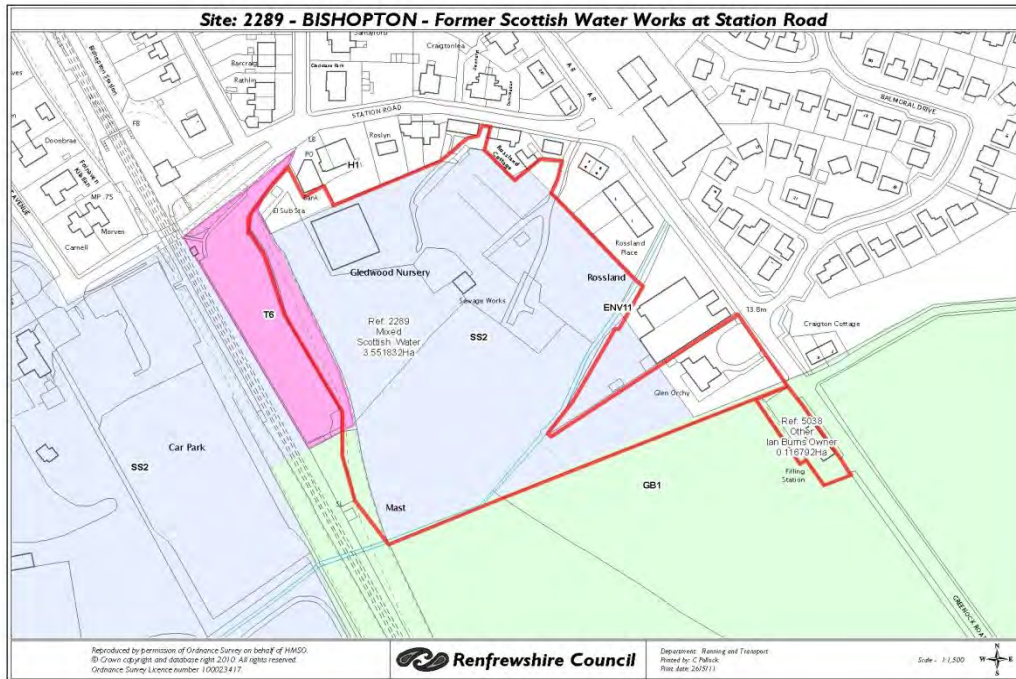
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location would increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for development, green belt site on edge of settlement.

2289

Site Address: Former Scottish Water Works at Station Road, Bishopton
 Proposed Use: Mixed
 Site Size (Ha): 3.55 Ha
 Local Plan Policy: GB1, SS2



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is broadly square in shape and includes remnants of former uses, including elements of former sewage works and plant nursery. To the south east of the site includes some dilapidated buildings and yard space associated with the rear of a commercial garage and car sales room. Like much of the adjacent landscape the site would be considered as being predominantly level. The eastern portion of the site, adjacent to the station park and ride car park consists of field utilised for grazing. The site includes some trees, either as field boundaries to the south, associated with boundary of nursery or else self-seeded woodland scrub, particularly to the fringes of the site.

Site Boundaries:

To the north and west of the site, the site is screened by existing housing and commercial / industrial property to Greenock Road / Station Road. This contains the site from these directions, with views into the site predominantly impacting upon the rear of these properties. There is no distinct boundary to the western edge of the site – as the boundary line appears to have been drawn several metres east of the park and ride boundary. This consists of a weld mesh fence with a partial line of trees which offers partial containment. The southern boundary consists of a line of trees and hawthorn hedge. The tree line is relatively weak and incomplete.

Adjoining landscape character and Land uses:

To the north and west of the site the land uses are a mix of residential and commercial / light industrial. To the south there are fields which appear to be mainly used for grazing. To the south there is also an existing petrol station to Greenock Road. To the east is Bishopton Railway Station and adjacent Park and Ride facility.

Initial GIS Based Assessment Comments -

- Flood risk – Zone A – 1:200
- Potentially contaminated within 20m
- Watercourse
- Schools PS – St John Bosco, Bishopton Primary
- Schools SS – Trinity High, Park Mains

Landscape Assessment Summary -

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary. The site includes brownfield elements and includes existing buildings and structures, some of which are in poor condition. The edge of the site forms a logical edge to the settlement and relates to the wider landscape context. However in comparison to the adjacent landscape it is relatively weak and it would be anticipated that any potential development should seek to retain existing trees and substantially strengthen this belt. Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.

Roads Comments -

At present difficult to access this site. Current access off Station Road not suitable due to close proximity to junction, width, surfacing and proximity of existing residential units. Detail design and layout would require to be submitted to show possible access before further roads comments could be made.

Flood Risk Comments -

Craigton Burn to north east of the site. Existing Scottish Water sewer and works discharge to the burn, this will require to be address if site was to be redeveloped. Flood risk assessment required.

Others Comments -

Planning Application History:

11/0214/PP – Approval of matters specified in conditions in respect of a mixed use community growth area at the Royal Ordnance Factory, Bishopton GRANTED

09/0527/PP – Full planning permission for engineering operations, reclamation and bulk earthworks at the Royal Ordnance Factory, Bishopton GRANTED

06/0602/PP – outline planning permission for a mixed use community growth area at the Royal Ordnance Factory, Bishopton GRANTED with Section 75 agreement

08/0344/PP - planning permission for a bungalow in garden grounds of existing bungalow 'Glen Orchy' GRANTED

Local Plan Policy:

GB1- Green Belt

SS2- Bishopton ROF (Local Plan - major area of change)

Public Local Inquiry 2006 - Ref 4 (viii) (Objections 185 / 210 / 267) [Volume 2 – pages 5.183 – 5.188] Public Local Inquiry 2006 - Ref 5 (i) (Objection 127) [Volume 2- pages 5.216 – 5.188]

Detailed Site Appraisal

**Preserving Renfrewshire's green network
(green belt, open spaces etc) -**

Ranking +

Availability of public transport -

Ranking ++

Re-development of brownfield land - Ranking +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect on existing school provision – Further details of the potential development would be required to fully assess this.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking –
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

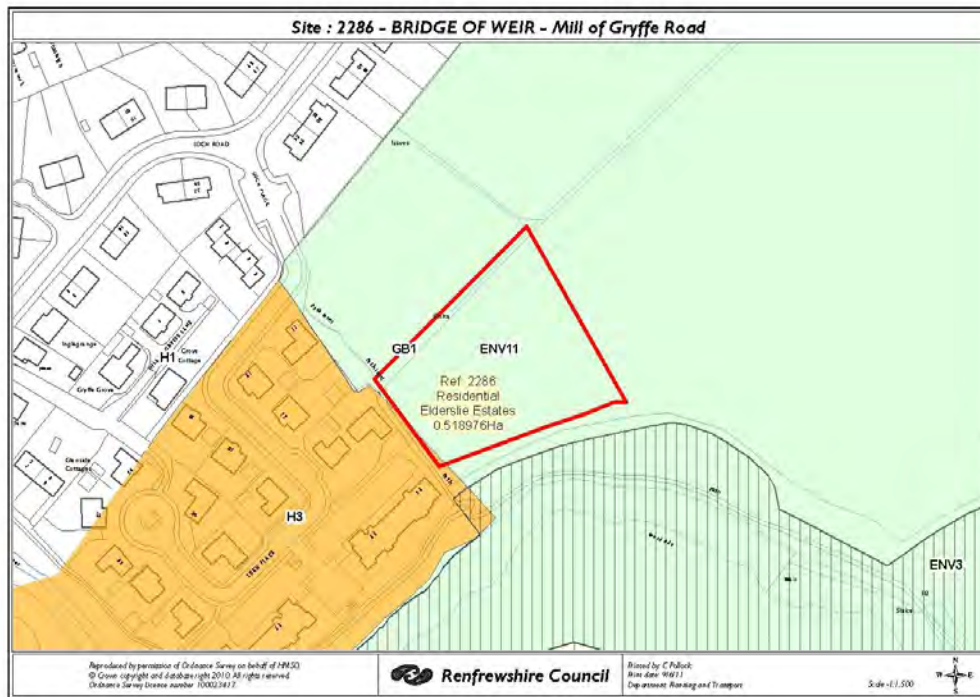
Development of this site is likely to have some impact to biodiversity, flora and fauna on this site. Mixed use development at this location is likely to increase the amount of car journeys resulting in an impact on air quality even though the rail station is located close to the site, therefore a possible contribution to climate change.

Overall Planning Assessment of the Site -

This site may be suitable for residential development if it could be demonstrated that the access and overall design constraints could be overcome. If the site was to be developed using the existing access to the site it would be considered as backland development as this site has no frontage.

2286

Site Address: Mill of Gryffe Road - Bridge Of Weir
Proposed Use: Residential Development - Number of units will be determined following identification of any site constraints
Site Size (Ha): 0.52 Ha
Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

An irregular trapezoid shaped site wedged between woodland to the north, a wooded riparian corridor to the south, existing residential properties to the west and an open grazing field to the east. The site appears to be grazing field open and continuous in character with the adjoining fields to the east. This green wedge and gently sloping ridge line enters the settlement from this eastern edge and terminates in a rounded slope at the site.

Boundaries of the site:

From the west at the residential development the boundary includes a gabion retaining wall approximately 2-3m high on top of which is a closed board timber fence. To the east and west the site borders woodland areas that do create a degree of enclosure but the site is open and continuous in character with the adjoining field to the east. The site is prominent and landform higher than the new residential development to the east.

Adjoining landscape character and Land uses:

Woodland to the north, wooded riparian corridor to the south, residential properties to the west and an open grazing field to the east. The open grazing field is continuous with the site character, and are associated with open fields with a gently sloping ridgeline that terminates at the site.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- School Catchments
 - St Fillan's – Primary School Denominational
 - Bridge Of Weir - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Gryffe – Secondary School Non Denominational

Landscape Assessment Summary -

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.

The site is locally prominent, the land is higher than the development to the south west of the site. The site is not prominent in the wider landscape and cannot be seen from Houston Road. Mitigation measures regarding height of development should be taken into account.

Roads Comments -

Further details regarding the potential access to the site are required in order to provide a full traffic and transportation analysis.

Flood Risk Comments -

Houstonhead Dam overflow sluice and burn dissect the site which causes water ponding and flooding issues to the north western boundary of the site. Surface water flow from Loch Road also has the potential to cause risk to the north west of the site. Existing drainage issue on the site.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking ++
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Given the size of the site it is unlikely that there will be a significant impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years Ranking - -	Flooding and drainage - Ranking - -
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the area. Residential development at this location is likely to increase the amount of car journeys resulting in a possible impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for residential development, site difficult to access and will require significant ground works to create developable platforms.

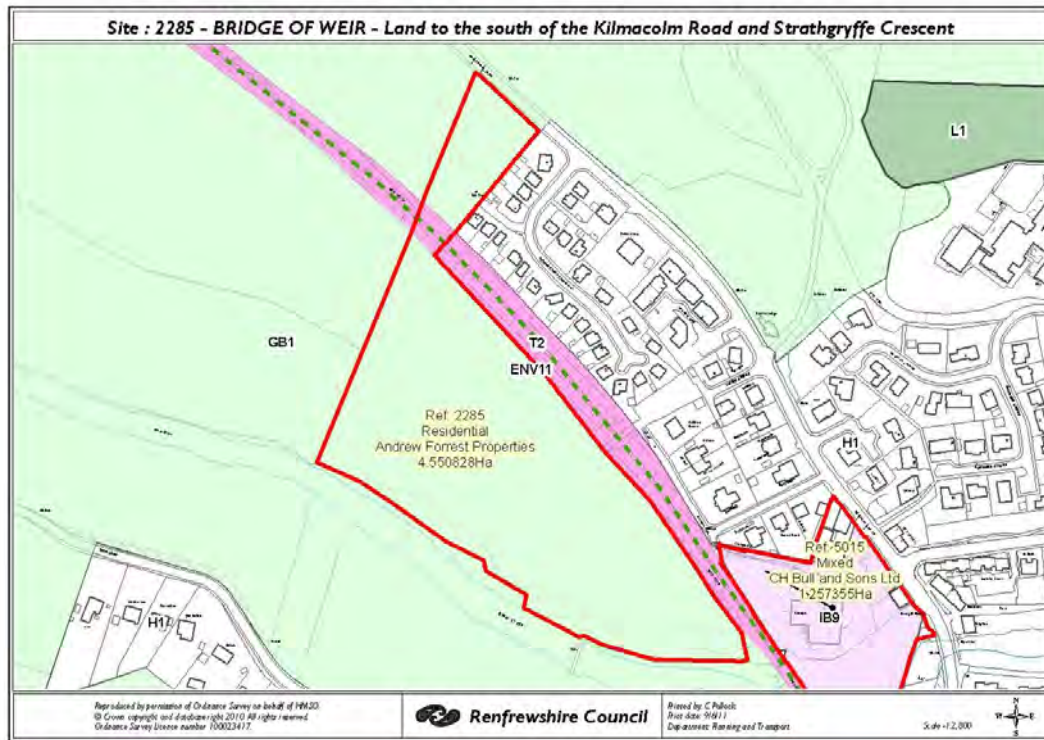
2285

Site Address: Bridge Of Weir - Land to the South of the Kilmacolm Road And Strathgryffe Crescent

Proposed Use: 4.63 Hectare Site Capable Of Accommodating 125-175 Units Over A Number Of Development Phases

Site Size (Ha): 4.55 Ha

Local Plan Policy:GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site can be described as two areas; the northern section that adjoins site no. 2292 is irregularly shaped, derelict land without defining landform and has an overgrown grassland character. The larger part of the site is to the south of NCN Route 75 and is roughly triangular in shape, currently used as a grazing field, abuts the River Gryffe along the south boundary. The site is gently undulating in the northern section, the site slopes relatively gently to the south and the River Gryffe where there is a steeper localised bank to the river.

Boundaries of the site:

To the north along Kilmalcom Road there is no clear boundary into the site, with unmanaged grass adjacent to the road. The boundary to the adjoining fields is dilapidated stone walls replaced with timber post and wire mesh fences, to the south the site is bound by the River Gryffe, there is a steep slope and trees growing along the river. The site abuts the National Cycle Network route 75 and the north east boundary beyond which is the Bridge of Weir settlement. Adjoining land uses and sloping landform provide a degree of containment, the site is visually open and consistent in landscape character to the west.

Adjoining landscape character and land uses:

To the west of the site the land use is grazing fields which are open in character and rolling. These fields slope southwards to the River Gryffe which has a linear river valley character, with steeper slopes and wooded embankments. Across the river valley on the opposite bank is another section of the settlement, to the north east of the site is the National Cycle Network route 75 and the Bridge of Weir settlement.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Small area of potentially contaminated land
- School Catchments
 - St Fillan's – Primary School Denominational
 - Bridge Of Weir - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Gryffe – Secondary School Non Denominational

Landscape Assessment Summary -

The site is in a prominent location, the southern section creates an attractive setting, entrance and 'green wedge' into the settlement.

Roads Comments -

Access to this site will be constrained by existing accesses. Further details will be required in order to fully assess the traffic and transportation issues, however there is concern over the change of use of this site to residential.

Flood Risk Comments -

A flood risk assessment may be required due to risk of flooding from the river in particular to the southern portion of the site.

Others Comments -

PLANNING APPLICATION HISTORY:

00/0729/PP - Erection of 10 no two storey detached villas.

Decision – Refuse

LOCAL PLAN HISTORY:

Part of the site covered by objection 227/01

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking n/a	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -

Ranking - -	Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Given the size of site, there is likely to be an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking - -	Flooding and drainage - Ranking 0
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

SEA issues related to the impact that this site would have on the landscape and setting of the village and the development of land that is currently open, grazing ground. Residential development at this location may increase the amount of car journeys resulting an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Site not suitable for development, green wedge which forms a key component of the village envelope.

2284

Site Address: Waterlea Farm, Houston
Proposed Use: Residential
Site Size (Ha): 1.3 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is an irregular shaped area currently used as a riding school, offices and limited residential use. The landscape character resembles that of a farmstead within rolling open fields consistent with that of the area.

Site Boundaries:

The eastern boundary of the site contains a number of mature trees and a hedge associated with the residential property that provide a degree of containment to the east. To the north of the site immediately outwith the site is an earth mound that provides a degree of containment. Most boundaries of the site are open, as you would find on a farmstead, and are a combination of walls of varying height, post and wire fences and hedges with mature trees in the south eastern section of the site.

Adjoining landscape character and Landuses:

Undulating grazing fields with an open character surround the site on all sides.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Schools PS – St Fillans, Houston Primary
- Schools HS- St Benedicts, Gryffe High

Landscape Assessment Summary -

The site is remote from the settlement and located within the Greenbelt, of low prominence and is currently developed and appears to be a farmstead development consistent with the surrounding landscape character. Sensitive development of this site should not alter this setting or character.

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary

Roads Comments -

Small development unlikely to have any impact on road and pedestrian safety.

Flood Risk Comments -

There is minimal surface water risk to the central portion of the site.

All access routes to the site has a history of flooding and has the potential to cause issues of severance.

Others Comments -

No objection to 2006 Local Plan

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking - -
Re-development of brownfield land - Ranking 0	Accessibility to town centres, local services and green network on foot - Ranking - -
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Small site which will have no impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking - -
Site Access - Ranking 0	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the area. Residential development at this location would increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

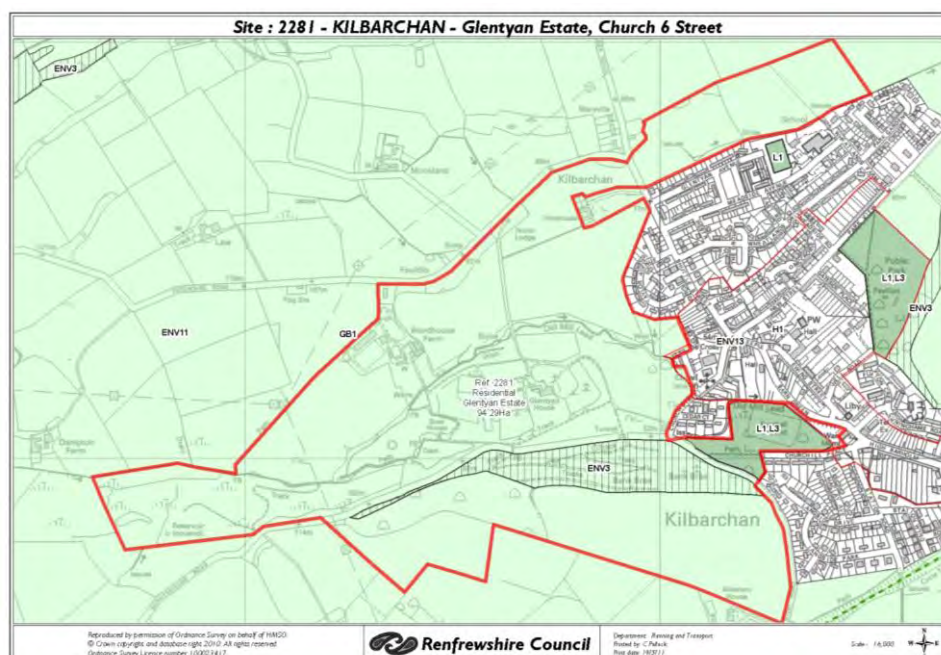
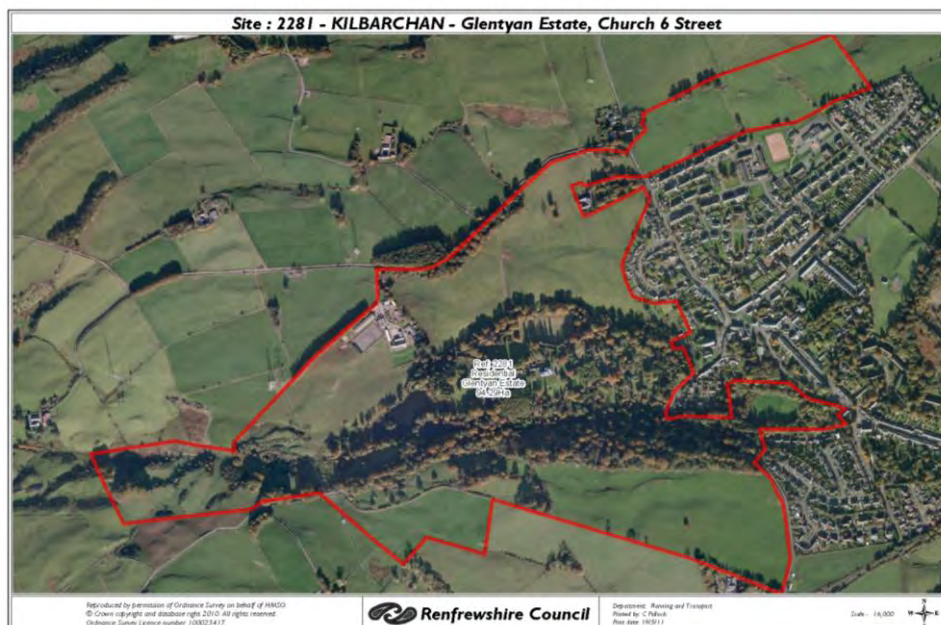
Not suitable for residential development due to remote location and flooding constraints.

2281

Site Address: Glentyan Estate, Kilbarchan
Proposed Use: Residential, community facilities, access and recreation
Site Size (Ha): 92.29Ha
Local Plan Policy: GB1,L1, L3, ENV 3

The site boundary that was submitted included all of the estate owned land. Having clarified the exact proposed plans for the estate, this site should be assessed as five different proposals. An overall landscape assessment is provided for the overall site boundary, before a detailed site appraisal and overall planning assessment for each proposal.

Overall Site Boundary



Overall Estate Boundary Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped predominantly grazing fields, sloping to a central wooded valley with a large estate style house. In the northern area there is a farmstead style development, this is within the undulating grazing fields and is consistent with the landscape character to the west of the Kilbarchan settlement. The main features of the site include the wooded valley of the Old Mill Lead the lakes and estate gardens enclosed by the woodland. Another area of this site is located to the east of Locher Road, this is open undulating grazing fields with few features, except a marshy area in the south.

Boundaries of the site:

To the east of the site the boundaries are predominantly the rear of properties, along Church Street and Kibbleston Road the boundary is a tall stone wall that marks the boundary of the estate. The northern boundary of the estate is much more open and undefined, in areas it is the boundary between fields and along the Burntshields Road. To the north the site boundary follows the Forehouse Road and is contained by a tall stone wall until the entrance to the farmstead development, after here the boundary borders the buildings to the west and then a line of beech trees and follows the boundary between fields. The area to the east of Locher Road is also potential development site no. 2244 and 5002, this borders residential properties to the south and open fields to the east and north, the boundaries here are post and wire fences that provide little containment to this area of the site.

Adjoining landscape character and land uses:

To the north, west and south there are open undulating arable and grazing fields, to the east there is the settlement of Kilbarchan.

Initial GIS based assessment comments -

- Flood risk - Zone A 1:200, Scottish Environment Protection Agency historical flooding within 20m of site
- Electricity pylons within site (cut across western section of the site)
- The site is bound by Kilbarchan Conservation Area to the east
- 2 Grade B listed buildings within site and various listed buildings within 50m of site
- Bank Brae Site of Interest Nature Conservation within site
- The wooded area within the site is covered by a Tree Preservation Order
- Schools (PS) – St Margaret's, Kilbarchan
- Schools (SS) - ST Benedict's, Johnstone

Overall Landscape Assessment Summary -

Glentyan House & Estate

This site contains the Glentyan House and estate. It is essentially a wooded valley that contains the House and gardens of the estate. On the upper slopes of the valley there are open undulating prominent grazing fields, these fields are outside the settlement and not suitable for development. Discrete amounts of development could occur in the grounds of the house and gardens as long as this did not have a negative impact on the character and setting of the Glentyan House or estate. Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.

Land east of Shuttle Street

This area of the site is along the northern limits of the settlement, there is not a strong boundary here, but the site contains a high point and ridgeline that could contain the settlement.

Bog Park

Active playing fields which consist of maintained grassed area surrounding on all four sides by a mix of deciduous semi-mature trees.

Roads Comments -

Sites 1, 2 & 3

Development within the estate at sites 1, 2 and 3 are unlikely to have significant impact on the existing access and junction given these are likely to accommodate one house on each of the sites.

Site 4

Development on site 4 will require further analysis in terms of the access on to Locher Road.

Land east of Shuttle Street

Access to this site is likely to be difficult, further details an access and junction location is required in order to make a full traffic and transportation assessment.

Bog Park

Further details of access to the site is required before full traffic and transportation assessment can be provided.

Flood Risk Comments -

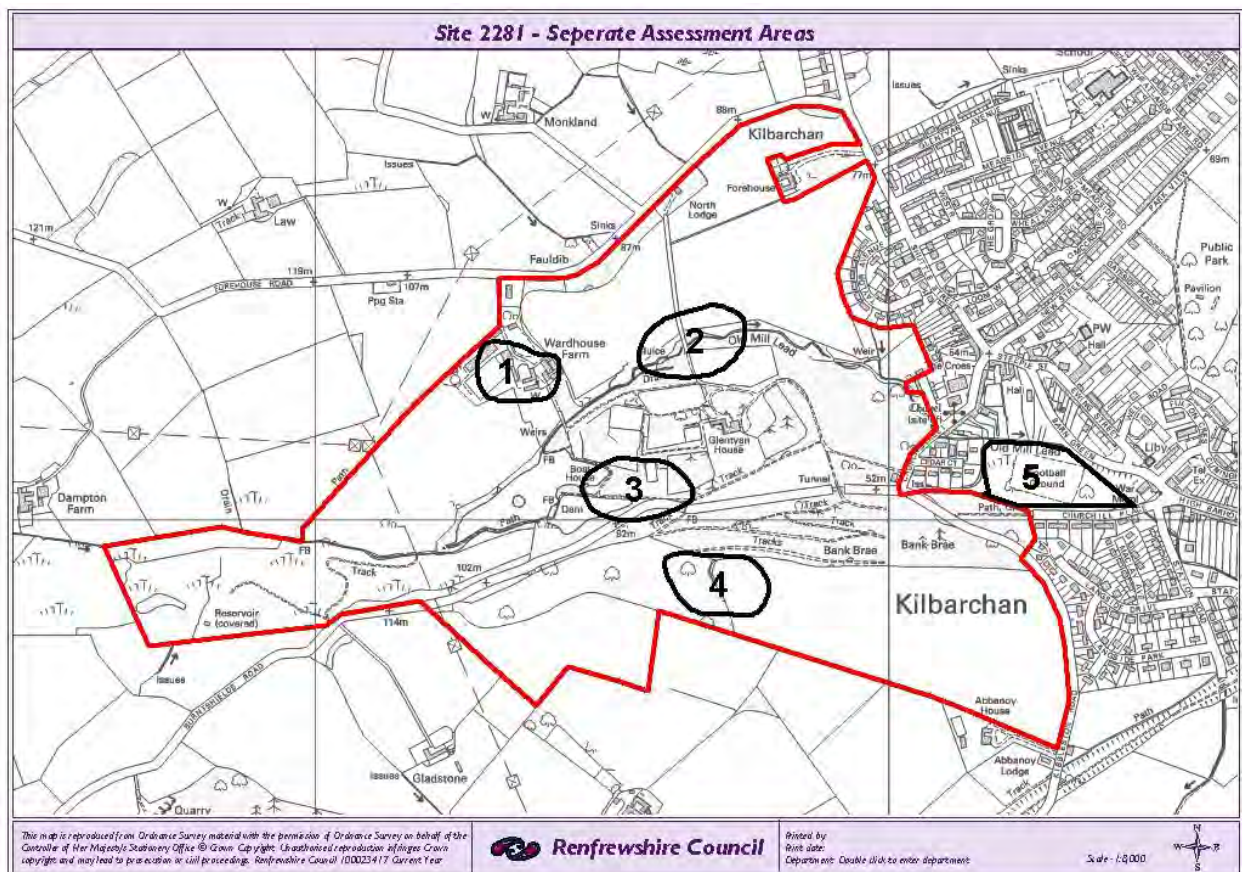
A flood risk assessment is required due to the presence of watercourses. Development of this site is likely to cause problems downstream in particular in and around Bog Park. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. The reservoir on the site will require to be assessed in terms of the details as set out by the Reservoir (Scotland) Bill 2011.

Other Comments -

Local Plan Policy: GB1, L1, L3, ENV 3 etc.

Planning Applications: several (see attached sheet including 02/0669/pp Erection of 35 detached houses. Refused (appeal dismissed))

Local Plan Objection: No. 249 5.3 Open space and Recreation. 2: Policies L1 and L3 – Bog Park Kilbarchan (Pg 5.256) Council's position upheld and policies retained in Local Plan.



Site 1

Site 1 within the Glentyan Estate is proposed for housing through conversion of existing farm buildings. It is located within a farm steading complex to the west of Kilbarchan village. The north of the complex is in equestrian use and is bounded to the north and east by existing farm buildings and to the south and west by open farm land. Access to the site is taken from Forehouse Road. There is a separate access road which continues beyond the car park providing access to the original farm house and converted farm buildings

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking N/A	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect of existing school provision – Small scale, no impact	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking 0
Site Access - Ranking +	

SEA Overall Assessment of the Site -

Conversion of this site has the potential to impact on the historic environment as the adjacent buildings are Category B Listed however this could be mitigated through sympathetic design. Residential development at this location is likely to increase the amount of car journeys resulting in a minor impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

This proposal is small scale and would involve conversion of existing buildings and new build on the footprint of existing land. Due to the scale of development it is unlikely to have a significant impact on the Green Belt or surrounding area.

Site 2

Small scale development within the estate grounds which includes the rebuilding of a dwelling adjacent to the walled garden.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking +	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking N/A	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect of existing school provision – Small scale, no impact	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -

Ranking ++	Ranking 0
Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

The suggestion is for the rebuilding of a dwelling adjacent to the walled garden. There may be a limited environmental effect on biodiversity, flora and fauna and on landscape, however mitigatory measures could limit this impact.

Overall Planning Assessment of the Site -

This proposal for the rebuilding of a dwelling adjacent to the wall garden is a small scale proposal that is unlikely to have a significant Green Belt impact. The redevelopment will improve the setting to the wall garden.

Site 3

Small scale development within the estate grounds including the development of a lodge / summer house on the edge of the lake for tourism purposes.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking +	Ranking -
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking N/A	Ranking -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking +	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking -	Ranking +

Effect of existing school provision – Small scale, no impact	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking -
Site Access - Ranking +	

SEA Overall Assessment of the Site -

There are a number of SEA issues related to the impact that development of this site would have on the biodiversity, landscape and setting of Glentyan Estate. However the proposal is for small scale lodge / summer house that would be utilised for tourism purposes and mitigation may be used to overcome any significant environmental effects. Potential flood risk on the site may have a negative impact on human health.

Overall Planning Assessment of the Site -

This site is proposed for a lodge or summer house for tourism purposes. A boat house is already present on the site and an individual summer house is unlikely to have a significant impact on the Green Belt and may be suitable for this type of development.

Site 4

The suggestion is for a single dwelling to the south east of the estate.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking –	Availability of public transport - Ranking - -
Re-development of brownfield land - Ranking N/A	Accessibility to town centres, local services and green network on foot - Ranking - -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -

Ranking –	Ranking ?
Impact on local amenity and integration with the natural environment - Ranking –	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect of existing school provision – Small scale, no impact	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -
Site Access - Ranking –	

SEA Overall Assessment of the Site -

Significant potential environmental issues related to the impact that development of this site would have on the landscape, biodiversity, flora and fauna and soil quality. Development at this location would result in sporadic residential development and therefore there is likely to be an increase in the amount of car journeys resulting in a minor impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for residential development due to the sporadic nature of the proposal in an isolated Green Belt location. In addition there are potential flood and drainage concerns and possible access issues.

Site 5

Site 5 is a flat site located adjacent to Kilbarchan. A mature woodland lies to the south west of the site with trees and scrub along the remaining boundaries. A Tree Preservation Order covers the site. The site lies adjacent to the Kilbarchan Conservation area and is bound to the southwest by the Bank Brae Woods, to the north west and southeast by existing residential properties and to the northeast by the Mill Lade, Barn Green and the residential properties beyond. The Kilbarchan Burn flows from west to east along the north and east sides of the site. It is suggested that the site be for a mix of uses including community facilities, housing, small scale retail and amenity space.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking -n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking --
Effect on existing school provision – Further details will be required to allow a full assessment	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking –	Flooding and drainage - Ranking -
Site Access - Ranking –	

SEA Overall Assessment of the Site -

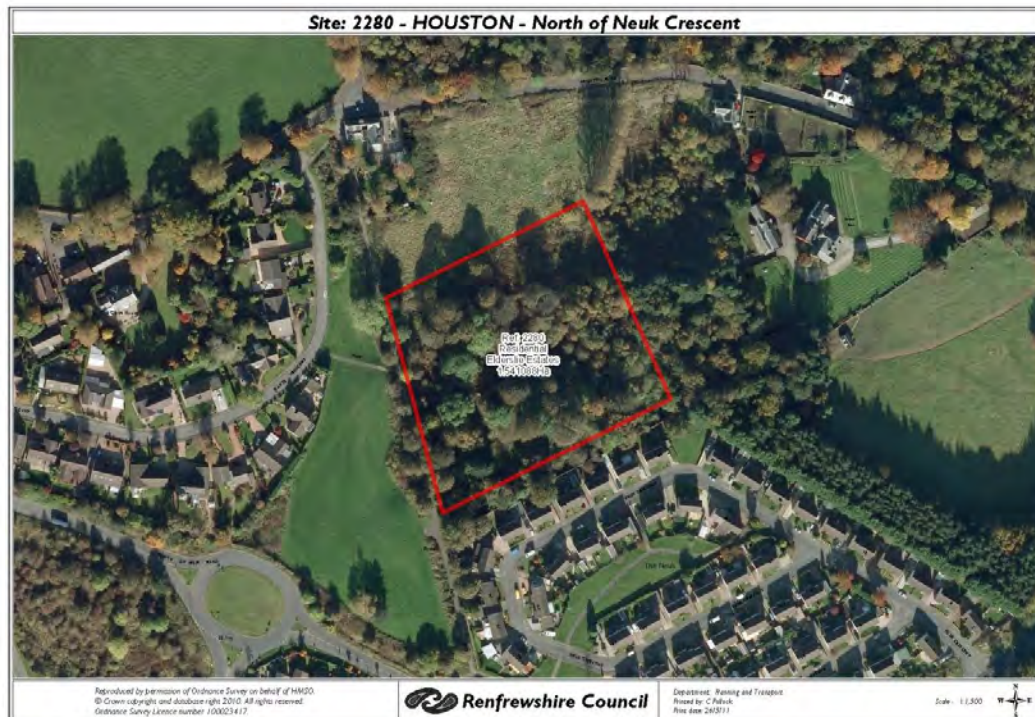
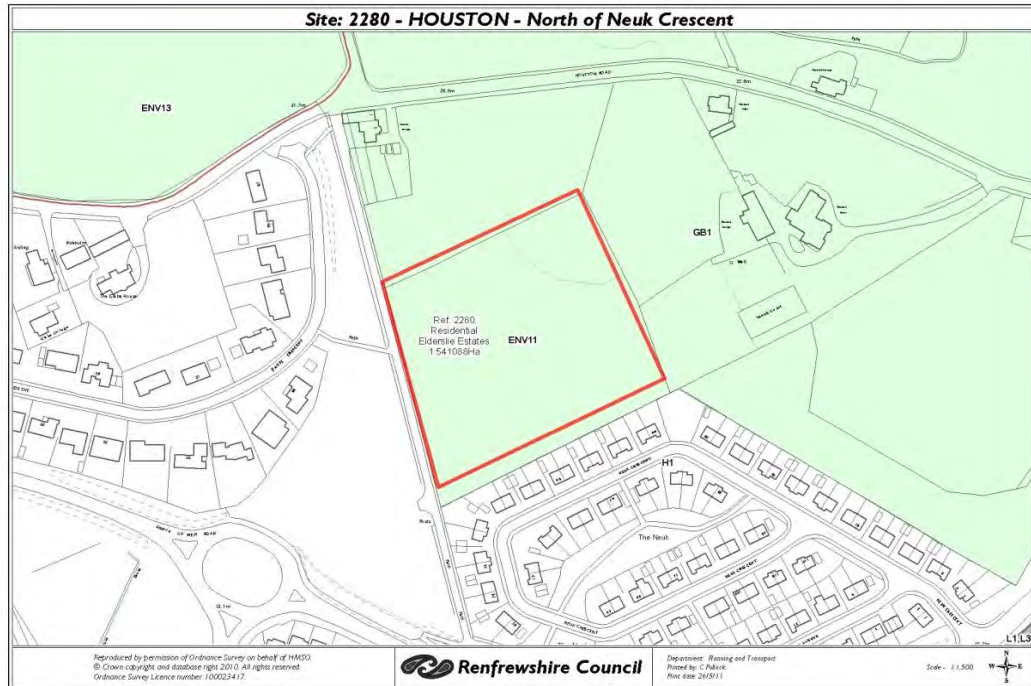
Significant SEA issues relating to all topics. Development of the site would result in the loss of a recreational resource which could have a negative impact on human health and material assets. Development of the site is likely to have a significant environmental effect on biodiversity, flora and fauna, water, landscape and soil.

Overall Planning Assessment of the Site -

Not suitable for residential development due to potential flood and drainage concerns and possible access issues.

2280

Site Address: North of Neuk Crescent, Houston
 Proposed Use: Residential
 Site Size (Ha): 1.54 Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped, the northern section is overgrown with shrubby vegetation and there is a high point in the south eastern section. Generally the site slopes from the high point to the south and north to a central dip. The site is open and gently undulating in character and is an area of publically accessible amenity grassland.

Boundaries of the site:

The boundary to the north and east of the site is a stone wall, varying in height from approximately 1-2m, this is overgrown in places with scrubby vegetation and established trees, these boundaries provide a degree of containment of the site. The southern section of the site has a timber fence approximately 1.8m high that does not provide containment as the high point is behind this fence. The site is open to the north west and is bordered by the rear garden boundaries of residential properties in the south west. The site boundaries provide little to some containment.

Adjoining landscape character and Land uses:

To the west there is residential land use and character, to the south there is a busy road roundabout that the site overlooks and residential properties beyond. To the east there is a small area of woodland and a derelict field overgrown with grasses.

Condition of the site:

The site has areas of overgrown grasses and scrubby vegetation in the north of the site, however the majority of the site is maintained amenity grassland.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Potentially contaminated land
- Tree Preservation Order covers most of the site
- Schools (PS) – St Fillan's, Houston
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Sensitive, not suitable for development. The majority of this site is covered by a Tree Preservation Order, the site is an area of established woodland that is not suitable for development.

Roads Comments -

Unsure how this site will be accessed, further details required in order to provide fully traffic and transportation assessment.

Flood Risk Comments -

Minor surface water risk on site.

Others Comments -

Planning Application History: None / Not significant

Local Plan Policy: GB1 Green Belt

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking N/a	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking - -	Ranking -

Effect on existing school provision – Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking --	Flooding and drainage - Ranking 0
Site Access – Ranking --	

SEA Overall Assessment of the Site -

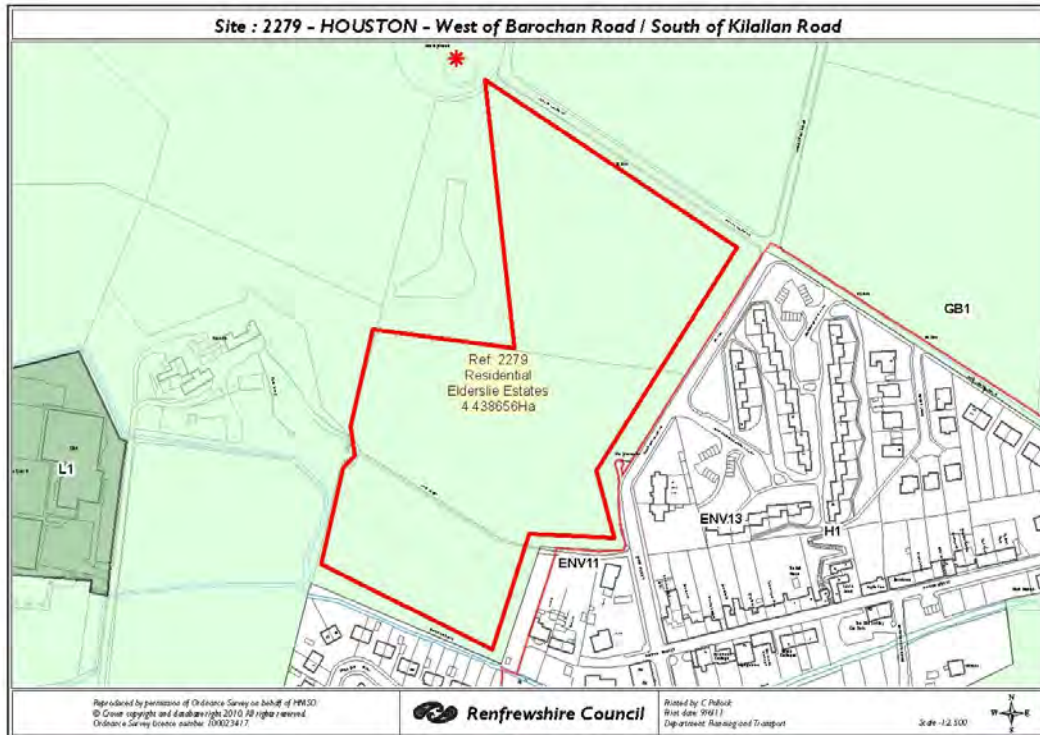
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change. This wooded area provides an important role in biodiversity supporting varied flora and fauna.

Overall Planning Assessment of the Site -

Not suitable for development. Tree Preservation Order covers mature established woodland in Green Belt, site adds landscape character to the surrounding area.

2279

Site Address: Houston - West Of Barochan Road / South Of Kilallan 6 Road
 Proposed Use: Residential Development - Number Of Units Will Be Determined Following Identification Of Any Site Constraints
 Site Size (Ha): 3.04 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped open grazing fields, part of the open undulating grazing and arable field character to the north of the settlement. There is new woodland planting belts to the north and north west boundaries, the southernmost field appears to be derelict and has areas of overgrown shrubby vegetation, this southern field also slopes steeply southwards into the settlement.

Boundaries of the site:

The northern boundary of the site is an established hedge with a band of newly planted woodland in front. The boundary to the east is a post and wire fence with a section of stone wall around the war memorial, there is no boundary at the north eastern site boundary and it is open with the field. The southernmost field of the site is however enclosed by bands of trees and landform that provide containment.

Adjoining landscape character and land uses:

To the north of the site there are open undulating arable and grazing fields consistent with the site, to the east of the site there is the Houston settlement and to the south there is an established woodland area

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Scheduled Ancient Monument (Houston North Mound)
- Adjacent to Houston Conservation Area
- School Catchments
 - St Fillan's – Primary School Denominational
 - Houston - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Gryffe – Secondary School Non Denominational

Landscape Assessment Summary -

Sensitive, not suitable for development. The two northern fields are prominent and outwith the established settlement boundary and are not suitable for development. The third southern fallow field is contained by a steep slope to the rear and is less prominent.

Roads Comments -

Pedestrian and vehicular access to this site could be obtained without impacting on existing junctions. Further details would be required to fully assess the traffic and transportation issues.

Flood Risk Comments -

Surface water sump to north western section of the site.

Surface water risk to southern portion of site.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking N/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -

Effect of existing school provision – Awaiting final analysis	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking ++
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

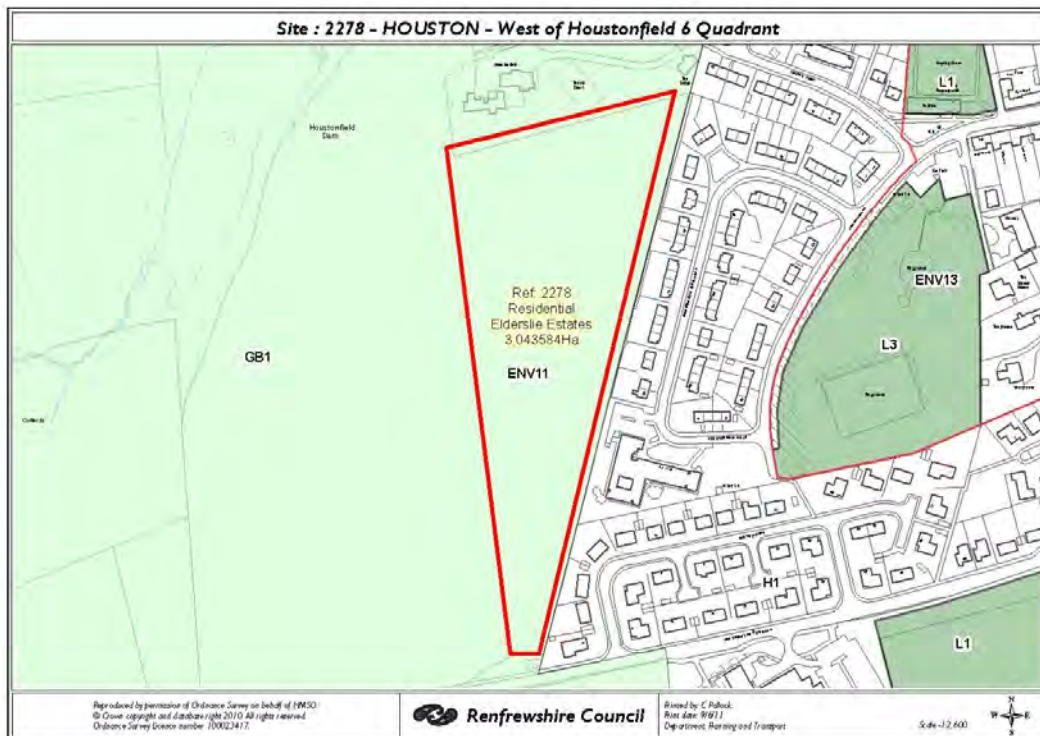
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Not suitable for development, green belt site on edge of settlement.

2278

Site Address: Houston - West Of 6 Houstonfield Quadrant
Proposed Use: Residential Development - Number of units will be determined following identification of any site constraints
Site Size (Ha): 3.04 Ha
Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is triangular in shape and part of an arable field on the western edge of Houston, the site is gently undulating and part of the open gently undulating arable and grazing field landscape character to the east of the settlement.

Boundaries of the site:

The western boundary of the site is open with no boundary between it and the arable field, the eastern boundary is that of the rear gardens of the settlement. To the north of the site the property borders a mature woodland belt, the southern boundary is a stone wall approximately 1m high, the boundaries provide poor containment of the site.

Adjoining landscape character and land uses:

To the north and east there are residential properties that back onto the site, the site is part of an arable field that extends to the west. The landscape Character to the west is consistent with the open undulating character of the site.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- School Catchments
 - St Fillan's – Primary School Denominational
 - Houston - Primary School Non Denominational
 - St Benedict's - Secondary School Denominational
 - Gryffe – Secondary School Non Denominational

Landscape Assessment Summary -

The site is part of an open arable field alongside the existing settlement edge, the site is in a prominent location.

Roads Comments -

Access to this site is unlikely to have a significant impact on road or pedestrian safety.

Flood Risk Comments -

Localised deep surface water risk to southern section of the site. Development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision -	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -

Awaiting final analysis	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking + +	Ranking 0
Site Access -	
Ranking + +	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Site not suitable for residential development, green belt on edge of settlement.

2277

Site Address: West of Fleming Road, Houston
Proposed Use: Residential
Site Size (Ha): 2.3 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is roughly 'L' shaped, gently undulating and open in character currently used as a grazing field. The site is flattish but gently rises in level up to the northern area.

Boundaries of the site:

The north, east and southern boundaries are established hedges and trees associated with the grazing field, a burn flows immediately outwith the site to the south and east in a west to east direction from the small Houstonfield Dam. The southern section of the western boundary is open with the grazing field, the northern section of the western boundary borders a small area of mixed woodland. The boundaries to the north, east and south of the site provide a degree of containment.

Adjoining landscape character and Land uses:

To the north east of the site there is the Strathgyffe Tennis and Squash Club, this is a collection of low rise buildings and open courts. To the north, west and south of the site there are open gently rolling arable and grazing fields. To the east of the site there is a small grazing field and the settlement of Houston.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Schools (PS) – St Fillans, Houston
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Sensitive, not suitable residential for development

The site is out with the established settlement boundary and visually is part of the open undulating farmland landscape to the west of the settlement and therefore unsuitable for development

Roads Comments -

The access and junction to this site will require to be upgraded to adoptable standards with footway and lighting also required. Further details will be required for a full traffic and transportation assessment.

Flood Risk Comments -

Flood risk assessment required due to the presence of the watercourse to the north and south of the site. Extensive surface water risk at site. Very little developable land due to risk from all sources.

Development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

PLANNING APPLICATION HISTORY:

07/0653/PP - Formation of 'overspill' car park. REFUSED

09/0248/PP - Construction of flood prevention bund to south & west boundary(in retrospect). Granted.

LOCAL PLAN HISTORY: No History.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking N/a	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -

Ranking -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking -	Ranking -
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Awaiting final analysis	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking --	Ranking --
Site Access -	
Ranking -	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the area. Residential development at this location would increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Site not suitable for residential development due access and flooding constraints.

2271 & 2272

Site Address: Former Teknek Factory, Midton Road, Howwood
 Proposed Use: Residential
 Site Size (Ha): 2.03Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Gently sloping site dominated by a derelict industrial building along an unclassified single track road to the south east of Howwood. The site also contains a large residential property with large garden alongside the derelict industrial site.

Describe the boundaries of the site and comment on containment they may provide:

The derelict industrial building is alongside an unclassified road with no boundary or containment. The boundary to the south is contained by established trees along the industrial site boundary with the neighbouring properties, the western and northern boundaries offer containment to the site and are bands of established trees along the residential property boundary.

Note the adjoining landscape character and Landuses:

To the north and east there are open grazing fields that provide a setting for the settlement of Howwood, immediately opposite the industrial derelict building site there is a collection of residential properties with grazing fields beyond.

Condition of the site:

Half the site is derelict and as such has an untidy overgrown appearance, the buildings have experienced vandalism and most of the windows are smashed, the buildings are not secure and currently you can walk into them. There is a little graffiti and this part of the site is overgrown and untidy. The north western section of the site is a well kept large garden and house.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Potentially contaminated land.
- Schools (PS) – St Anthony's, Howwood
- Schools (SS) - ST Benedict's, Johnstone

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Greenbelt.

The large factory site is not consistent with the landscape character, it is within a rural setting alongside a single track unclassified road amongst large detached properties the majority of which are set back from the road and enclosed by established hedges and trees. The derelict factory site could be developed in such a way that it is consistent with the residential landscape character surrounding it. The residential property in the north western section is consistent with the landscape character and should be retained.

Roads Comments -

Access to the site is achievable, however further details are required to allow a full traffic and transportation assessment.

Flood Risk Comments -

Potential surface water risk cuts across the middle of the site (north to south). A comprehensive drainage assessment would outline the need for water infrastructure to allow storage and treatment of surface water. A culvert runs through the site. Flood risk assessment required. Historical localised flooding on access road to the site.

Others Comments -

Planning History: 08/0513/pp – Industrial to residential – Granted subject to conditions

Planning Policy: GB1

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking 0	Ranking --
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking ++	Ranking -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking ++	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -

Ranking +	Ranking 0
Effect on existing school provision – No impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking –
Site Access - Ranking 0	

SEA Overall Assessment of the Site -

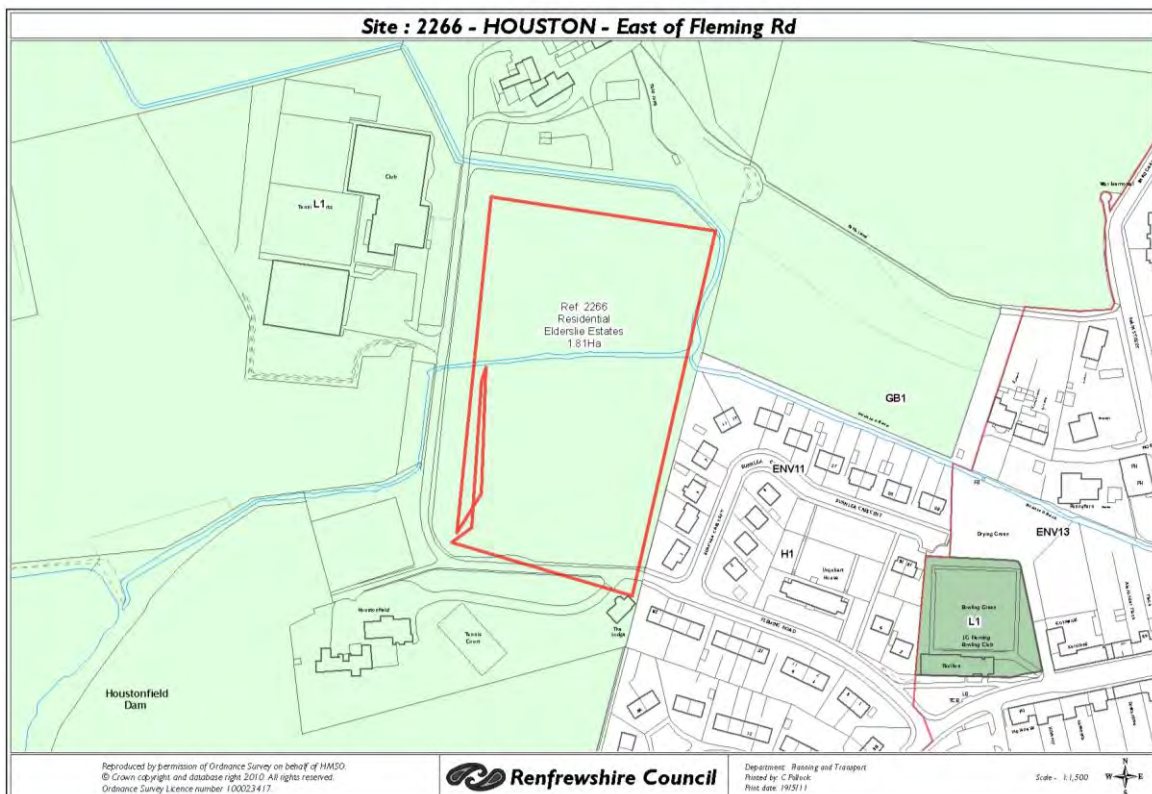
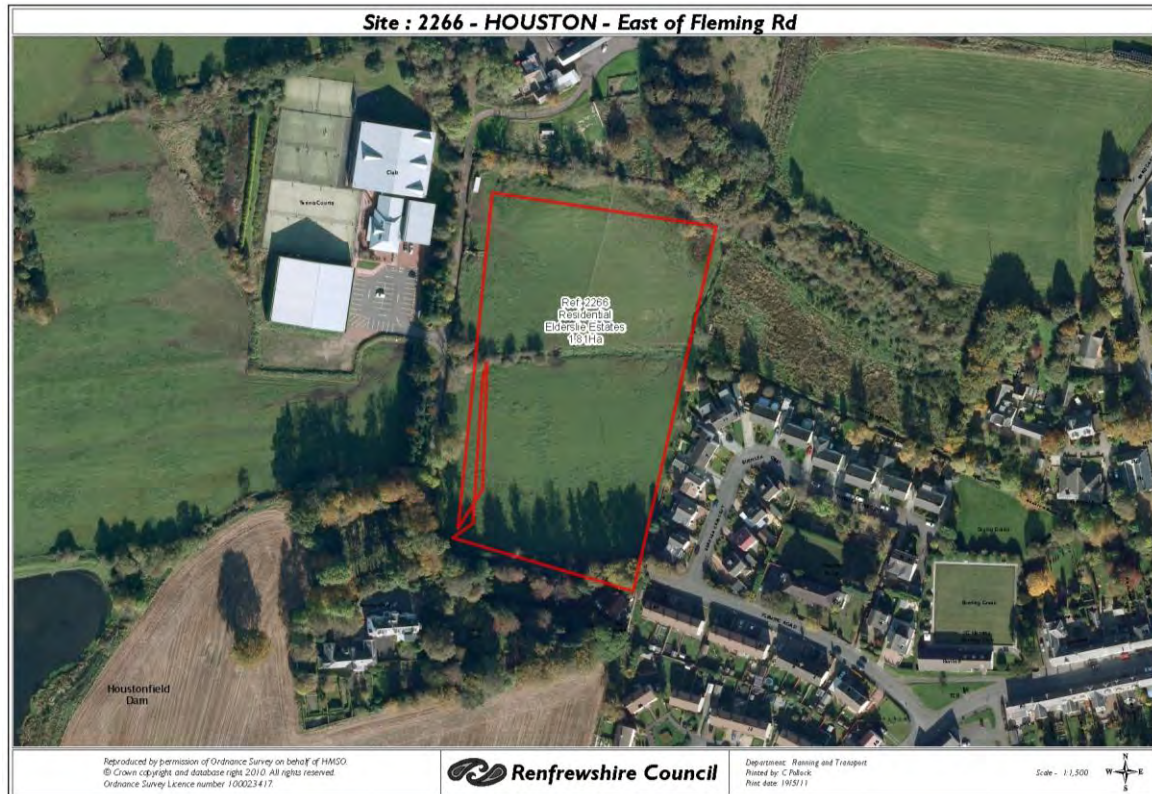
SEA issues related to the impact that development of this site would have on the landscape and rural setting of the site, although sensitive development may provide an opportunity for improving the quality of development on the site. Residential development at this location would increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Potential to redevelop brownfield site.

2266

Site Address: Houston, East of Flemming Road, Houston
 Proposed Use: Residential
 Site Size (Ha): 1.81Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is roughly 'L' shaped, gently undulating and open in character currently used as a grazing field. The site is flattish but gently rises in level up to the northern area.

Boundaries of the site:

The north, east and southern boundaries are established hedges and trees associated with the grazing field, a burn flows immediately outwith the site to the south and east in a west to east direction from the small Houstonfield Dam. The southern section of the western boundary is open with the grazing field, the northern section of the western boundary borders a small area of mixed woodland. The boundaries to the north, east and south of the site provide a degree of containment.

Adjoining landscape character and Land uses:

To the north east of the site there is the Strathgyffe Tennis and Squash Club, this is a collection of low rise buildings and open courts. To the north, west and south of the site there are open gently rolling arable and grazing fields. To the east of the site there is a small grazing field and the settlement of Houston.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Schools (PS) – St Fillans, Houston
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement and the Green Belt.

This rectangular field is enclosed by established trees to the north, south and west, the rear gardens of residential properties are to the east. The site is within the established settlement edge and could accommodate development as long as these established trees are retained. A stream flows through the site, the setting of this should be maintained.

Roads Comments -

The access and junction to this site will require to be upgraded to adoptable standards with footway and lighting also required. Further details will be required for a full traffic and transportation assessment.

Flood Risk -

Burn through middle of the site flowing from west to east, with another watercourse to the north and east of site. There is significant downstream risk and historic flooding to the properties at the east of the site. Flood risk and drainage assessments required.

Others Comments -

Local Plan Policy : GB1

Planning Application History: None

Local Plan History: Objection No: 118 and 151

3(V): Policy GB1 – Land to the North –West of Houston (Pg. 5.63)

Part of the site was subject of an object to the last Local Plan. Objectors proposed that the Green Belt boundary should be altered, however, the objection was withdrawn.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking N/a	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking -	Ranking -
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation

Awaiting final analysis	measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking --
Site Access - Ranking -	

SEA Overall Assessment of the Site -

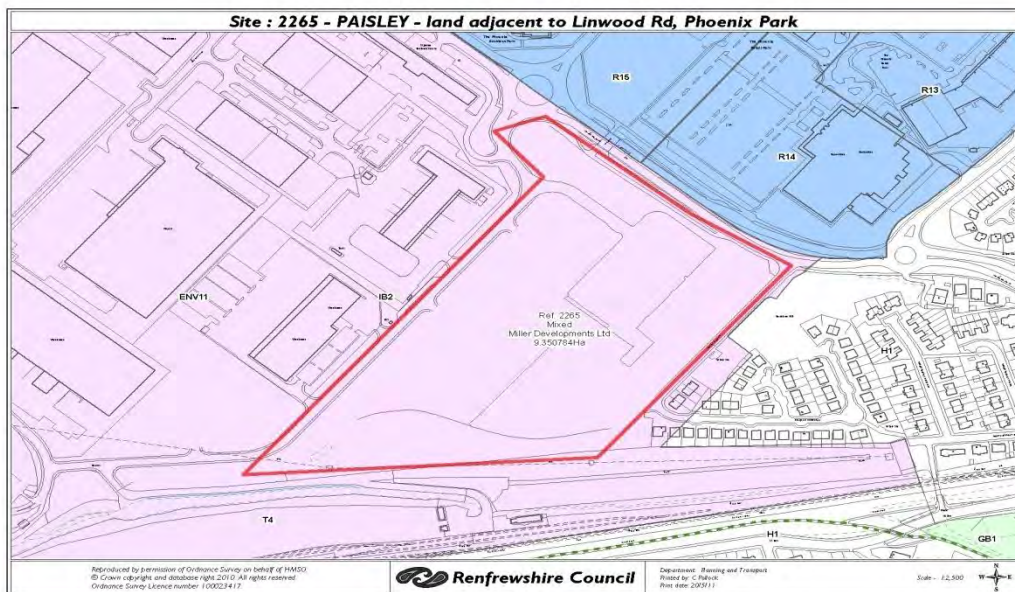
SEA issues related to the impact that development of this site would have on the landscape and setting of the area.

Overall Planning Assessment of the Site -

Not suitable for residential development due constraints of access and flooding.

2265

Site Address: Land adjacent to Linwood Road, Phoenix, Linwood
 Proposed Use: Residential and some local facilities.
 Site Size (Ha): 9.3 Ha
 Local Plan Policy: IB2, T4



Site Visit Comments -

This is a large predominantly flat rectangular site, which formed part of the former car plant. The site is bounded to the North by Linwood Road, beyond which lies the retail park, to the South by the operational goods yard, to the west by the new light industrial units. To the East of the site there is a new residential development.

Initial GIS Based Assessment Comments

- Flood risk – Zone A, 1:200
- Potentially contaminated land
- Airport Noise
- Pylons
- Watercourse within 20m
- Schools PS - St Anthony, Wallace Primary
- Schools SS - St Benedicts, Castlehead.

Landscape Assessment Summary -

Brownfield site which is cleared of building or structures. The site has scrubby grass and vegetation which has naturally regenerated since the site was cleared. The southern boundary has a mix of small bushes and trees. The site is open to all other boundaries.

Roads Comments -

No significant traffic or transportation issues associated with development of this site for residential.

Flood Risk Comments -

Surface water risk to northern corner of site

Others Comments -

There was an objection to the 2006 Local Plan.
Part of larger application site for mixed use development to include residential.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking 0
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

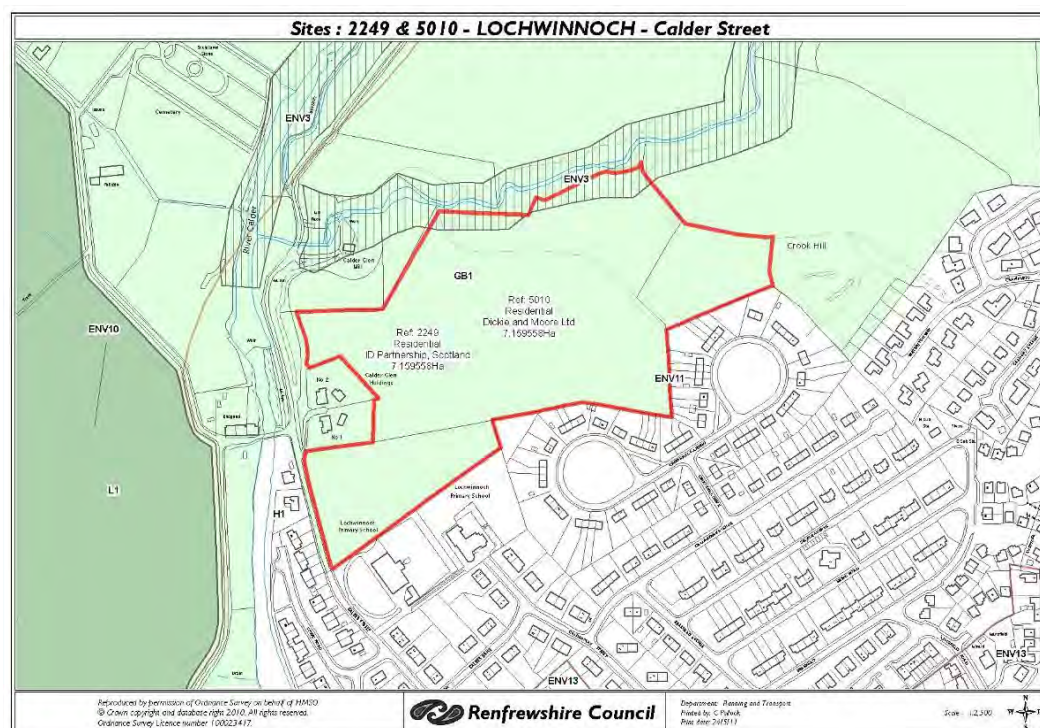
SEA issues relate to the impact that development of this prominent site would have on this part of the urban area. However, a well designed development has the potential to enhance the setting and landscape, whilst redeveloping brownfield land.

Overall Planning Assessment of the Site -

Site suitable for residential development, already cleared.

2249 - 5010

Site Address: Lochwinnoch – Calder Street
 Proposed Use: Residential
 Site Size (Ha): 7.2 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Undulating grazing fields, an established line of trees is present in the south western section of the site. The north eastern area is less maintained, there are areas of tall overgrown grasses, rushes and scrubby vegetation, in the north eastern area there are also isolated escarpments and small rocky outcrops.

Boundaries of the site:

To the south west the boundaries of the site is an established tall hedge, further along the south border to the west the boundary of the site is formed by the rear garden boundaries of residential properties, the tall hedge provides a degree of containment but the undulating land counteracts this. To the north the boundary follows a woodland edge that provides containment locally in the northern section of the site.

Adjoining landscape character and Land uses:

To the north there is a band of established woodland that is within the Cloak Burn valley, beyond this there are open undulating grazing and arable fields. To the south east and west of the site there is the settlement, beyond the settlement to the west is a Golf Course.

Condition of the site:

The north eastern area appears less maintained and contains taller grasses, more wildflowers, rushes and scrubby vegetation areas.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Site of Scottish Environment Protection Agency historical flooding record
- School Catchments
 - St Anthony's – Primary School Denominational
 - Lochwinnoch - Primary School Non Denominational
 - St Benedict's- Secondary School Denominational
 - Johnstone – Secondary School Non Denominational

Landscape Assessment Summary -

Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.

Roads Comments -

The site is heavily constrained by the access to this site, further details would require to be submitted to show how suitable access could be achieved.

Flood Risk Comments -

Minimal surface water risk to the south of the site. No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding from the River Calder. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking -
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking N/A	Ranking -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking - -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking --	Ranking -
Effect of existing school provision -	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Given the size of site, this is likely to have an impact on school provision.	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -

Ranking --	Ranking –
Site Access -	
Ranking - -	

SEA Overall Assessment of the Site -

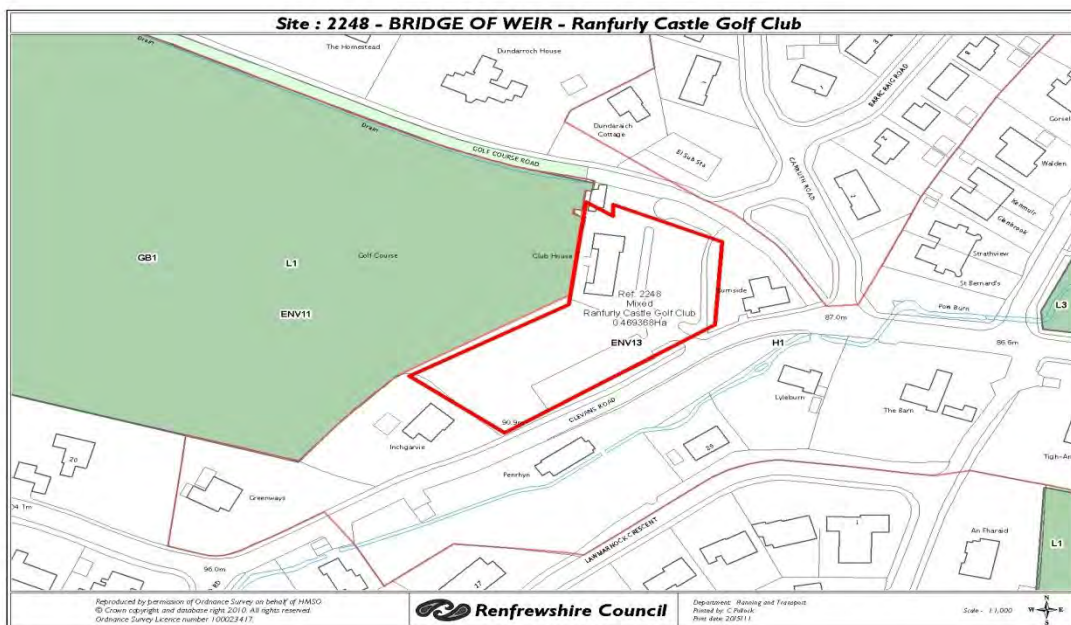
SEA issues related to the impact that development of this prominent site would have on the landscape and setting of the village. Increased commuting may be encouraged, however, could be offset by other SEA benefits.

Overall Planning Assessment of the Site -

Not suitable for residential development. Site difficult to access.

2248

Site Address: Bridge of Weir- Ranfurly Castle golf Club.
 Proposed Use: Residential, Sports and Leisure, New Clubhouse.
 Site Size (Ha): 0.469 Ha
 Local Plan Policy: H1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is the car park area to the club house at Ranfurly Golf Club, the site includes the Club House. The site is generally flat in character with gentle slopes and terraces between areas of the car park. There are no major landforms apart from the terraces and slopes between areas of the car park and established tree planting which is mainly coniferous and of low visual quality.

Site Boundaries:

In the eastern section of the site the site boundary is a maintained hedge, at the southern section the boundary along Clevans road is a low stone wall that provides a physical boundary to the site. There are no boundaries to the north and west of the site, the site enters and is continuous with the Golf Course.

Adjoining landscape character and Land uses:

To the west of the site there is the Golf Course, this is open in character and slopes upwards away from the site. To the north, east and south of the site there are large detached houses with large gardens.

Initial GIS Based Assessment Comments

- Flood risk Zone A – 1:200
- Conservation Area
- Listed Building
- Watercourse within 20m
- Schools – PS St Fillans, Bridge of Weir Primary
- Schools - SS St Benedicts, Gryffe

Landscape Assessment Summary -

The site is locally prominent, the existing Club House is a listed building, the setting of which should be maintained. The open character of this site should be retained within any development of this site.

Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.

Roads Comments -

Development of this site is unlikely to have an impact on road or pedestrian safety.

Flood Risk Comments -

No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Other Comments -

Previous objection to Local Plan

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking –
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking –
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking –?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect on existing school provision – No impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking +

Site Access -	
Ranking ++	

SEA Overall Assessment of the Site -

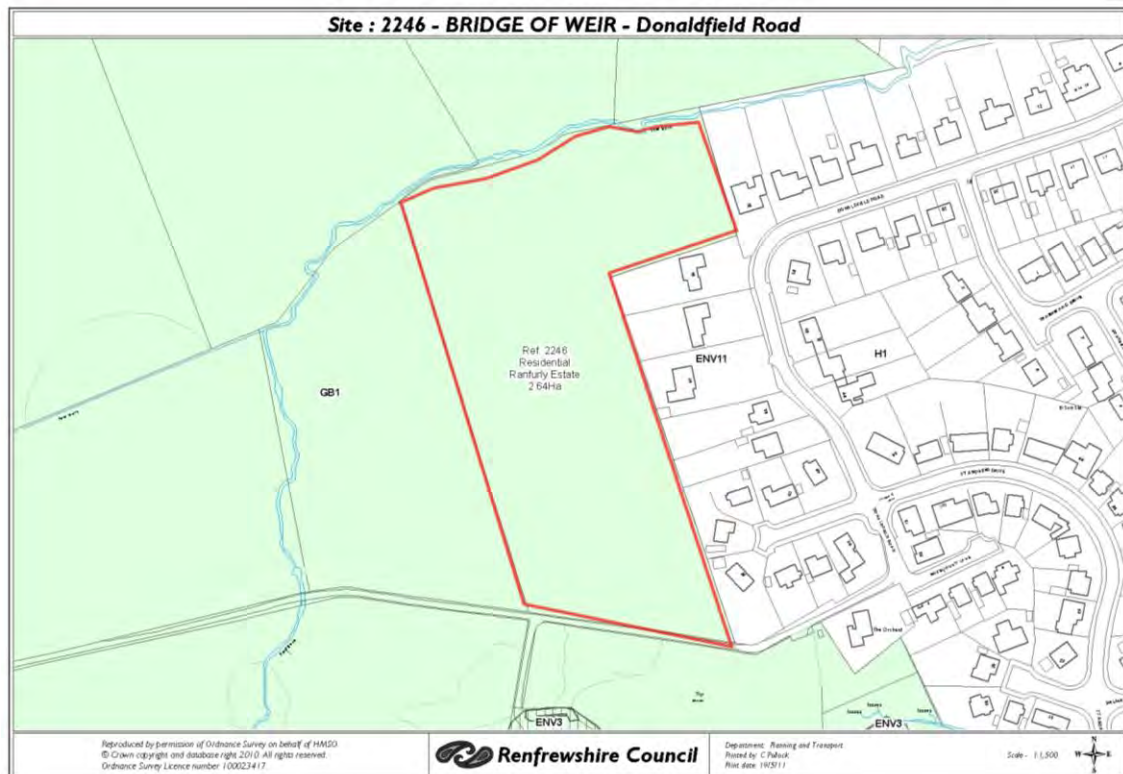
SEA issues related to the impact that development of this site would have on the conservation areas and character of the village. Sensitive redevelopment involving the appropriate development of the existing listed building and retention of features contributing to its setting, however, could be beneficial to the environment.

Overall Planning Assessment of the Site -

Development within existing residential area would be acceptable subject to design and sitting

2246

Site Address: Donaldfield Road, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 2.64Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Open grazing 'L' shaped field gently sloping with a ridgeline approximately in the middle of the site parallel to the Pow Burn. The site slopes from the ridgeline to the north towards the Pow Burn and to the south towards the single lane farm track. Continuous in character with the surrounding grazing fields to the north, west and south. The Pow Burn to the north of the site is the most significant landscape feature, however this is immediately outwith the site boundary.

Boundaries of the site and comment on containment they may provide:

The site is open and continuous with the grazing fields to the west of the site, the boundaries between these fields are remains of stone walls with a replacement timber post and wire mesh fence. To the north the Pow Burn provides a physical boundary and to the east the rear garden boundaries of existing residential properties creates an edge to the settlement. Outwith and south of the site on the opposite side of Donaldfield Road is an established area of woodland that forms a distinct boundary around a yard area, however this is outwith the site boundary, the site itself is generally open with no strong containment.

Adjoining landscape character and Land uses:

The settlement is located to the east of the site, to the north is the Pow Burn and a small grazing field before site no. 2241 and to the west is an open rural landscape of grazing fields, continuous in character with the site, divided by remains of traditional stone walls that appear to be typical of the rural landscape around the settlement but now in a state of disrepair.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Site is sensitive to development but could accommodate a degree of appropriate development in small areas of the site.

Overall the site is prominent from the local single track roads, however there are small pockets where small amounts of development could occur and a strong settlement edge created without negative impacts on the setting or character of the settlement.

Roads Comments -

The site is heavily constrained by the access to this site, further details would require to be submitted to show how suitable access could be achieved.

Flood Risk Comments -

Potential flooding issues to the south of the site. Development of this site may cause problems downstream as a result of increased overland flow. There have been historic flood events at Donaldfield Road and the track to the southern side of the site. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

None relevant.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking –
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking n/a	Ranking -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking –	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking - -	Ranking –
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Awaiting final analysis.	Ranking +

Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking –	Ranking –
Site Access -	
Ranking - -	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location may increase the amount of car journeys resulting an impact on air quality.

Overall Planning Assessment of the Site -

Site not suitable for residential development due to access constraints.

2244

Site Address: Mount Pleasant, land to rear of houses north of Glentyan Avenue, Kilbarchan.

Proposed Use: Residential, Community and Retail

Site Size (Ha): 8.75 Ha

Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregular rectangular shaped site undulating but also sloping down towards the settlement. The site is a series of grazing fields to the north of the settlement separated by timber post and wire fences with remnants of stone walls underneath. There is a marshy area in the south of the site.

Boundaries of the site:

Along the eastern boundary there is a stone wall and timber post and wire fence that provides no visual containment of the site. The boundary to the north is a timber post and wire fence with a few established mature trees along the boundary that provide some containment. The southern boundary is the rear garden boundary of residential properties that overlook the site and the boundary of Kilbarchan Primary School and Kilbarchan Nursery.

Adjoining landscape character and Land uses:

To the north, east and west there are open undulating arable and grazing fields. The site is part of this landscape character.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Within 20m of Scottish Environment Protection Agency site of historical flooding
- School Catchments
 - St Margaret's – Primary School Denominational
 - Kilbarchan - Primary School Non Denominational
 - St Benedict's- Secondary School Denominational
 - Johnstone – Secondary School Non Denominational

Landscape Assessment Summary -

Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.

This site is in a prominent location to the north of the settlement. There are established trees providing a setting for the settlement, however the settlement edge does not have a strong boundary. There is a ridgeline within this site, the southern area could potentially accommodate a small amount of development and a new strong settlement edge created. Development must not exceed the ridgeline.

Roads Comments -

Access to this site is likely to be difficult, further details an access and junction location is required in order to make a full traffic and transportation assessment.

Flood Risk Comments -

Small tributary burn bisects the site east to west, flood risk assessment required. Development of this site may cause problems downstream, history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments –

PLANNING APPLICATION HISTORY:

00/0529/PP - Erection of residential development and associated roadways.

Decision – Deemed Refusal

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking –	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking –	Protection of natural and built heritage resources (including archaeology) - Ranking –

Effect on existing school provision – A site of this size is likely to have an impact on school provision. Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking –	Flooding and drainage - Ranking –
Site Access – Ranking –	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this site would have on the landscape and setting of the village.

Overall Planning Assessment of the Site -

Not suitable for residential development, potential flooding and access issues. Site defines the boundary of the northern edge of Kilbarchan.

2242

Site Address: Midton House, Midton Road, Howwood
Proposed Use: Residential
Site Size (Ha): 2.03Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Gently sloping site dominated by a derelict industrial building along an unclassified single track road to the south east of Howwood. The site also contains a large residential property with large garden alongside the derelict industrial site.

Describe the boundaries of the site and comment on containment they may provide:

The derelict industrial building is alongside an unclassified road with no boundary or containment. The boundary to the south is contained by established trees along the industrial site boundary with the neighbouring properties, the western and northern boundaries offer containment to the site and are bands of established trees along the residential property boundary.

Note the adjoining landscape character and Landuses:

To the north and east there are open grazing fields that provide a setting for the settlement of Howwood, immediately opposite the industrial derelict building site there is a collection of residential properties with grazing fields beyond.

Condition of the site:

Half the site is derelict and as such has an untidy overgrown appearance, the buildings have experienced vandalism and most of the windows are smashed, the buildings are not secure and currently you can walk into them. There is a little graffiti and this part of the site is overgrown and untidy. The north western section of the site is a well kept large garden and house.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Potentially contaminated land.
- Schools (PS) – St Anthony's, Howwood
- Schools (SS) - ST Benedict's, Johnstone

Landscape Assessment Summary -

Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement/ Green Belt.

The large factory site is not consistent with the landscape character, it is within a rural setting alongside a single track unclassified road amongst large detached properties the majority of which are set back from the road and enclosed by established hedges and trees. The derelict factory site could be developed in such a way that it is consistent with the residential landscape character surrounding it. The residential property in the north western section is consistent with the landscape character and should be retained.

Roads Comments -

Access to the site is achievable, however further details are required to allow a full traffic and transportation assessment.

Flood Risk Comments -

Potential surface water risk cuts across the middle of the site (north to south). A comprehensive drainage assessment would outline the need for water infrastructure to allow storage and treatment of surface water. A culvert runs through the site. Flood risk assessment required. Historical localised flooding on access road to the site.

Others Comments -

Planning History: 08/0513/pp – Industrial to residential – Granted subject to conditions

Planning Policy: GB1

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking --
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking –
Impact on character of existing settlements (landscape & townscape character) - Ranking ++	Access to high quality electronic communications infrastructure - Ranking ?

Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – No impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking –
Site Access - Ranking 0	

SEA Overall Assessment of the Site -

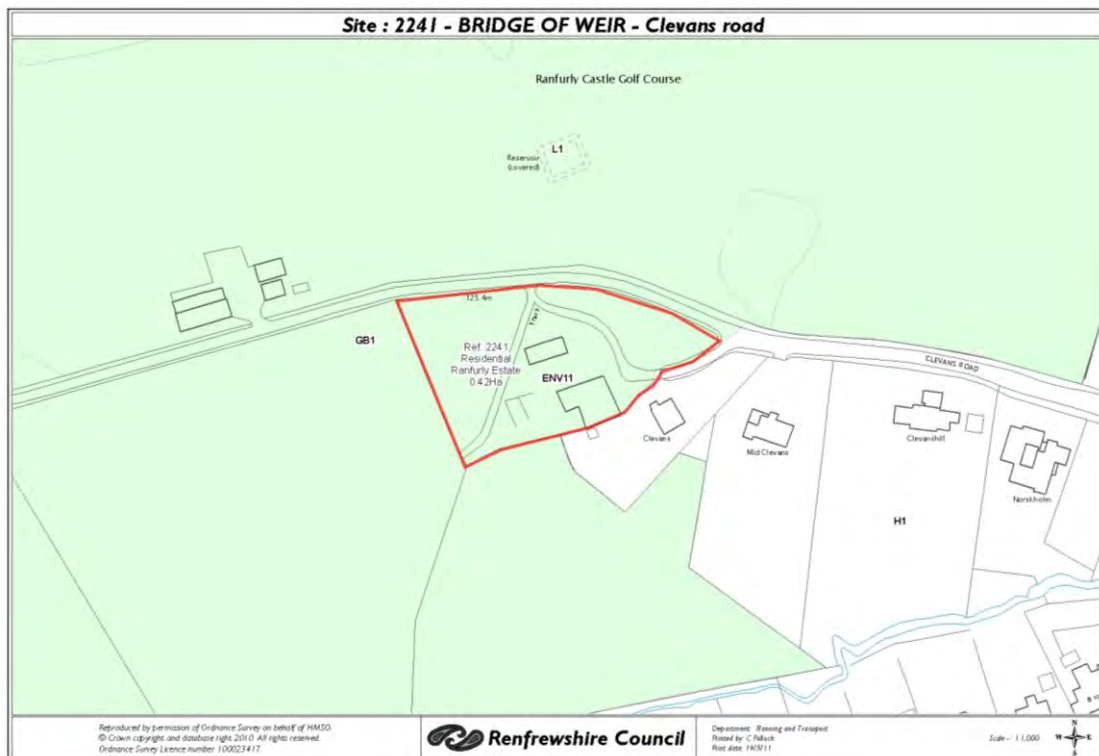
SEA issues related to the impact that development of this site would have on the landscape and rural setting of the site, although sensitive development may provide an opportunity for improving the quality of development on the site.

Overall Planning Assessment of the Site -

Potential to redevelop brownfield site.

2241

Site Address: Clevans Road, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 0.4 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The roughly triangular shaped site is gently sloping to the south and has no significant landform features. The landscape character is a gently sloping grassland area adjoining fields on the settlement edge, the site slopes to the south. The site itself is fairly well enclosed by mature trees to the southern boundary.

The site was previously in agricultural use but now appears derelict with a disused agricultural building of low importance.

Boundaries of the site:

The western boundary is a low stone wall in a poor state of repair, reinforced by established trees. There are established trees to the south and eastern boundaries that provide containment. The boundary to the north along Clevans road is generally open in character with a few established trees that provide containment; the site is further contained by an overgrown area along the opposite side of Clevans Road within the Ranfurly Castle Golf Course, this area contains a few established trees.

Adjoining landscape character and Land uses:

To the east is the settlement of Bridge of Weir, along Clevans road. To the north is Ranfurly Castle Golf Course and to the south and west are open grazing fields. The landscape character to the north, west and south is generally open and gently undulating in character with established bands of trees. The land to the south of the site slopes southwards to the Pow Burn.

Condition of the site:

The site was previously of agricultural use and is now derelict. The agricultural building on site is derelict and has been subject to graffiti. The site is overgrown with grasses and scrubby small trees.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200 within 50m of site.
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.

The site contains derelict agricultural buildings and established mature trees to the south that provide containment. Development of this site would extend the settlement along Clevans Road.

Roads Comments -

Access off/to existing Clevans Road unlikely to cause significant impact due to small scale nature of development. Detailed layout and designs will allow a more comprehensive assessment.

Flood Risk Comments -

No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

No previous applications and no Local Plan history.

Planning Policy: Env11, GB1

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking –
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0

Effect on existing school provision – This is a small site, development of this site for residential is unlikely to impact on the existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site -

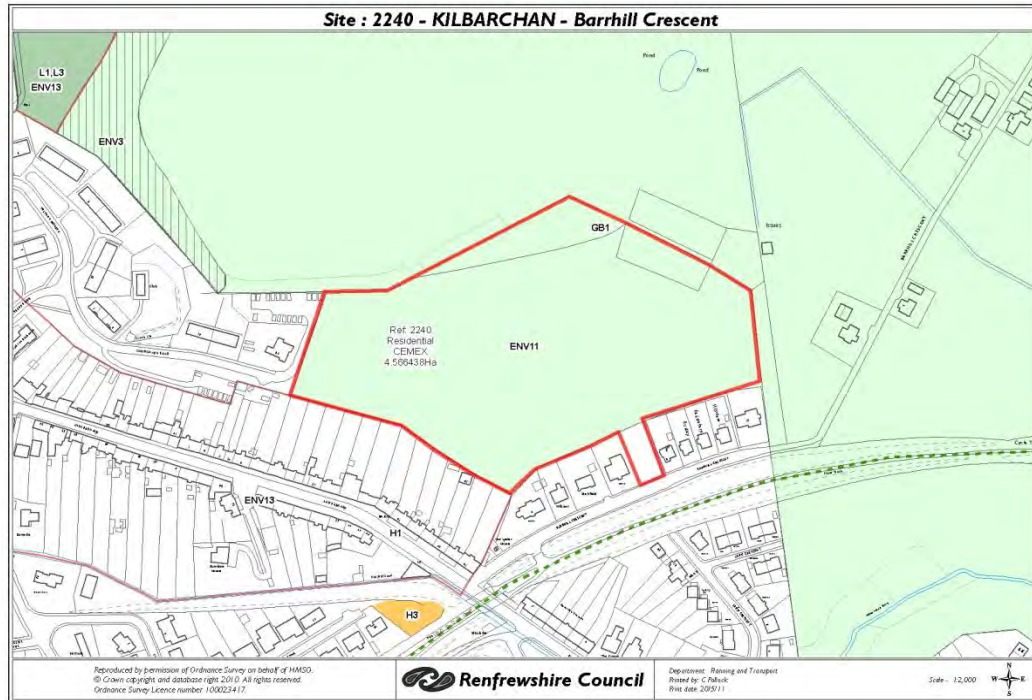
SEA issues related to the impact that development of this site would have on the character of the village. Sensitive development of the site may be possible, however, significant mitigation measures would be necessary to ensure that any negative impact on the landscape character is minimised.

Overall Planning Assessment of the Site -

Site on the edge of built up area which would accommodate one house on the footprint on the existing structure without significant detrimental impact to the green belt.

2240

Site Address: Barrhill Crescent, Kilbarchan
Proposed Use: Residential
Site Size (Ha): 4.57 Ha
Local Plan Policy: GB1



Site Visit Comments –

Landscape Character, landform features, shape and land use of the site:

Irregularly shaped grazing field undulating in character, to the north is an area of woodland that screens a lake formed by quarrying activities.

Site Boundaries:

The site is accessed from the Barrhill Crescent in the south east of the site. This area appears to be a 'gap site' between houses but allows entry into a large field to the rear, the boundaries along the south and east are the rear gardens of residential properties, to the north there is a wooded area around a lake formed by quarrying activities. Boundaries to the south, east and north provide containment, to the east there is a small section of post and wire fence that does not provide containment.

Adjoining landscape character and Land uses:

To the south and east of the site there is the settlement of Kilbarchan, to the north of the site there is a lake formed by quarrying activities, this provides containment and is enclosed in character. To the east there are open undulating fields and woodland that screens the quarry.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Potentially contaminated land.
- Kilbarchan conservation area to south west of site, various listed buildings within 5 - 50m (in the conservation area)
- Strip of trees along the northern boundary covered by Tree Preservation Order
- Schools (PS) – St Margret's, Kilbarchan
- Schools (SS) - ST Benedict's, Johnstone

Landscape Assessment Summary -

This site is of low prominence and currently is an undulating grazing field between the rear of properties and a strong boundary of established woodland screening a quarry to the north. The established woodland within the north of the site should be retained as this provides a setting to the site and screens the quarry.

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.

Roads Comments -

Access to the site is heavily constrained by existing access, junction, in particular in relation to the close proximity of the existing bridge. Further details will be required to assess the implications for traffic and transportation.

Flood Risk Comments -

Some evidence of localised flooding in south west of site. The site is part of the upper catchment. Development of this site is likely to cause problems downstream, in particular there have been extensive historic flooding issues at Low Barholm. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

Planning Application History – None / Not significant

Local Plan Policy – GB1 – Green Belt

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking -	Protection of natural and built heritage resources (including archaeology) - Ranking -

Effect on existing school provision – Given the size of the site, there is likely to be an impact on school provision, requiring further assessment as details develop.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking –	Flooding and drainage - Ranking -
Access Ranking - -	

SEA Overall Assessment of the Site -

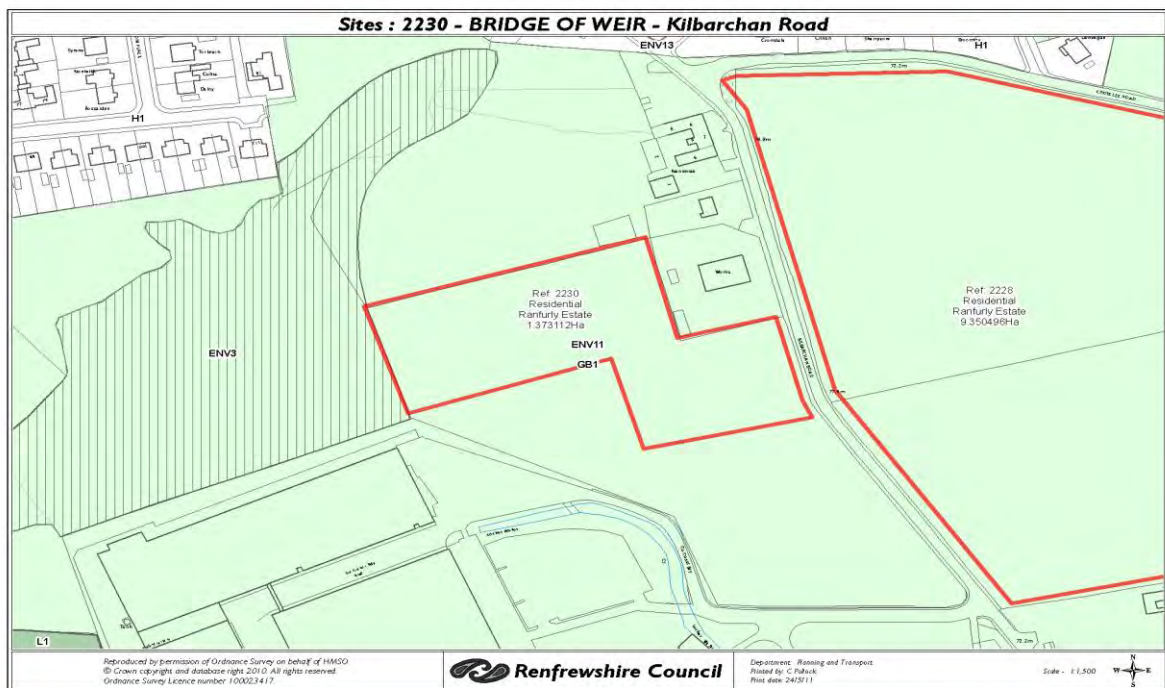
SEA issues related to the impact that development of this site would have on the landscape and setting of the village given that the site is not prominent. The site contains a significant amount of hedgerows, bushes and trees which are likely to have a varied amount of biodiversity. Residential development at this location may increase the amount of car journeys.

Overall Planning Assessment of the Site -

Not suitable for residential development due to constraints from, access and potential flooding and drainage issues. Difficult to integrate with rest of the village. .

2230

Site Address: Kilbarchan Road, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 1.3 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site takes the shape of two rectangles. The site is an open grazing field with a dilapidated stone wall and timber post and wire mesh fence boundary along the Kilbarchan Road. The landscape character is open and relatively flat. There are few distinctive landscape features.

Boundaries of the site:

The boundary along the Kilbarchan Road is a dilapidated stone wall with timber post and wire mesh fence. The site is part of a field and there is no boundary between site and rest of the field. The western boundary borders the SINC and is an overgrown area with established trees. Immediately to the north east is an industrial site, boundaries of this land use are a tall timber fence, approximately 2m high that contain the industrial site. The site itself does not have containment.

Note the adjoining landscape character and Land uses:

To the south of the site is an open grazing field, the site is part of this field. To the north and west is an area of tall grassland with a few established trees. This is designated as a Site Importance Nature Conservation. The industrial builder's yard site to the north is contained by an approximately 2m high fence. There is also a large factory to the south - south west of the site that is contained by lower landform and semi mature screen planting. The site is sandwiched between these different land uses within an open grazing field character continuous with the grazing fields on the opposite side of the Kilbarchan Road.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Within 50m of Grade B listed building (to north of site)
- Tree Preservation Order covers the site of the small industrial building/yard to the north east
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is prominently located on the southern approach into the settlement and is located out with the established settlement edge. Development of this site would have a negative impact on the setting and character of the settlement and Green Belt.

Roads Comments -

Access is possible from Kilbarchan Road, however further details are required in order to make a full traffic and transportation assessment.

Flood Risk Comments -

Potential for increased surface water to surrounding properties. Flood Risk Assessment required due to the proximity to the watercourse which already impacts on the land to the western portion of the site. A drainage assessment would address any surface water run-off.

Others Comments -

No planning application history

No objection. Objections to neighbouring sites in 2006. Reference 235/02 & 243/01

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision - Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years - Ranking –	Flooding and drainage - Ranking –
Site Access - Ranking –	

SEA Overall Assessment of the Site -

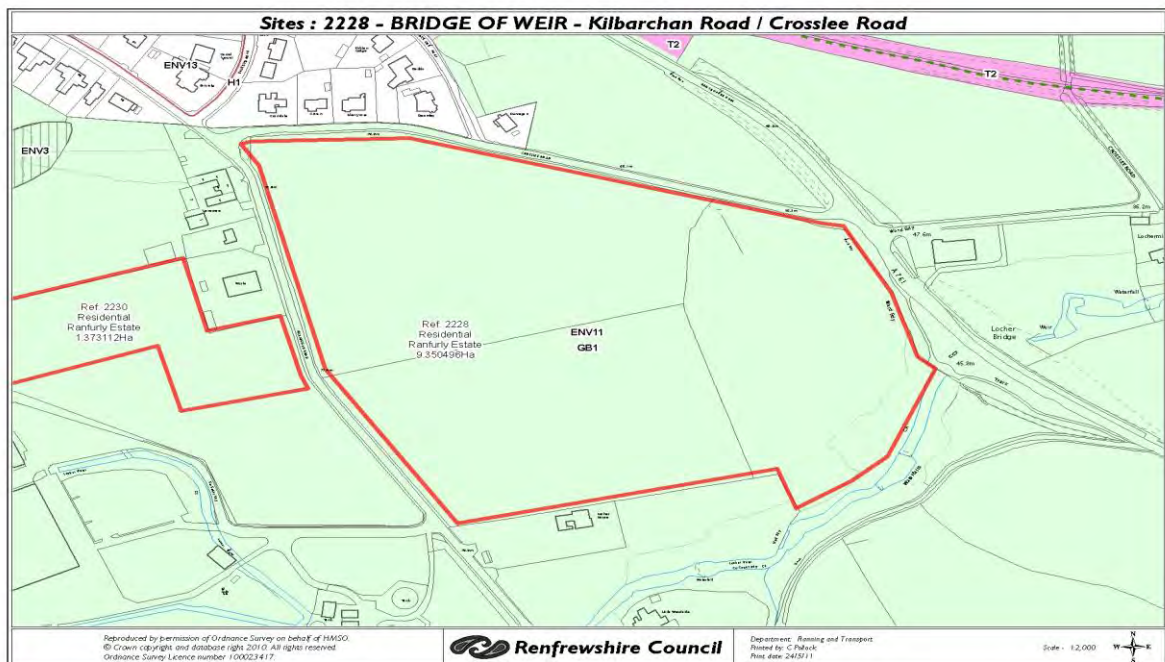
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location would increase the amount of car journeys resulting in an impact on air quality.

Overall Planning Assessment of the Site -

Isolated site which would significantly impact on the Green Belt boundary, not suitable for residential development.

2228

Site Address: Kilbarchan Road / Crosslee Road, Bridge of Weir
Proposed Use: Residential
Site Size (Ha): 9.3 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site includes three grazing fields between the Kilbarchan Road, Crosslee Road and the established belt of trees to the south. The landscape character of the site is generally gently sloping eastwards. There are few distinctive landscape features within the site except for the steeper slope down to the A761 to the east of the site. There are well maintained sections of hedge along the north eastern boundary within the field

Boundaries:

The western boundary is a low dilapidated stone wall with a replacement timber post and metal wire mesh fence with a few trees growing alongside the road that do not provide any containment of the site. The southern boundary is a thick belt of established trees between the Kilbarchan Road in the west and the A761 to the east. The boundary to the east alongside the A671 is a timber post and wire mesh fence with the occasional small tree. The site has poor containment.

Adjoining landscape character and land uses:

A single track road to the north beyond which is a grazing field to the north east and residential properties to the north west. To the east is the A761 and beyond the road is an open rural gently undulating mixture of grazing and arable fields that slope in an eastern direction. To the south there is one residential property that overlooks the site and a band of mature established trees. To the west of the site, opposite the road is a grazing field, potential development site no. 2230 and a large factory building. The site is continuous with the open gently rolling landscape character of grazing and arable fields physically enclosed by dilapidated stone walls and replacement timber and wire mesh fences.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, Scottish Environment Protection Agency historical flooding within 20m of site
- Within 50m of Ranfurly Conservation Area, Within 20m of Grade B listed building (western side of Kilbarchan Rd)
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is prominently located on the outskirts of the settlement, there are open expansive views to and from the River Gryffe Valley to the north east. The site is also out with the established settlement edge and would have a negative impact on the character and setting of the settlement and Greenbelt.

Roads Comments -

Access is possible from Kilbarchan Road, however further details are required in order to make a full traffic and transportation assessment.

Flood Risk Comments -

The site discharges to the Locher Burn to the south of the site. Historic flood events recorded to the north and south of the site. A flood risk assessment is unlikely to be required due to the Locher Burn being located outside at a much lower level. A comprehensive drainage assessment is likely to result in betterment of the water run-off with improved storage and control from drainage infrastructure.

Others Comments -

PLANNING APPLICATION HISTORY: No History

LOCAL PLAN HISTORY: Objections in 2006. Reference **235/02 & 243/01**

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure – Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking –
Effect on existing school provision –	The capability of incorporating renewable energy sources or energy conservation

Given the size of this site, residential development at this location is likely to have an impact on existing school provision.	measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking –	Flooding and drainage - Ranking +
Site Access - Ranking –	

SEA Overall Assessment of the Site -

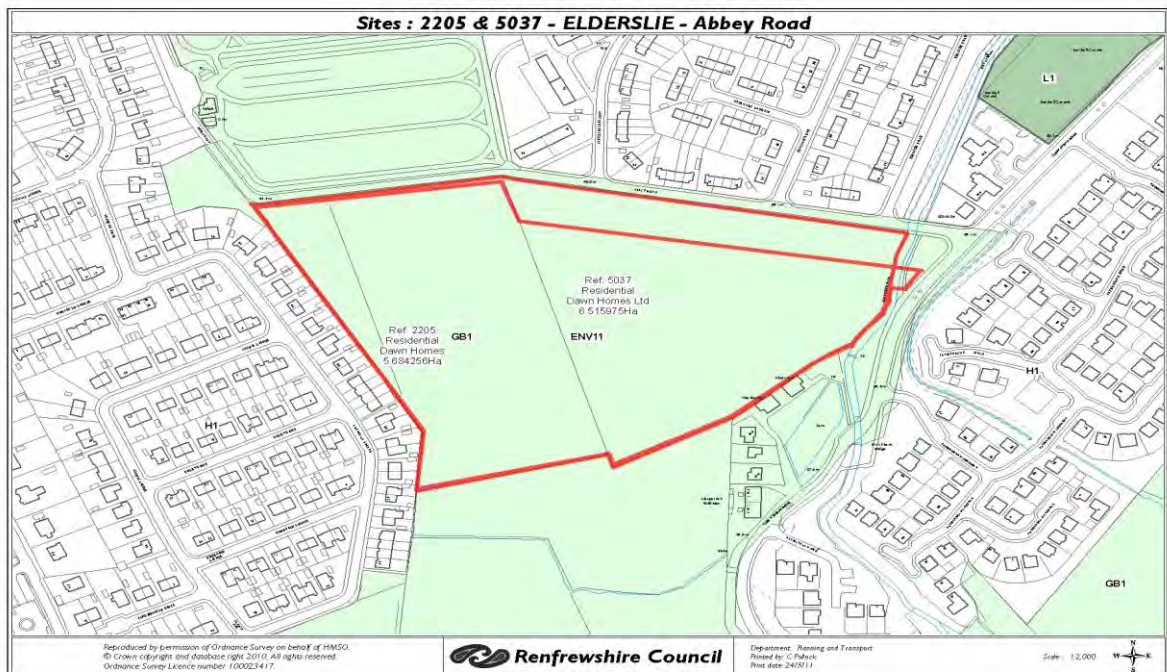
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Residential development at this location would increase the amount of car journeys which may result in an impact on air quality.

Overall Planning Assessment of the Site -

Very prominent green belt site on the edge of Bridge of Weir. Isolated from the rest of the settlement. Access to the site will be predominantly car based. Would result in loss of definable Green Belt boundary – not suitable for development.

2205 & 5037

Site Address: Abbey Road, Elderslie
 Proposed Use: Residential
 Site Size (Ha): 5.6 Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Open undulating grazing fields with established hedges and established trees within them. Irregularly shaped site.

Boundaries of the site:

The boundary to the north is along Abbey Road, in the eastern section this is a concrete post and wire fence, this offers no containment to the site and has a tired appearance. The western section has a more substantial hedge boundary that with the overhanging trees of the cemetery offer more containment to the site. The boundary to the east follows the Old Patrick Water that has established trees along its course, these trees offer containment of the site. To the south the site's boundary is an established hedge that has a few established hedgerow trees/ tall shrubs, this boundary offers limited containment to the site. To the east the boundary is along the rear garden boundaries of residential properties, in front of this is an area of established woodland that provides containment to the site.

Adjoining landscape character and Land uses:

To the north, east and west there are residential properties and in the north western section a cemetery. The site is consistent in character with the open undulating grazing fields to the south of the site.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200,
- Potentially contaminated land
- Schools (PS) – St Anthony's, Wallace
- Schools (SS) - ST Benedict's, Castlehead

Landscape Assessment Summary -

This site contains a strong landscape feature that should be retained and enhanced by future development. The site is prominently located and is partially visible from the south when approaching the settlement, the more prominent areas and strong landscape features are more sensitive to development. Areas of the site are sensitive and should be retained, mitigation measures are required to maintain the character of the settlement / Green Belt.

Roads Comments -

Abbey Road exists to the northern side of the site, access off this road which does not conflict with any other junctions would be acceptable. No significant impact to pedestrian or road safety.

Flood Risk Comments -

Potential surface water risk to northern and southern boundaries of site. A drainage assessment would be required to ensure control of water from the site leading to betterment for the area in general.

Others Comments -

PLANNING APPLICATION HISTORY: No History

LOCAL PLAN HISTORY: Objections in 2006. Reference – 118/02, 190/01 & 148/01

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0

Effect on existing school provision – Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking 0
Site Access - Ranking +	

SEA Overall Assessment of the Site -

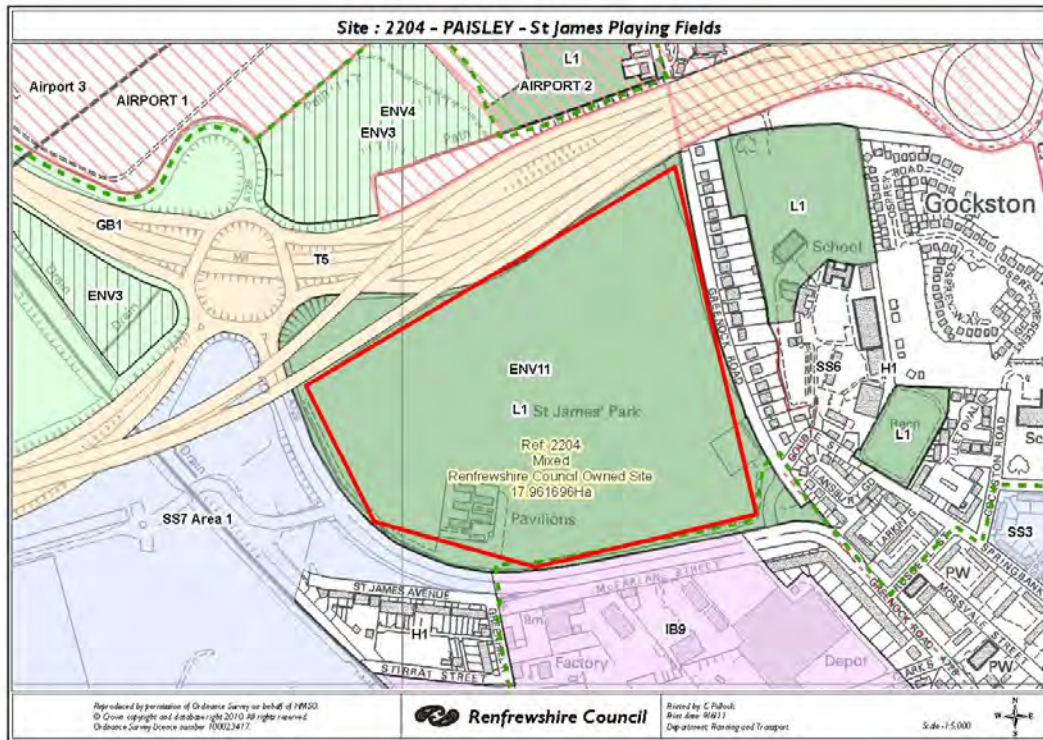
The site consists of rough grazing land for livestock. Hedgerows and trees likely to contain a varied amount of biodiversity. Increased commuting may be encouraged, however this could be offset by other SEA benefits.

Overall Planning Assessment of the Site -

Green wedge which extends into a residential area (developed on 3 sides), doesn't provide a strong boundary to the Green Belt.

2204

Site Address: Paisley - St James Playing Fields
 Proposed Use: Mixed use development on existing playing fields, playing fields to be relocated to Arkleston Road area.
 Site Size (Ha): 17.96 Ha
 Local Plan Policy: L1 Active Recreational Open Space



Site Visit Comments -

A prominent, flat, triangular shaped site with grassed playing fields. Several changing rooms are located towards the site's south side. A surfaced vehicle entrance and parking area is linked to this. The site is bounded by roads on all sides, the most significant being the M8 and A737 which lie to the north. Greenock Road runs along the south and south west of the site. Beyond the roads, to the south west, lie areas of vacant and residential land. Glasgow Airport lies to the north, beyond the M8. A residential area lies to the east, whilst an industrial estate lies to the south.

Initial GIS Based Assessment Comments -

- Potential flood risk zone A 1:200
- Health and Safety Executive Consultation Zone.
- School Catchments
- St James Paisley– Primary School Denominational
- Mossvale - Primary School Non Denominational
- St Andrews- Secondary School Denominational
- Paisley Grammar – Secondary School Non Denominational

Landscape Assessment Summary -

Site consists of well maintained playing fields with some landscaping dotted around the edge of the site.

Roads Comments -

Access to this site is achievable, further details will be required for a full traffic and transportation analysis.

Flood Risk Comments -

Surface water risk to the north east of the site. Ponding at various locations throughout the site.

Others Comments -

PLANNING APPLICATION HISTORY:

08/1067/PP - Prior approval for erection of sports pavilion, service wing, associated car parking facilities, landscape mitigation works, ball catch fence, temporary car park and improved access. (Glasgow Airport Rail Link)

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect on existing school provision – Further details required to undertake an analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking - -	Flooding and drainage - Ranking +
Site Access - Ranking -	

SEA Overall Assessment of the Site -

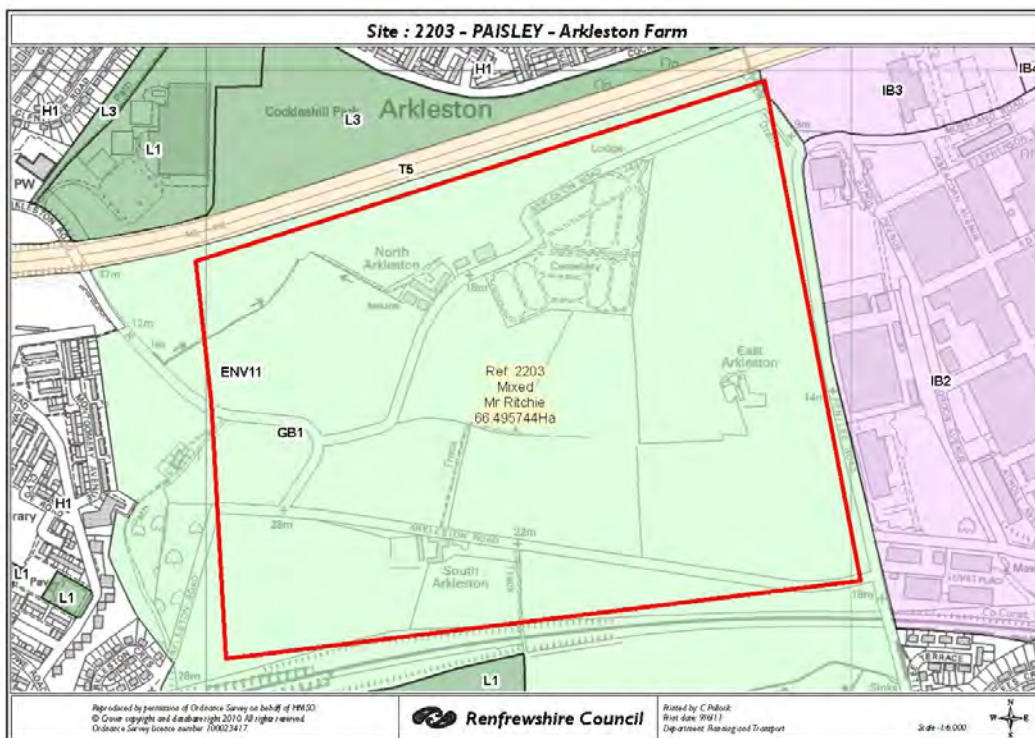
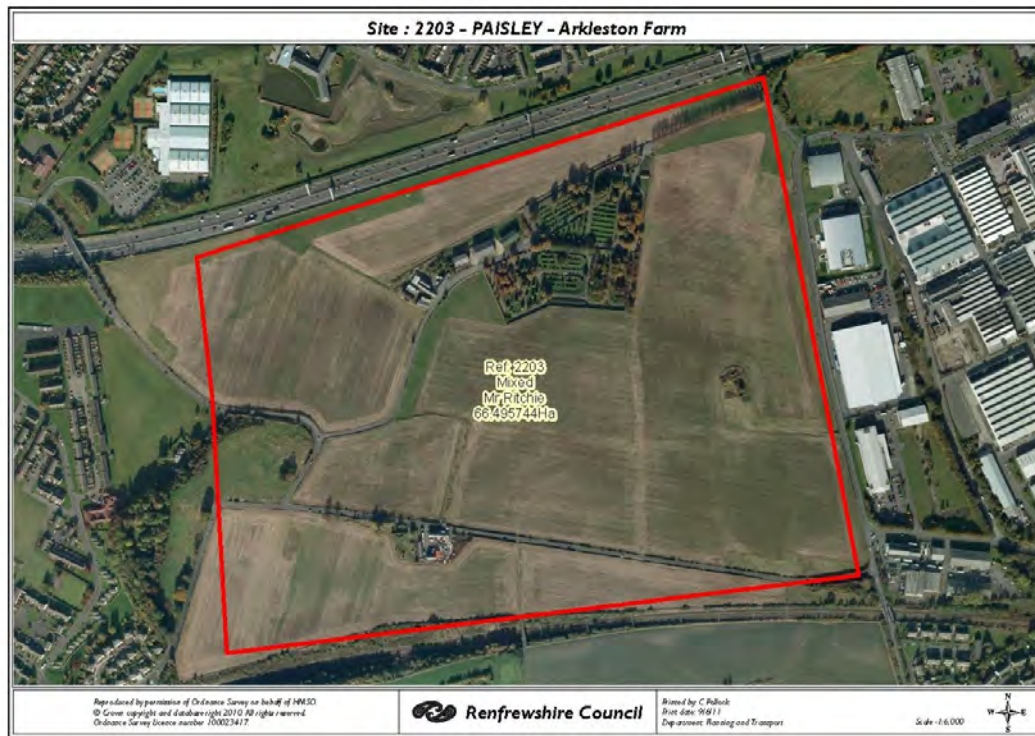
SEA issues relate to the potential impact that development of this site would have on the landscape and setting of the town as well as the recreational resources. A mixed use development at this location would increase the amount of car journeys which may result in an impact on air quality.

Overall Planning Assessment of the Site -

Well established recreation area within Paisley which serves all of Renfrewshire. Not suitable for redevelopment.

2203

Site Address: Paisley - Arkleston Farm
 Proposed Use: Cemetery And Crematorium And General Open Space,
 Minimal Residential And Retail Facilities.
 Site Size (Ha): 66.5 Ha
 Local Plan Policy: GB1 Green Belt



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is an irregular trapezoid shape, the land use is arable farmland that is open and undulating in character, the boundaries between fields are established hedges. Two attractive farmstead developments and a number of roads are present within the site.

Boundaries of the site:

The southern boundary is alongside the top of a railway line embankment that is a timber post and wire fence that in places has scrubby vegetation and established trees along it, this provides limited containment to the site, the eastern boundary is alongside Penilee Road, this is a timber post and wire mesh fence that provides limited containment to the site. The northern boundary is along the M8 motorway and is located within an arable field, there is no boundary to the site here, along the M8 there is an established hedge that provides limited containment to the site. The western boundary is within open undulating arable fields, there is no boundary here and no containment.

Adjoining landscape character and land uses:

To the east there is the settlement of Paisley, that has an urban character, to the east there is the Hillington Industrial Estate that has an enclosed industrial character with large sheds and warehouses. To the north there is the M8 motorway and beyond this the settlement of Renfrew. To the south beyond the railway line there is the Barshaw Park Golf Club and open undulating arable fields.

Initial GIS Based Assessment Comments -

- Potential Flood Risk Zone A 1:200

School Catchments

- St Catherine's – Primary School denominational
- Gallowhill - Primary School non denominational
- Trinity - Secondary School denominational
- Renfrew – Secondary School non denominational

Landscape Assessment Summary -

The site is in a prominent location, currently prevents the further coalescence of settlements and provides a setting for the settlements surrounding it. If this was developed then the settlements of Renfrew to the North, Hillington to the east and Paisley to the west would merge and coalescence of settlements would occur. The site however could accommodate a limited amount of appropriate development consistent with that of the site and surrounding greenbelt.

Roads Comments -

Access roads surround each side of the site where access to serve these developments could be achieved. Detailed layout and design would be required in order to provide a more detailed assessment of potential access.

Flood Risk Comments -

Surface water risk to the northern portion and south west corner of site. Culverted watercourse to north west corner of the site, a flood risk assessment is required. There is the potential to alleviate drainage and flooding issues through the implementation of suitable drainage infrastructure.

Others Comments -

PLANNING APPLICATION HISTORY:

03/1236/PP - Mixed use development comprising business, light industrial use, residential development, community facilities, rail halt with associated facilities, primary school, indoor ski arena, velodrome, recreational facilities and associated works including new motorway junction, road access, landscaping and highway infrastructure – Appeal, Refuse

05/1373/PP - Outline application for mixed use development of residential, business, light industry, leisure and recreational uses – Withdrawn

05/0747/PP - Erection of a crematorium - Grant subject to conditions

06/0736/PP - Use of land for cemetery. (Approval of reserved matters for planning permission 03/0175/PP) – Appeal decision sustained

06/1107/PP - Conversion/renovation of redundant farm buildings to form 5 dwelling houses – Appeal Sustained Subject to conditions

10/0232/PP - Formation of two football and two rugby pitches with associated training areas, new vehicular access and parking areas - Invalid

10/691/PP - Formation of 2 football pitches, associated training areas, new vehicular access and parking areas and erection of boundary fences - Withdrawn

LOCAL PLAN HISTORY:

There was an objection (no 135) to the Renfrewshire Local Plan on this site. The objector wished to have the Green Belt allocation removed with a re-allocation made for a mixed use development including employment, leisure/tourism, residential, public open spaces and recreational uses. The reporter considered the site to be an invaluable separation of the industrial Hillington from the residential areas of Gallowhill and by remaining undeveloped the site acts as a physical buffer preventing the coalescence of the areas to the east and west. Recommended no change to the final draft Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect on existing school provision - Suggestion was for a small amount of residential, further details would be required in order to make a full assessment of the potential impact.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +
Site Access - Ranking +	

SEA Overall Assessment of the Site -

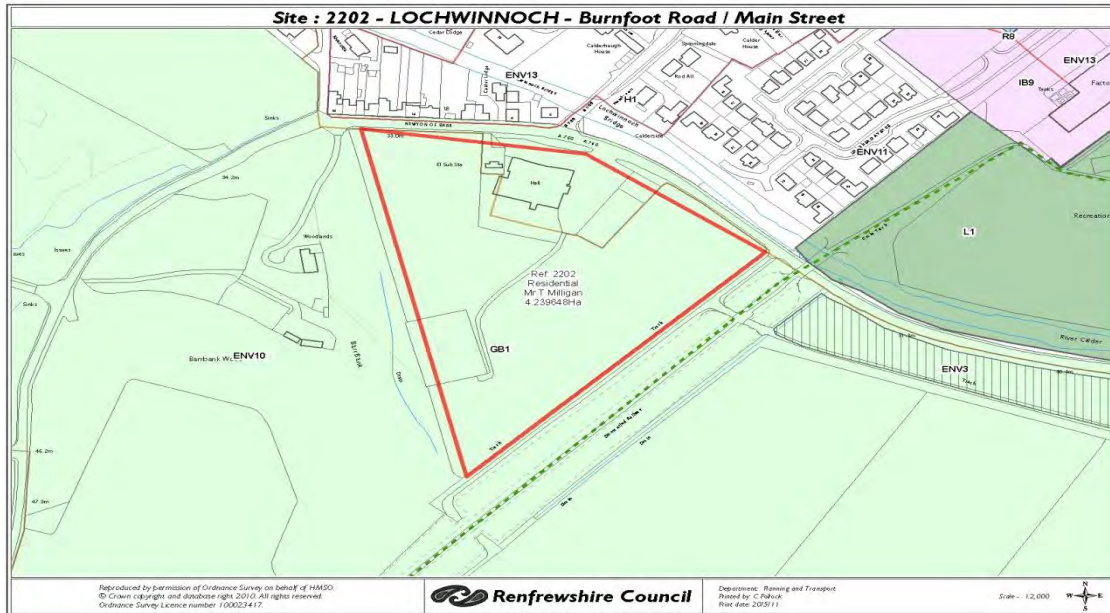
SEA issues relate to the potential impact that development of this site would have on the landscape, setting and biodiversity. A mixed use development at this location would increase the amount of car journeys leading to an impact on air quality.

Overall Planning Assessment of the Site -

Cemetery, crematorium and open space are all acceptable uses in the green belt. Development for retail and residential are not acceptable. Prominent green belt wedge which prevents coalescence between Paisley and Hillington.

2202

Site Address: Burnfoot Road/Main Street , Lochwinnoch
 Proposed Use: Residential
 Site Size (Ha): 4.2 Ha
 Local Plan Policy: GB1







Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape, contains a number of football pitches, derelict areas and in the middle of the northern section there is a building that contains a hall and offices for the sports area.

Site boundaries:

The site is open with the A760 Newton of Barr road, there is a timber post and wire mesh fence along this boundary. The south west and south eastern boundaries are established mature belts of trees that provide containment to the site.

Adjoining landscape character and Landuses:

To the north of the site there is the settlement, to the south east is a disused railway line now the National Cycle Network route 7 contained within a belt of established mature trees, beyond this is open arable and grazing fields, to the west of the site there is enclosed woodland and estate style developments with large single houses surrounded and enclosed by established vegetation.

Site Condition:

The site, although a working sports area with football pitches and a hall for hire appears derelict, there are areas of rubble and overgrown vegetation that one would find on a derelict site.

Initial GIS Based Assessment Comments

- Flood risk- Zone A 1: 200
- Lochwinnoch Conservation Area within 20m
- Listed Building within 20m
- Watercourse within 20m
- Schools PS – St Anthony's , Lochwinnoch
- SS – St Benedict's, Johnstone High
- Historical Flooding within 20m

Landscape Assessment Summary -

The site is outwith the settlement boundary along the A760, the site feels like it is part of the settlement although it has not been developed, extensive development would change the character of this site from an edge of settlement land use to that of the residential settlement. The site currently is used for recreational purposes, this suits the edge of settlement location and character of the area. However the derelict appearance of the site is having a negative impact on the setting of the settlement. Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.

Roads Comments -

Access in and out of this site will require to link up with the existing signalised junction directly outside the site. Further details of the site will be required for a full traffic and transportation analysis.

Flood Risk Comments -

The entire site is at risk from fluvial flooding from the River Calder. Significant flooding issues with developing this site.

Others Comments -

Local Plan History – Objection in 2006 Ref 4(ii) No change to plan.
Recent planning approval for refurbishment of facilities and erection of a dwellinghouse and associated garage.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking –n/a	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking - -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking - -	Ranking -

Effect on existing school provision – Further details are required before a full analysis can be made.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking - -	Flooding and drainage - Ranking - -
Site Access - Ranking -	

SEA Overall Assessment of the Site -

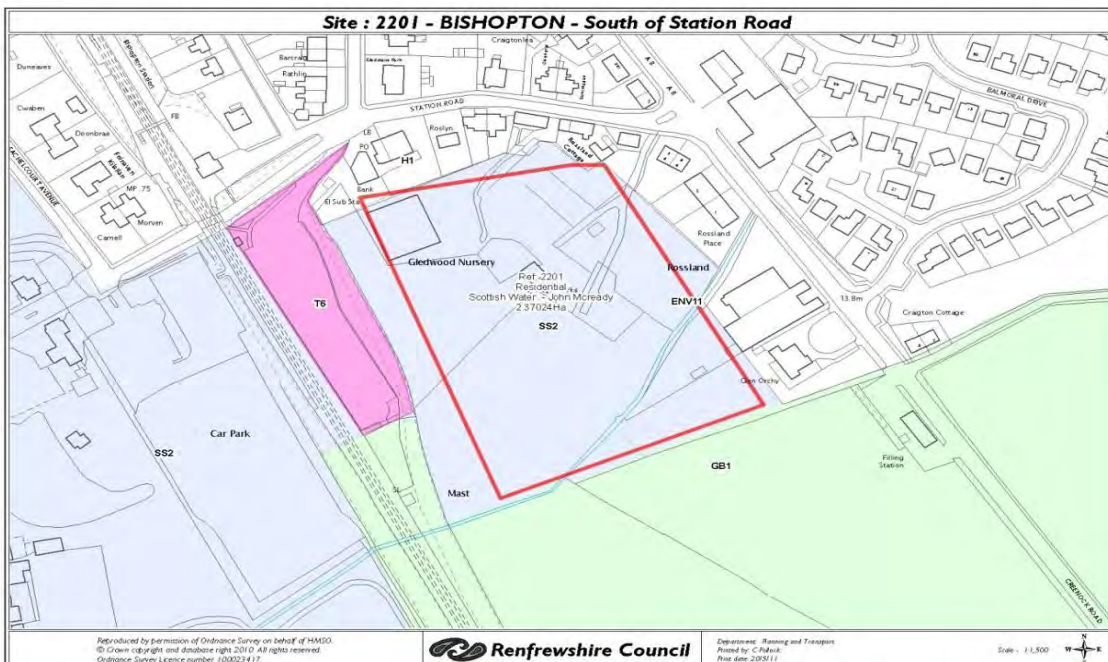
SEA issues related to the impact that development of this prominent site would have on the landscape, biodiversity and setting of the village. Residential development at this location may increase the amount of car journeys. The potential flood risk at the site is likely to have a significant impact.

Overall Planning Assessment of the Site -

Not suitable for development, significant flood risk issues.

2201

Site Address: Bishopton, South of Station Road
Proposed Use: Residential
Site Size (Ha): 2.37 Ha
Local Plan Policy: ENV 11, SS2



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is broadly square in shape and includes remnants of former uses, including elements of former sewage works and plant nursery. To the south east of the site includes some dilapidated buildings and yard space associated with the rear of a commercial garage and car sales room. Like much of the adjacent landscape the site would be considered as being predominantly level. The eastern portion of the site, adjacent to the station park and ride car park consists of field utilised for grazing. The site includes some trees, either as field boundaries to the south, associated with boundary of nursery or else self seeded woodland scrub, particularly to the fringes of the site.

Site Boundaries:

To the north and west of the site, the site is screened by existing housing and commercial / industrial property to Greenock Road / Station Road. This contains the site from these directions, with views into the site predominantly impacting upon the rear of these properties. There is no distinct boundary to the western edge of the site – as the boundary line appears to have been drawn several metres east of the park and ride boundary. This consists of a weldmesh fence with a partial line of trees which offers partial containment. The southern boundary consists of a line of trees and hawthorn hedge. The tree line is relatively weak and incomplete.

Adjoining landscape character and Land uses:

To the north and west of the site the land uses are a mix of residential and commercial / light industrial. To the south there are fields which appear to be mainly used for grazing. To the south there is also an existing petrol station to Greenock Road. To the east is Bishopton Railway Station and adjacent Park and Ride facility.

Initial GIS Based Assessment Comments

- Flood risk – Zone A – 1:200
- Potentially contaminated within 20m
- Watercourse
- Schools PS – St John Bosco, Bishopton Primary
- Schools SS – Trinity High, Park Mains

Landscape Assessment Summary -

The site includes brownfield elements and includes existing buildings and structures, some of which are in poor condition.

The edge of the site forms a logical edge to the settlement and relates to the wider landscape context. However in comparison to the adjacent landscape it is relatively weak and it would be anticipated that any potential development should seek to retain existing trees and substantially strengthen this belt.

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.

Roads Comments -

At present difficult to access this site. Current access off Station Road not suitable due to close proximity to junction, width, surfacing and proximity of existing residential units. Detail design and layout would require to be submitted to show possible access before further roads comments could be made.

Flood Risk Comments -

Craigton Burn to north east of the site. Existing Scottish Water sewer and works discharge to the burn, this will require to be address if site was to be redeveloped. Flood risk assessment required.

Others Comments -

Planning Application History:

11/0214/PP – Approval of matters specified in conditions in respect of a mixed use community growth area at the Royal Ordnance Factory, Bishopton GRANTED

09/0527/PP – Full planning permission for engineering operations, reclamation and bulk earthworks at the Royal Ordnance Factory, Bishopton GRANTED

06/0602/PP – outline planning permission for a mixed use community growth area at the Royal Ordnance Factory, Bishopton GRANTED with Section 75 agreement

08/0344/PP - planning permission for a bungalow in garden grounds of existing bungalow 'Glen Orchy' GRANTED

Local Plan Policy:

GB1- Green Belt

SS2- Bishopton ROF (Local Plan - major area of change)

Public Local Inquiry 2006 - Ref 4 (viii) (Objections 185 / 210 / 267) [Volume 2 – pages 5.183 – 5.188] Public Local Inquiry 2006 - Ref 5 (i) (Objection 127) [Volume 2- pages 5.216 – 5.188]

Detailed Site Appraisal

**Preserving Renfrewshire's green network
(green belt, open spaces etc) -**

Ranking +

Availability of public transport -

Ranking ++

Re-development of brownfield land - Ranking +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect of existing school provision- Further details of the potential development would be required to fully assess this.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking –
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

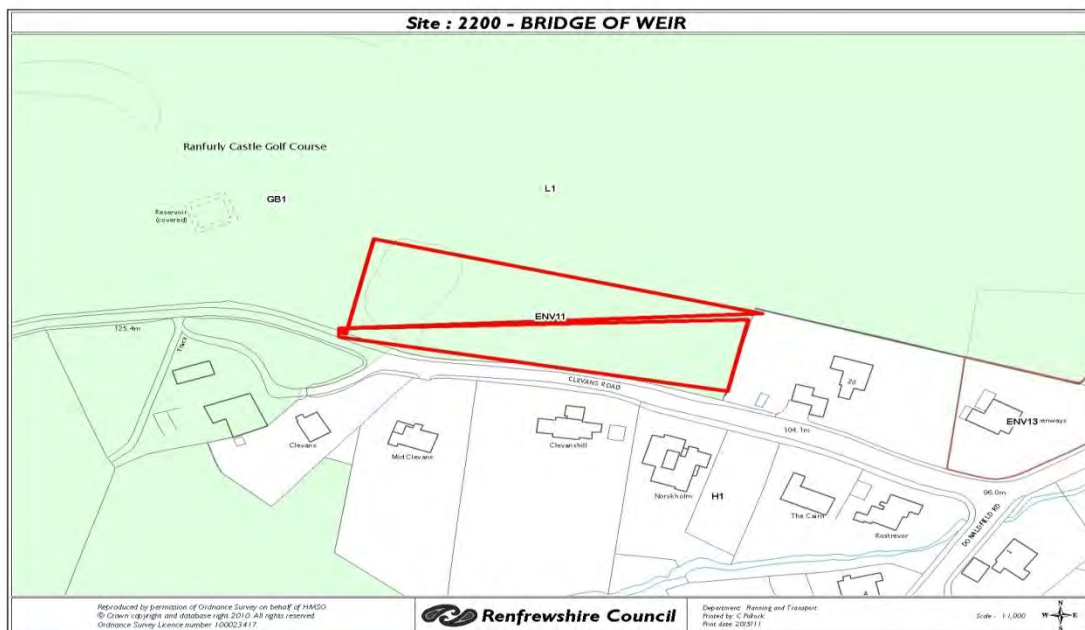
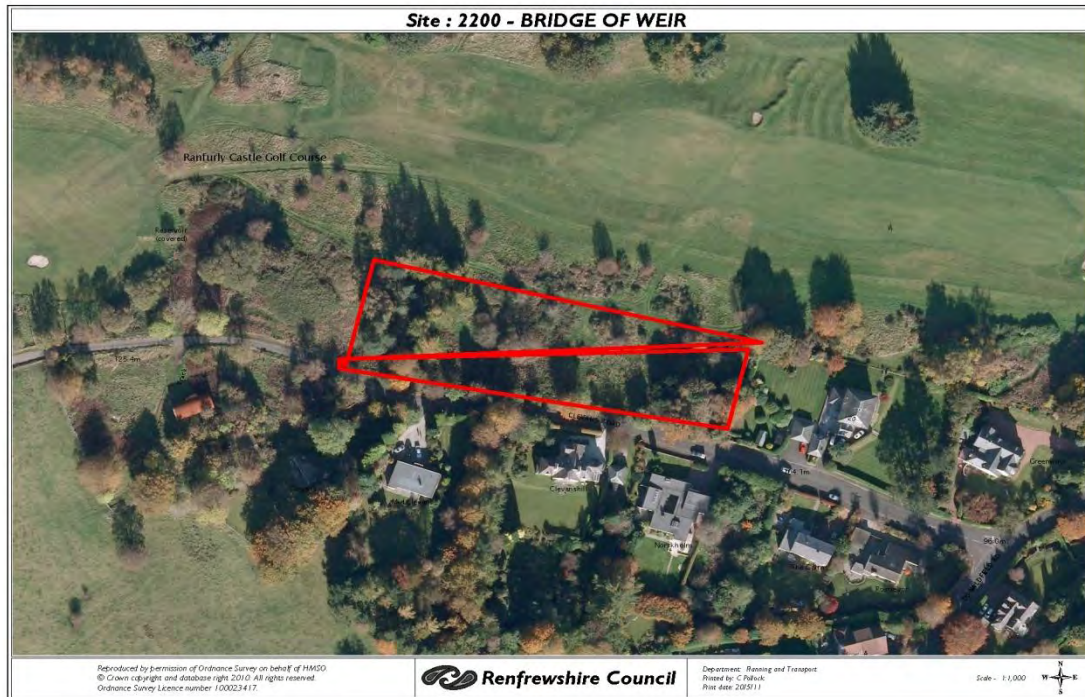
Development of this site is likely to have some impact to biodiversity, flora and fauna on this site. Mixed use development at this location may increase commuting, however this could be offset by other SEA benefits.

Overall Planning Assessment of the Site -

This site may be suitable for residential development if it could be demonstrated that the access and overall design constraints could be overcome. If the site was to be developed using the existing access to the site it would be considered as backland development as this site has no frontage.

2200

Site Address: Ranfurly Golf Club, Clevans Road, Bridge of Weir
 Proposed Use: Residential
 Site Size (Ha): 0.02
 Local Plan Policy: ENV 11, L1, GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is two triangles that form an irregular rectangle shape. The site slopes to the east and is an overgrown area of the Golf Course with established trees and some establishing scrub. The site has an enclosing wooded edge that retains a rural character to Clevans Road immediately south of the site.

The site appears to be unmanaged land.

Boundaries of the site:

The site does not have strong boundaries to the north and is within a larger area of the Golf Course that appears to be unmanaged. The boundary along Clevans Road to the south of the site is overgrown with scrub vegetation and there is a dilapidated stone wall. A line of trees many of which have self seeded form a wooded edge. These would appear vulnerable if development were to occur.

Adjoining landscape character and Land uses:

The site is within the Golf Course area to the west of the settlement. The site is surrounded on the north and western sides by the Ranfurly Castle Golf Course. The southern boundary is alongside the Clevans Road, to the east and south is a landscape character of large detached residential properties that differs to the open character of the golf course.

Condition of Site

The site appears to be in a neglected state, with emerging scrub and more established trees.

Initial GIS Based Assessment Comments

- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

This site is not prominent, mature trees on site could reduce impact of development on this site and should be retained. The character and setting of Clevans Road would be affected locally but mitigation measures could reduce this.

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.

Roads Comments -

Access off/to existing Clevans Road unlikely to cause significant impact due to small scale nature of development. Detailed layout and designs will allow a more comprehensive assessment.

Flood Risk Comments -

No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off.

Others Comments -

This site was the subject of a previous Local Plan objection. Ref 5.1 4(xii), there was no alteration to the final draft local plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking 0	Availability of public transport - Ranking –
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – This is a small site, development of this site for residential is unlikely to impact on the existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking +
Site Access - Ranking -	

SEA Overall Assessment of the Site -

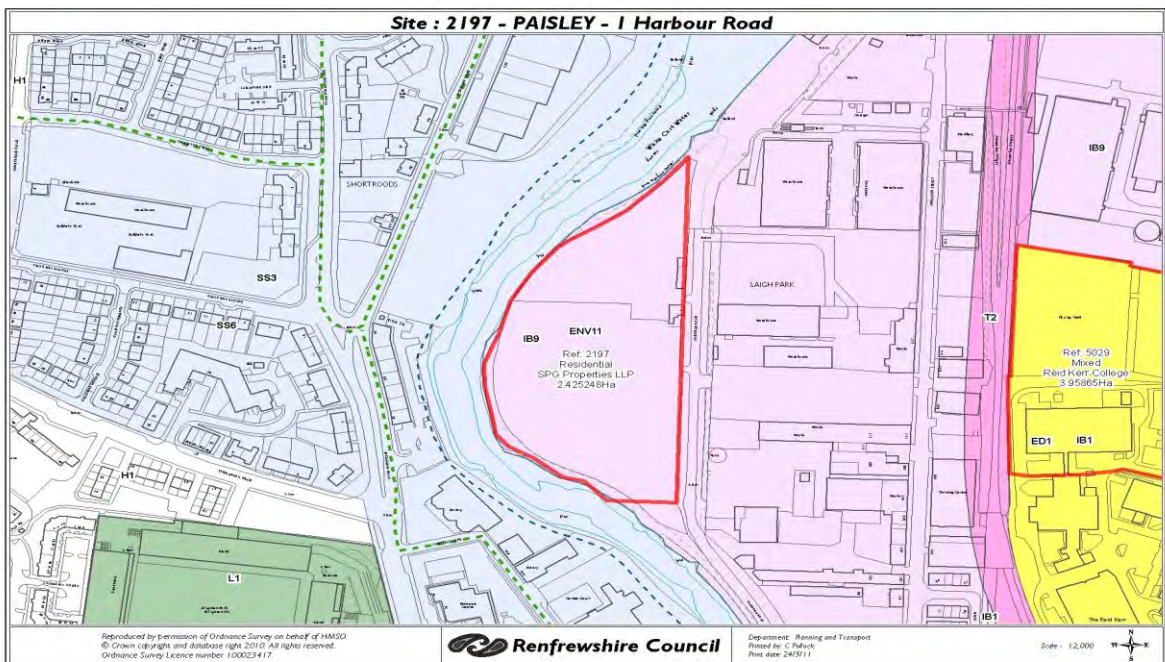
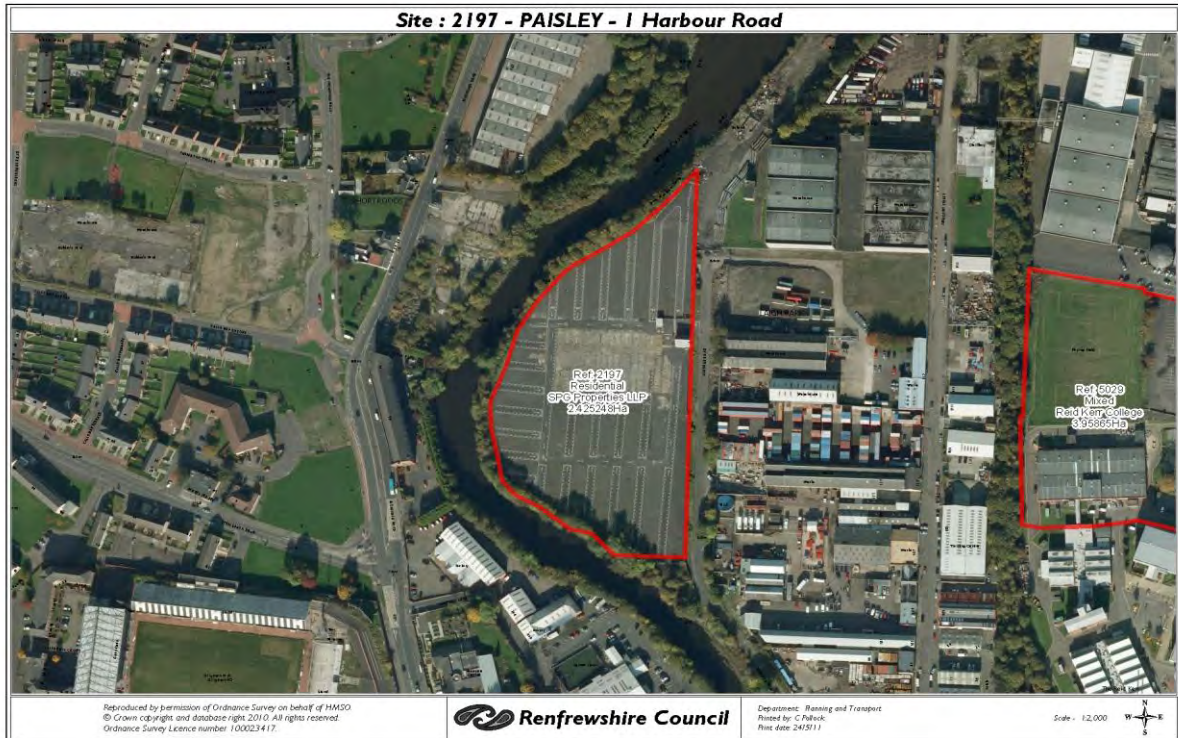
SEA issues related to the impact that development of this site would have on the character of the village. Sensitive development of the site may be possible, however, significant mitigation measures would be necessary to ensure that any negative impact on the biodiversity and landscape character is minimised. Site is Greenfield, therefore development may result in sealing of previously undeveloped land.

Overall Planning Assessment of the Site -

Edge of Green Belt site, residential development for a small number of units should be able to integrate with the existing built form and without future cumulative impact.

2197

Site Address: 1 Harbour Road
Proposed Use: Residential – Social Housing / Student Accommodation
Site Size (Ha): 2.4 Ha
Local Plan Policy: IB9



Site Visit Comments -

The site is covered in hardstanding and was previously used as an airport car park, the site is now vacant.

The Abercorn St/Harbour Rd industrial area is to the east and the site is bound by White Cart Water to the north, south and west.

Flats are located to the west across the river.

The site is flat and could be developed.

The site currently feels isolated; there are no real views in/out of the site and no footpaths linking the site to the surrounding area.

The existing access road is of poor quality.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, Scottish Environment Protection Agency historical flooding within 20m of site.
- Potentially contaminated land
- Within Health and Safety Consultation Zone
- Schools (PS) – St James (paisley), Gallowhill
- Schools (SS) – St Andrews, Paisley Grammar

Landscape Assessment Summary -

The site is dominated by hardstanding, however there is a mix of coniferous and deciduous trees around all four sides of the sites which are a mix of sizes.

Roads Comments -

The existing road and network infrastructure would require upgrading including realignment and resurfacing of the road to adoptable standards as well as the installation of a suitable footway and light columns to serve the access to the site. Access into the site presents no significant issues.

Flood Risk Comments -

Potential flood risk (tidal) covering the northern half of site, a flood risk assessment will be required. Surface water risk also to the north of site which could be resolved through drainage infrastructure.

Others Comments -

Planning application history: **02/0387/PP** - Use of land as car park. Granted with conditions
No local plan history

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking ++	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Potential student accommodation will not have an impact on existing school provision, however if the site is for redevelopment to social housing the impact will require further analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking +	Ranking +
Site Access -	
Ranking -	

SEA Overall Assessment of the Site -

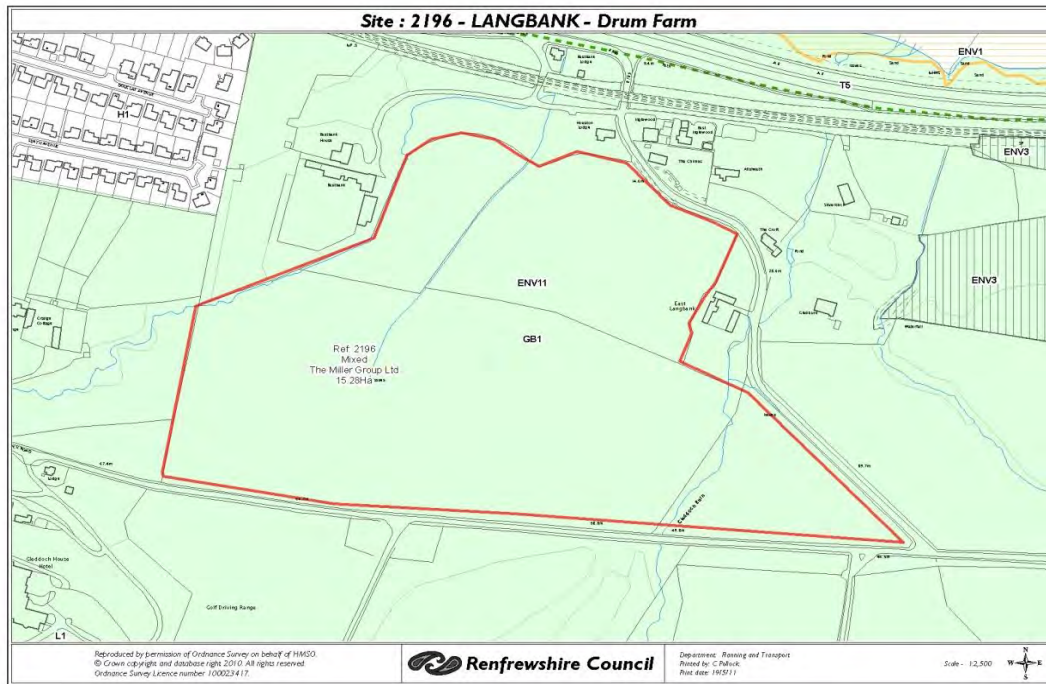
SEA issues relate to the impact that development of this site would have on this part of the urban area. A social or student residential development at this location is likely to increase the amount of car journeys, resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Site suitable for residential development. The site is flat and could be developed, however, will require infrastructure to be put in place to ensure satisfactory development. The existing access road is of poor quality and will require upgrading. Redevelopment of this site for residential could not take place in isolation and should be part of a wider masterplan for the surrounding area.

2196

Site Address: Drum Farm, Langbank
 Proposed Use: Mixed
 Site Size (Ha): 15.28 Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Prominent, elevated location, rolling landscape, significantly sloping to the north and east providing dramatic views over the Clyde. The site consists of open grazing partially subdivided by remnants of former field boundaries, including mature trees. The site is broadly an irregular trapezoid with a boundary formed by Old Greenock Road to the south, Main Street to the east, housing to the north and field boundary to the west.

Boundaries of the site:

The southern boundary is defined generally by a hawthorn hedgerow, post and wire fence and the occasional field boundary tree. Because of the elevated position of the road and the slightly fragmental character of the hedgerow this offers little effective visual containment.

Adjoining landscape character and Land uses:

To the south and east the adjoining landscape character is of rolling agricultural landscape, broken by shelter belts and substantial areas of predominantly deciduous woodland, together with large imposing properties such as Gleddoch House (Hotel). To the north of the site is the transport corridor containing railway and dual carriageway adjacent to the Clyde. Farmland continues to the west, above Langbank, and to the north west is the mature trees and grounds of the residential property East Bank.

Initial GIS Based Assessment Comments -

- Schools (PS) – St John Bosco, Langbank
- Schools (SS) - Trinity, Park Mains

Landscape Assessment Summary -

Sensitive, not suitable for development

A highly prominent site of strong landscape quality that contributes significantly to the setting of Langbank.

Roads Comments -

Access to this site will be difficult from any of the surrounding roads, although is possible without significant impact to road safety. Existing roads will require footways and lighting to allow access by foot. Further traffic and transportation analysis will be required as details develop.

Flood Risk Comments -

There is a watercourse to the east, west and central area of this site, flood risk assessment required. No tidal risk at this site.

Others Comments -

Planning Application History: None / Not significant

Local Plan Policy: GB1 Green Belt

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking - -
Effect of existing school provision – Given the size of this site, residential development at this location is likely to have an impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking -

Access	
Ranking - -	

SEA Overall Assessment of the Site -

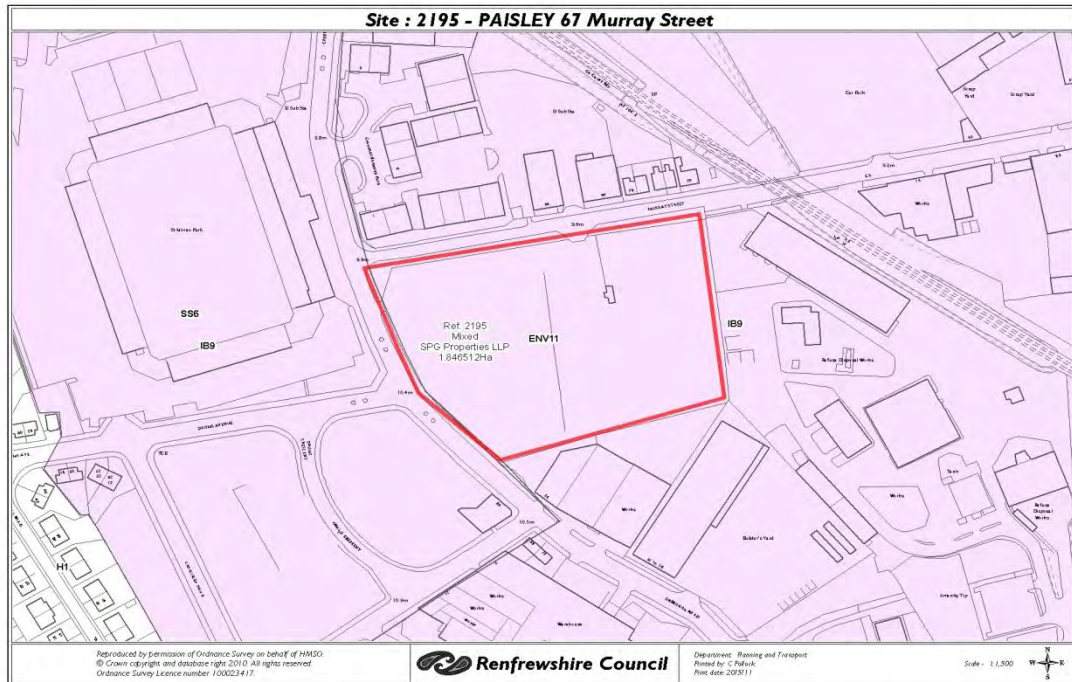
SEA issues related to the impact that development of this site would have on the landscape and setting of the village. Mixed use development, including residential development, at this location would increase the amount of car journeys resulting in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Site not suitable for residential development. Prominent green belt site on the edge of the village.

2195

Site Address: 67 Murray Street, Paisley.
Proposed Use: Office pavilions/retail.
Site Size (Ha): 1.84 Ha
Local Plan Policy: IB9



Site Visit Comments -

This site is surfaced with hardstanding and loose stone chippings. There is no trees and vegetation on the site. There is a 2.0 - 2.5 metre high chain link and palaside fence around most of the site with an existing single story industrial unit to the southern boundary. There is an existing motorcycling training facility on the site. There is only one temporary building on the site.

Initial GIS Based Assessment Comments

- Health and safety executive consultation zone,

Landscape Assessment Summary -

This site is covered in hardstanding, there is no landscaping, trees or vegetation present on this site.

Roads Comments -

There is existing roads to the north and west of this site. Creation of an access from either of these existing roads is unlikely to have a significant impact on road and pedestrian safety. The layout for this site would have to ensure that any access does not conflict with existing accesses or junctions.

Flood Risk Comments -

Surface water risk with some ponding within the site boundaries, however this is not to a great depth and this is likely to be resolved with the implementation of drainage infrastructure which would control of water run-off from the site.

Other Comments -

There was an objection to the 2006 Local Plan.

Detailed Site Appraisal

<p>Preserving Renfrewshire's green network (green belt, open spaces etc) -</p> <p>Ranking 0</p>	<p>Availability of public transport -</p> <p>Ranking ++</p>
<p>Re-development of brownfield land -</p> <p>Ranking ++</p>	<p>Accessibility to town centres, local services and green network on foot -</p> <p>Ranking -</p>
<p>Impact on character of existing settlements (landscape & townscape character) -</p> <p>Ranking +</p>	<p>Access to high quality electronic communications infrastructure -</p> <p>Ranking ?</p>
<p>Impact on local amenity and integration with the natural environment -</p> <p>Ranking +</p>	<p>Protection of natural and built heritage resources (including archaeology) -</p> <p>Ranking +</p>
<p>Effect of existing school provision -</p> <p>Ranking n/a</p>	<p>The capability of incorporating renewable energy sources or energy conservation measures into the proposal -</p> <p>Ranking +</p>
<p>Availability and deliverability of the site within 10 years -</p> <p>Ranking ++</p>	<p>Flooding and drainage -</p> <p>Ranking ++</p>
<p>Site Access -</p> <p>Ranking + +</p>	

SEA Overall Assessment of the Site -

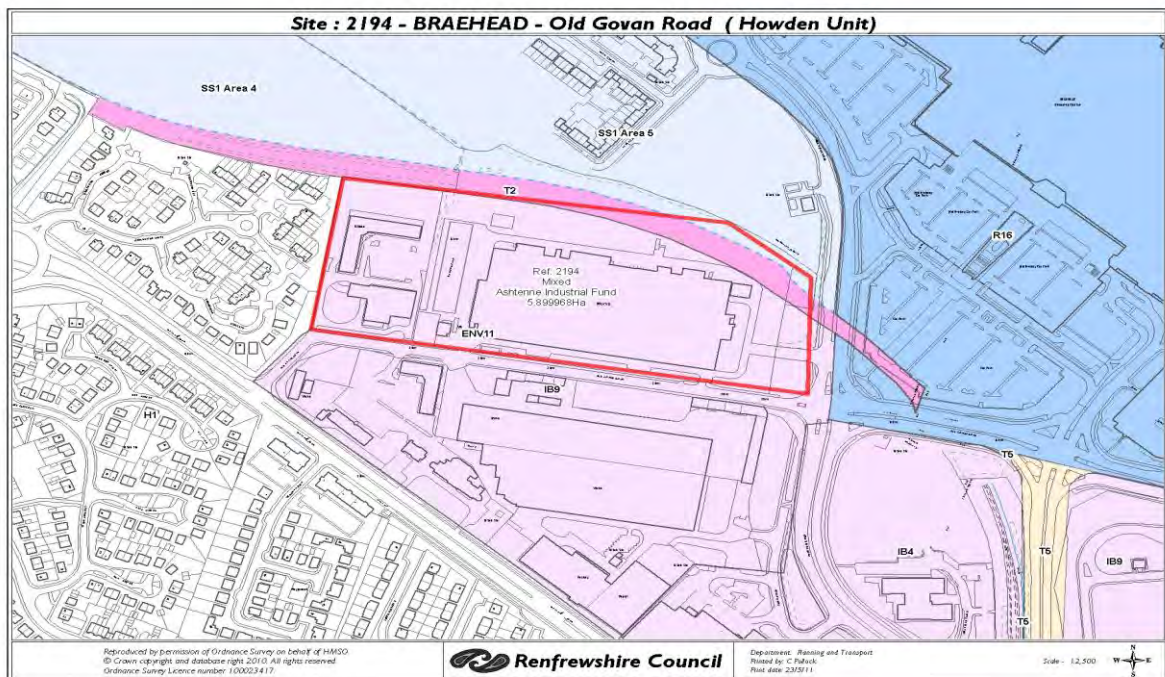
SEA issues relate to the impact that development of the site would have on this part of the urban area. However, a well designed development has the potential to enhance the setting and landscape, whilst redeveloping brownfield land.

Overall Planning Assessment of the Site -

Office use is acceptable for this location, small scale (convenience) retail to support the established industrial area would also be acceptable.

2194

Site Address: Old Govan Road (Howden), Renfrew
Proposed Use: Residential, office research and development and retail
Site Size (Ha): 5.9 Ha
Local Plan Policy: IB9



Site Visit Comments -

The site is a long established industrial site operated by Howden. A large industrial building and smaller office buildings occupy the site.

The site is bound by residential (west), an ongoing residential dev (north), a vacant site (northwest) and Old Govan Road and old largely vacant industrial units (south – a number of these units have or are being cleared). A dismantled railway runs along the northern boundary of the site.

Potential for good linkages to Renfrew and Braehead.

No obvious access issues.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Potentially contaminated land
- Schools (PS) – St James, Kirklandneuk
- Schools (SS) – Trinity, Renfrew High

Landscape Assessment Summary -

Landscape strip to the western side of the site consisting of coniferous and deciduous trees with a green wedge outside the site boundary to the northern side of the site. This green wedge is overgrown but is populated by a mix of deciduous vegetation.

Roads Comments -

There are existing roads surrounding this site. Taking a safe access off the existing road system should not have a significant impact on road and pedestrian safety. Details of the proposals and layout will allow better assessment of proposed access.

Flood Risk Comments -

Surface water risk to north of the site which could be designed out through the implementation of drainage infrastructure which could have a betterment effect of providing storage and treatment.

Others Comments -

PLANNING APPLICATION HISTORY: No History

LOCAL PLAN HISTORY: Objection to local plan inquiry in 2006.

Detailed Site Appraisal

<p>Preserving Renfrewshire's green network (green belt, open spaces etc) -</p> <p>Ranking ++</p>	<p>Availability of public transport -</p> <p>Ranking +</p>
<p>Re-development of brownfield land -</p> <p>Ranking + +</p>	<p>Accessibility to town centres, local services and green network on foot -</p> <p>Ranking + +</p>
<p>Impact on character of existing settlements (landscape & townscape character) -</p> <p>Ranking ++</p>	<p>Access to high quality electronic communications infrastructure -</p> <p>Ranking ?</p>
<p>Impact on local amenity and integration with the natural environment -</p> <p>Ranking ++</p>	<p>Protection of natural and built heritage resources (including archaeology) -</p> <p>Ranking 0</p>
<p>Effect on existing school provision –</p> <p>Residential use is only a part of this suggestion, therefore the impact on existing school is likely to be limited.</p>	<p>The capability of incorporating renewable energy sources or energy conservation measures into the proposal -</p> <p>Ranking 0</p>
<p>Availability and deliverability of the site within 10 years -</p> <p>Ranking +</p>	<p>Flooding and drainage -</p> <p>Ranking +</p>

Site Access -	
Ranking ++	

SEA Overall Assessment of the Site -

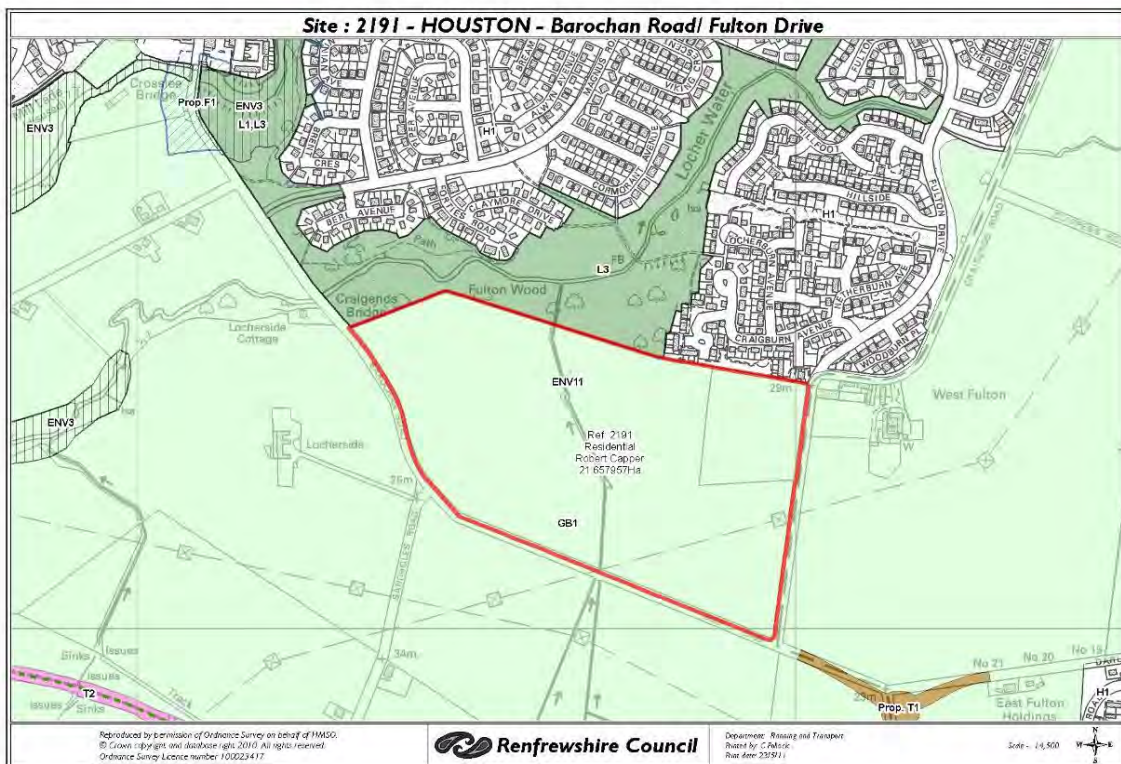
SEA issues relate to the potential mix of uses at this location which may lead to an increase in the amount of car journeys. The collection of potential uses in one area may cause intensification and therefore result in an increase in emissions. However this could be offset by other SEA benefits.

Overall Planning Assessment of the Site -

Located within an older industrial area. The loss of this industrial area would not have a detrimental impact on the supply of industrial/business land within the Hillington/Renfrew North Strategic Economic Industrial Location. The proposed uses are likely to be appropriate subject to a masterplanning exercise for Braehead which will be taken through the Local Development Plan process.

2191

Site Address: Barochan Road / Fulton Drive, Houston
 Proposed Use: Residential
 Site Size (Ha): 21 Ha
 Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Two arable fields, open and undulating in character consistent with the surrounding landscape. A stream flows through the middle in a south to north direction and overhead electricity power lines and electricity pylons cross the site.

Boundaries of the site:

The eastern, southern and western boundaries are mature hedges, a few established hedgerow trees are on the western boundary, these hedges provide limited containment. The northern boundary is comprised of the rear garden boundaries, a tall stone wall and in the western section of the northern boundary an established woodland (Fulton Wood) along the Locher Water corridor, these form the natural boundary to the southern area of the settlement and are to the north of this site.

Adjoining landscape character and Land uses:

There is open arable farmland with hedges, undulating in character and consistent with the character of the site to the south, east and west of the site.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, Scottish Environment Protection Agency historical flooding within site.
- Potentially contaminated land
- Pylons – south east corner of site
- Tree Preservation Order along the northern boundary of the site
- Schools (PS) – Our Lady of Peace, Houston
- Schools (SS) – St Benedict's, Linwood

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is out with the natural boundary of the settlement and is part of the open undulating arable and grazing field landscape character to the south of the settlement, the site is also prominent and can be viewed from the nearby roads and farmsteads. It has no containment and therefore is not suitable for development.

Roads Comments -

Access to this site is likely to be achievable, however the number of junctions on to the road would depend on the potential number on the site. Further traffic and transportation analysis would be required depending on details of the potential development.

Flood Risk Comments -

Flood risk assessment required due to burn dissecting the site.

Others Comments -

No planning application or local plan history.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking - -	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking Na	Accessibility to town centres, local services and green network on foot - Ranking --
Impact on character of existing settlements (landscape & townscape character) - Ranking - -	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking - -	Protection of natural and built heritage resources (including archaeology) - Ranking -
Effect on existing school provision – Given the size of the site, it is likely that this development will impact on the existing capacity at local schools. Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site	Flooding and drainage -

within 10 years -	
Ranking +	Ranking 0
Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this prominent site would have on the landscape and setting of the village. Residential development at this location may increase the amount of car journeys which may result in an impact on air quality.

Overall Planning Assessment of the Site -

Not suitable for development, prominent green wedge at the edge of Crosslee

5030

Site Address: Auchenlodment Road, Johnstone
Proposed Use: Residential
Site Size (Ha): 2.03 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is roughly triangular in shape and slopes gently down to the north east, the land use of the site appears to be a derelict field that is overgrown with grasses, scrubby vegetation and trees.

Boundaries of the site and comment on containment they may provide:

To the south west and north east the site borders areas of established woodland that provide containment to the site, the south western boundary of the site along Auchenlodment Road is an overgrown hedge that provides containment. To the north west the site borders the rear garden boundaries of residential properties.

Adjoining landscape character and Landuses:

To the north east and south west of the site there is established areas of woodland, beyond the woodland area to the north east is a hotel. To the south east of the site there is open gently undulating arable and grazing fields. The rear garden boundaries of residential properties borders the site to the north.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Grade C (s) listed building within 50m of site to north east
- The site is bound by an area of woodland which is covered by a Tree Preservation Order (western boundary)
- Schools (PS) – St Anthony's, Wallace
- Schools (SS) – St Benedict's, Castlehead

Landscape Assessment Summary -

Large areas of the site are suitable for development, however attention to design and retention of site features is necessary.

These sites are submissions that cover the same area. This site is of low prominence and enclosed on three sides and located at the settlement edge. This site could be developed with minimal impact on the wider landscape if the established vegetation on the settlement boundaries are retained.

Roads Comments -

Access is likely to be achievable at this site without significant impact on road safety. There will be a requirement for footway and lighting provision to allow safe access to the site. Further traffic and transportation details will be required to make a full assessment.

Flood Risk Comments -

Water appears to drain from north to south across the site. A comprehensive drainage assessment will be required and the implementation of suitable water infrastructure is likely to result in increased water storage and treatment leading to betterment.

Others Comments -

LOCAL PLAN POLICY: Env11, GB1
PLANNING APPLICATION HISTORY: None
LOCAL PLAN HISTORY: 5.1 Green Belt, 3(xxii): Auchenlodment Road, Elderslie
Objection no.252. Pg. No. 5.135 The Reporter dismissed the objection.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking -	Availability of public transport - Ranking -
Re-development of brownfield land - Ranking n/a	Accessibility to town centres, local services and green network on foot - Ranking -
Impact on character of existing settlements (landscape & townscape character) - Ranking 0	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – Further details will be required. Awaiting final analysis.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +

Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking + +	Ranking +
Site Access -	
Ranking +	

SEA Overall Assessment of the Site -

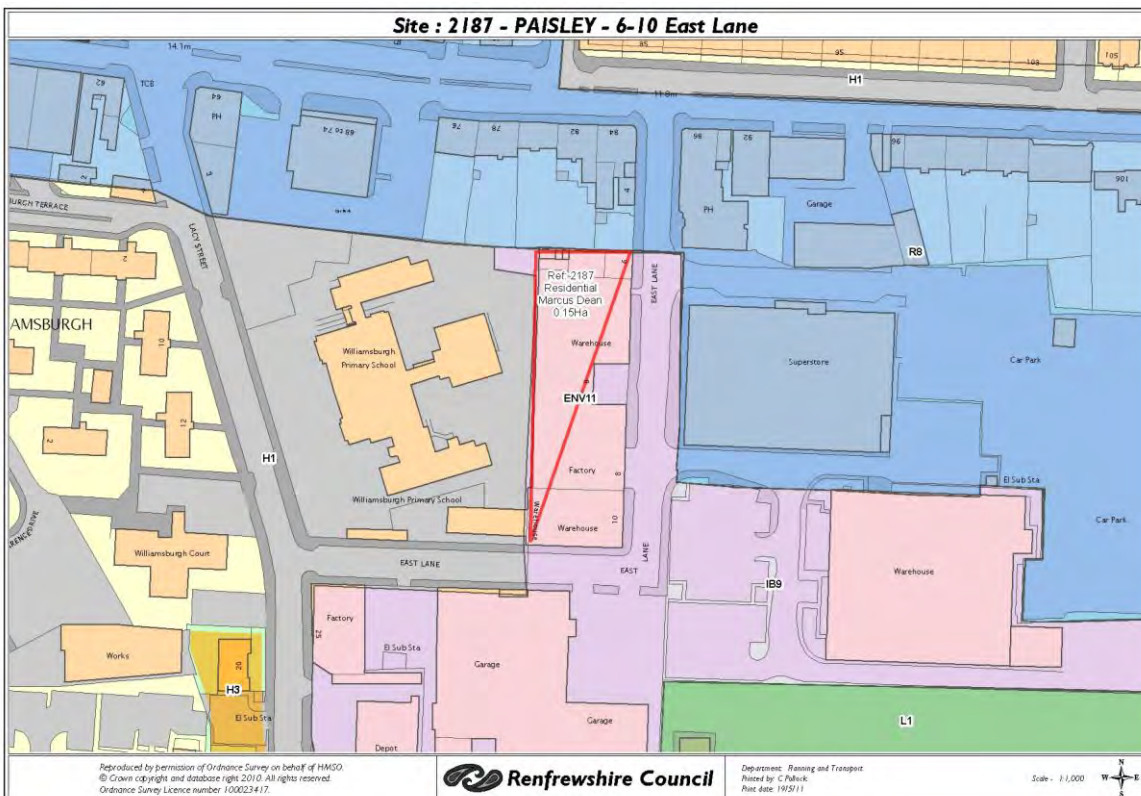
The site will have a degree of biodiversity given the existing vegetation and surrounding land uses. This is an existing greenfield site on the edge of the settlement, accessing the site is likely to result in increased emissions.

Overall Planning Assessment of the Site -

Not suitable for residential development, greenbelt site adjacent to residential area.

2187

Site Address: 6-10 East Lane, Paisley
 Proposed Use: Residential
 Site Size (Ha): 0.15Ha
 Local Plan Policy: IB9



Site Visit Comments -

Small, level site 0.15 Ha in urban area in the east of Paisley. Former factory building and warehouses fronting on to East Lane. 6-8 East Lane currently vacant, no. 10 includes some offices/training centre which is currently occupied. More traditional style of building. Surrounding uses are mixed and include Willaimsburgh Primary School to the west, Arnold Clark car dealership to the south, warehouse/factory to the southeast, small Tesco to the east and residential to the north. Access to East Lane is from Glasgow Road or Lacy Street. Soft area for industry.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200 within 5m of site.
- Potentially contaminated land
- Schools (PS) – St John Ogilvie, Williamsburgh
- Schools (SS) – St Andrews, Paisley Grammer

Landscape Assessment Summary -

Existing building on site, there is no landscape features on or surrounding this site.

Roads Comments -

The site is served by existing access roads. Further details on the proposal and design of this site will be required to assess the likely impact to the existing road system. The site and surrounding area is already constrained by the amount of on-street parking, the proposal should not cause any significant impact that would add to the on-street parking situation.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from this site.

Others Comments -

Planning History: None relevant.

Planning Policy: IB9, Env11

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking ++
Re-development of brownfield land - Ranking ++	Accessibility to town centres, local services and green network on foot - Ranking ++
Impact on character of existing settlements (landscape & townscape character) - Ranking ++	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking +
Effect on existing school provision- This is a small site which is likely to have no impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking +	Flooding and drainage - Ranking +

Site Access -	
Ranking ++	

SEA Overall Assessment of the Site -

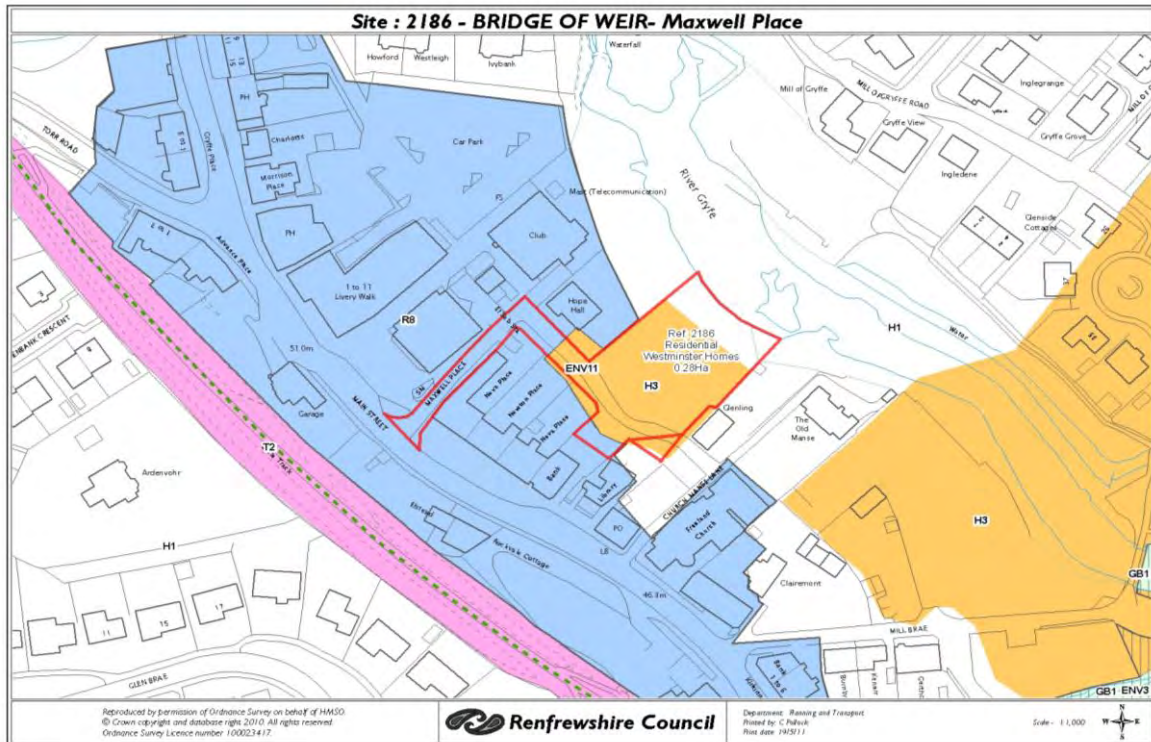
Potential positive SEA benefits associated with the redevelopment of this site. Brownfield development could reuse existing infrastructure. Accessibility to public transport and services should limit need for commuting. Overall this impact should be offset by other SEA benefits.

Overall Planning Assessment of the Site -

Site has development potential for residential. Change of land use zoning of this site from industrial (IB9) to residential would be acceptable but should not be at the expense of existing established uses in the surrounding area.

2186

Site Address: Land North West of Glenling, Maxwell Place, Bridge of Weir
 Proposed Use: Residential
 Site Size (Ha): 0.28
 Local Plan Policy: H3 & R



Site Visit Comments -

Small (0.28Ha) brownfield site located to the rear of the Main Street in Bridge of Weir. The site slopes to the north east, and this boundary meets the River Gryfe. Accessed from Maxwell Place the access road is unmade and also runs to the rear of Neva Place. The ground is currently open and covered with scrubby vegetation and semi-mature trees, particularly towards the river. The site is surrounded by some open and unused ground, a church hall and residential uses. It is fairly secluded

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Within 20m of Grade C(S) listed building (Freeland Church to SE of site)
- Tree Preservation Order covers the site
- Adjacent to River Gryfe. Rivers and Streams recognised through Habitat Action Plan.
- Schools (PS) – St Fillans, Bridge of Weir
- Schools (SS) - ST Benedict's, Gryffe

Landscape Assessment Summary -

Undulating site with a mix of deciduous vegetation. Vegetation overgrown and not maintained.

Roads Comments -

Upgrading and realignment of access to this site to ensure adequate and safe passage to the site.

Flood Risk Comments -

The River Gryffe poses a small risk to the north eastern portion of the site as well as a minor risk from surface water. A drainage assessment would be required.

Other Comments -

Planning History:

05/0013/TP – Uprooting of Scrub - Grant

05/1246/PP – 3 Detached Houses – Grant subject to conditions

07/1127/PP – 4, 2 storey town houses – Grant subject to conditions

10/0214/pp – 6, 2 storey town houses, incl. Road upgrade of Maxwell Place, new footpath to Main Street - Grant, subject to conditions

Local Plan Policy: POLICY: H3, Env11

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking n/a	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking + +	Accessibility to town centres, local services and green network on foot - Ranking + +
Impact on character of existing settlements (landscape & townscape character) - Ranking + +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking 0	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision – This is a small site and unlikely to have any impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking 0	Flooding and drainage - Ranking + +
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

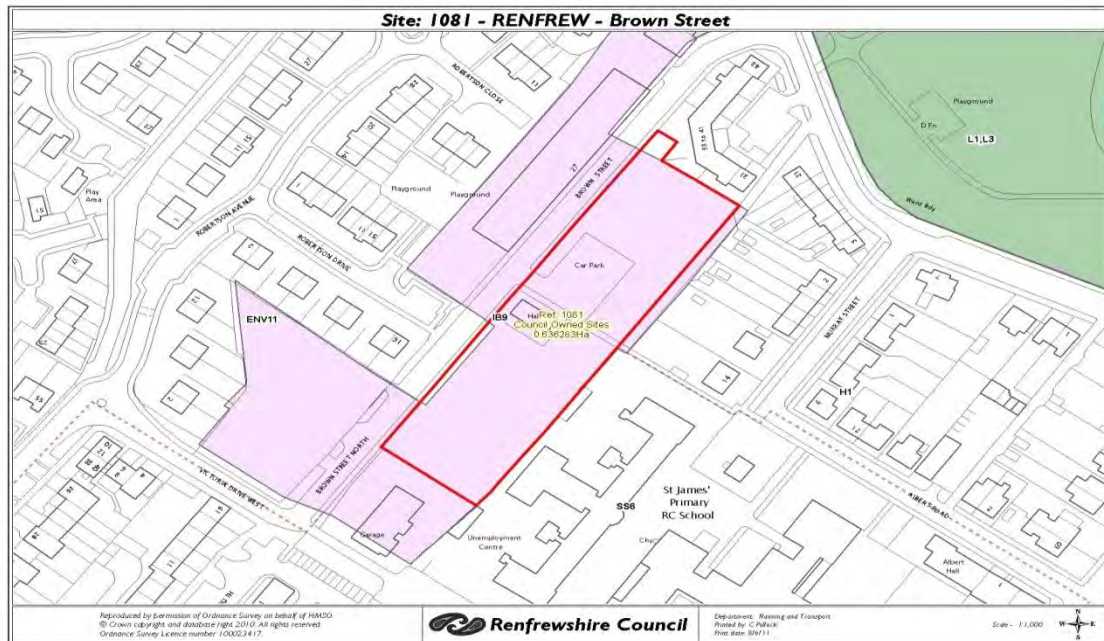
Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and detracts from the surrounding townscape. Brownfield development could reuse existing infrastructure, the site is located in the village centre and close to National Cycle Network route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

Overall Planning Assessment of the Site –

Site suitable for residential.

1081

Site Address: Brown Street Renfrew
Proposed Use: Residential
Site Size (Ha): 0.6 Ha
Local Plan Policy: IB9





Site Visit Comments -

The site consists of cleared brownfield land and is bound by existing industrial uses, residential properties and a school to the east. This area still shows some of the characteristics of an older industrial area, however, the redevelopment of this site would add to the ongoing redevelopment of the surrounding area for residential.

Initial GIS Based Assessment Comments

- Flood risk – Zone A – 1:200
- Potentially contaminated land within 20m
- Schools PS – St James, Kirklandneuk
- Schools HS – Trinity High, Renfrew High.

Landscape Assessment Summary -

Most of the site consists of scrubby vegetation which has grown due to the fact that this site is not maintained.

Roads Comments -

This site is already served by existing roads. The potential numbers likely to be achieved on this site is unlikely to cause significant issues or pressures to the existing road network. Suitable access and provision of adequate parking will be required.

Flood Risk Comments -

Surface water risk to the south east boundary of the site to a depth of 0.5 metres maximum. Implementation of a drainage scheme which would facilitate storage and treatment would be a positive aspect in the development of this site.

Others Comments -

No previous objection to Local Plan.

Detailed Site Appraisal

<p>Preserving Renfrewshire's green network (green belt, open spaces etc) -</p> <p>Ranking N/a</p>	<p>Availability of public transport -</p> <p>Ranking +</p>
<p>Re-development of brownfield land -</p> <p>Ranking + +</p>	<p>Accessibility to town centres, local services and green network on foot -</p> <p>Ranking ++</p>
<p>Impact on character of existing settlements (landscape & townscape character) -</p> <p>Ranking + +</p>	<p>Access to high quality electronic communications infrastructure -</p> <p>Ranking ?</p>
<p>Impact on local amenity and integration with the natural environment -</p> <p>Ranking ++</p>	<p>Protection of natural and built heritage resources (including archaeology) -</p> <p>Ranking +</p>
<p>Effect on existing school provision –</p> <p>This is a small site and therefore the effect on local school provision is likely to be negligible.</p>	<p>The capability of incorporating renewable energy sources or energy conservation measures into the proposal -</p> <p>Ranking +</p>
<p>Availability and deliverability of the site within 10 years -</p> <p>Ranking +</p>	<p>Flooding and drainage -</p> <p>Ranking +</p>
<p>Site Access -</p> <p>Ranking ++</p>	

SEA Overall Assessment of the Site -

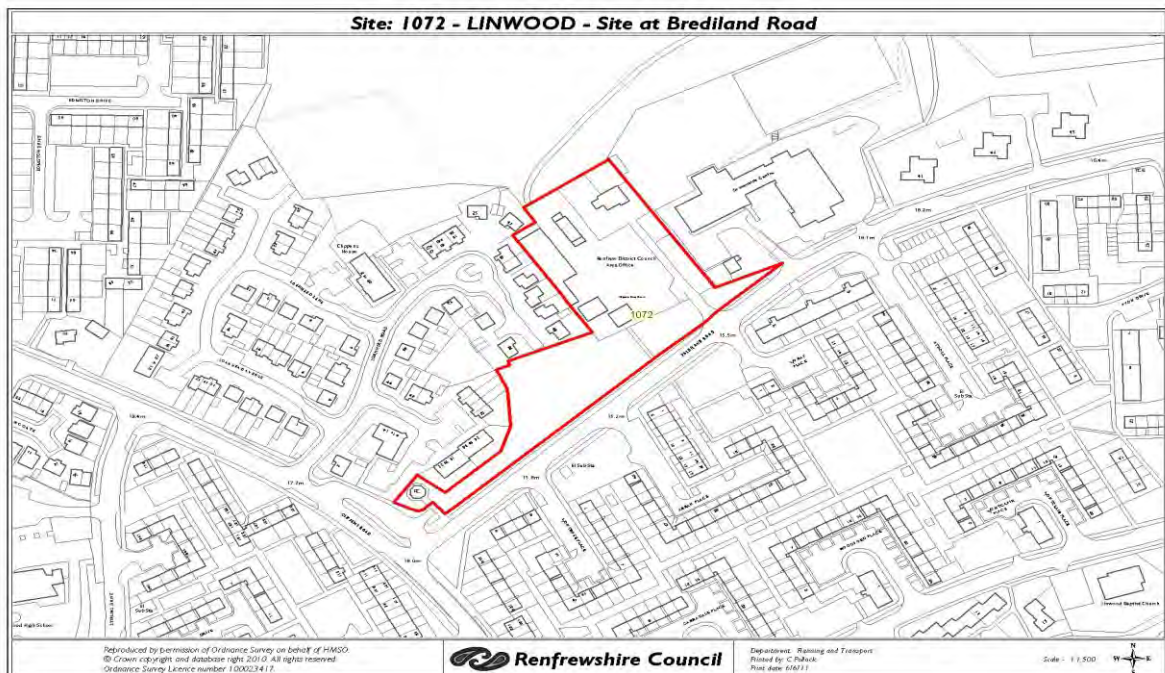
The site is likely to have little biodiversity interest. This is a vacant site in the middle of a mixed use area, development of this site is likely to have a positive impact on visual amenity and allow for the possibility of landscape scheme. This site is relatively small and therefore development is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

Overall Planning Assessment of the Site -

Redevelopment of this area for residential is considered acceptable. Residential would be compatible with surrounding area.

1072 (Council site)

Site Address: Site at Brediland Road, Linwood
Proposed Use: Residential
Site Size (Ha):
Local Plan Policy: H1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The irregularly shaped site can be described as two areas, one along the Brediland Road is an area of open of amenity grassland along the road corridor of varying widths with established mature trees and a small circular building. In the northern area of the site there is Renfrewshire Council Roads Depot, this appears derelict and is behind a tall masonry wall, the depot area is within the north western section of this area and in the north eastern area there is self seeded scrubby vegetation and overgrown grasses.

Boundaries of the site and containment they may provide:

The site is open along the Brediland Road to the South, there are no boundaries and no containment along this site boundary, the northern boundary starts with the rear boundaries of residential properties before following the rear boundary of the depot area, this is a tall masonry and stone wall, along the north eastern boundary there is a tall wire mesh fence that ends at the depot entry point.

Adjoining landscape character and Land uses:

The site is within an urban area with residential properties surrounding the site to the south, east, west and northwest. To the north there is an area of woodland and playing fields associated with Linwood Leisure Centre.

Condition of the site:

The open amenity grassland area of the site is in a good state of repair with no vandalism or litter present, a small amount of graffiti is present on the small building in the western area of the site. The depot, although appearing derelict does not appear to have suffered vandalism.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200.
- Site covered by blanket Tree Preservation Order (most of the site isn't covered with trees)
- Schools (PS) – Our Lady of Peace, Woodlands
- Schools (SS) - St Benedict's, Linwood

Landscape Assessment Summary -

The site is within an urban area. Development would not impact on the greenbelt.

The land to the south western portion of the site consists of well maintained grass.

There are semi mature trees to the north eastern section of the site which should be retained should this site be developed.

Roads Comments -

There is an existing access to this site. The built form and layout of this site, should this site be developed, would require to ensure that visibility splays and junction design creates safe entrance and exit manoeuvrability.

Flood Risk Comments -

No significant flood risk issues. A comprehensive and satisfactory drainage assessment should promote attenuation and control of water run-off from the site.

Others Comments -

This is a council site which is surplus to requirements.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking 0	Ranking +
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking +	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking ++	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking ++	Ranking +

Effect on existing school provision - This is a small site and therefore unlikely to have a significant impact on existing school provision.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +
Site Access - Ranking ++	

SEA Overall Assessment of the Site -

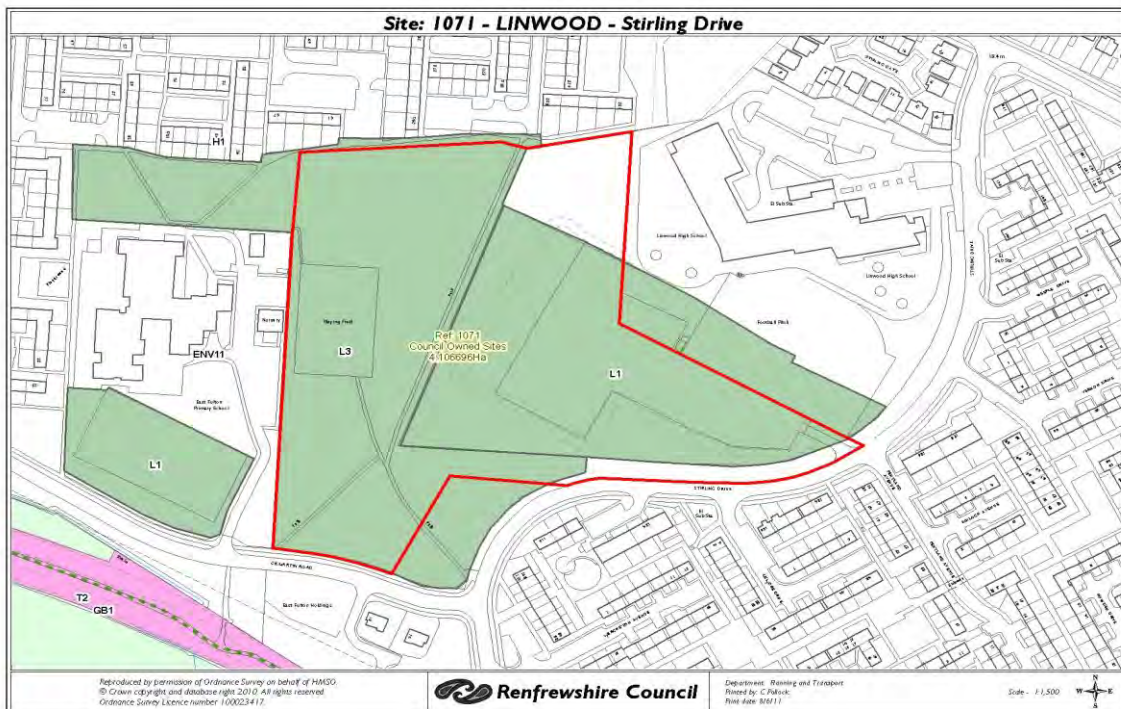
Only part of the site may have some biodiversity, flora and fauna interest which could be retained in part should development take place. This is a small site which is served by existing public transport links and therefore impact from increased emissions is likely to be low. There are no significant flooding or drainage issues on this site and development is likely to result in more water storage and treatment on site.

Overall Planning Assessment of the Site -

Site is suitable for residential development. Vacant former yard in the middle of a residential area. The redevelopment of this site would have a positive impact on the character and appearance of the area.

1071 (Council site)

Site Address: Stirling Drive, Linwood
 Proposed Use: Residential
 Site Size (Ha): 4.1 Ha
 Local Plan Policy: L1 & L3



Site Visit Comments -

Former school site which has now been cleared. Open grass with a footpath which runs from north to south across the middle of the site.

The site is bound by residential to north and south, with a secondary school to the east and a primary school to the west.

The site slopes downhill from east to west, there are no obvious physical constraints to development.

The site is integrated with the rest of Linwood.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200. SEPA historical flooding within 50m of site
- Pylons within 50m of site (to the south of Gilmartin Road)
- Potentially contaminated land
- Schools (PS) - OUR LADY OF PEACE, East Fulton
- Schools (SS) - ST BENEDICT'S, LINWOOD

Landscape Assessment Summary -

Eastern portion of the site was previously a part of school grounds and is now overgrown with grass and scrubby vegetation. The western section of the site previously consisted of a playing field and open space. Part of the site is now open space associated with the surrounding residential area with gravel paths dissecting the site.

Roads Comments -

There are existing access roads surrounding this site, creation of new vehicular or pedestrian accesses to serve the site is achievable without any significant impact on road and pedestrian safety.

Flood Risk Comments -

No significant flood risk issues, but development of this site may cause problems downstream where there has been a history of flooding at Stirling Drive / Kintyre Avenue. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off and therefore likely to result in betterment for the area.

Others Comments -

Council land considered surplus to requirements.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) - Ranking +	Availability of public transport - Ranking +
Re-development of brownfield land - Ranking +	Accessibility to town centres, local services and green network on foot - Ranking +
Impact on character of existing settlements (landscape & townscape character) - Ranking +	Access to high quality electronic communications infrastructure - Ranking ?
Impact on local amenity and integration with the natural environment - Ranking +	Protection of natural and built heritage resources (including archaeology) - Ranking 0
Effect on existing school provision- The existing school provision is likely to be able to accommodate residential development, further details of the proposal will be required to make a full assessment.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking + +	Flooding and drainage - Ranking +

Site Access -	
Ranking ++	

SEA Overall Assessment of the Site -

Although part of the site is associated with existing open space in the middle of a residential area, there is a substantial amount of open space around the site. Development of part or all of the site is unlikely to have a significant impact on the open space provision in this area. Visually it would tidy the site up. Given the very open and maintained nature of part of the site, there is very little biodiversity interest associated with this site.

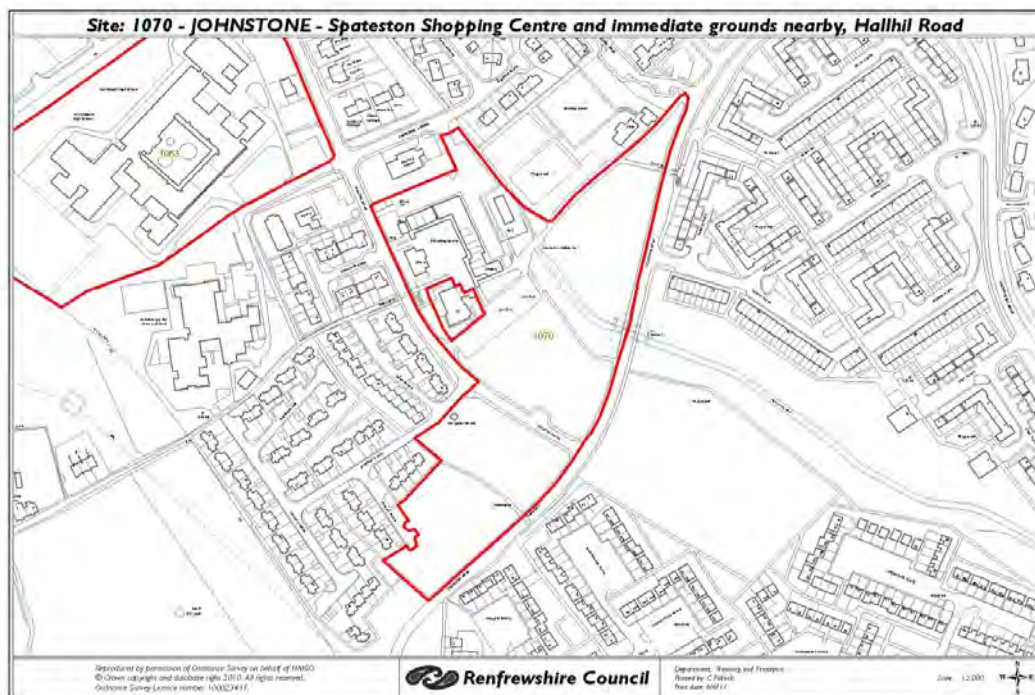
Residential development at this location is likely to result in a small increase the amount of car journeys and have a slight impact on air quality with a possible contribution to climate change. The implementation of a comprehensive drainage system is likely to result in overall betterment downstream of the site.

Overall Planning Assessment of the Site -

This is a former school site that has been cleared and part of the site currently provides an area of informal open space. The surrounding area is characterised by the neighbouring schools and residential units. The site is in the centre of an existing residential area where existing services, facilities and infrastructure exists. A residential development in this area would integrate well with the surrounding area and the rest of Linwood. Residential development is considered acceptable for this site.

1070

Site Address: Spateston Area, Johnstone
Proposed Use: Residential
Site Size (Ha): 3.93 Ha
Local Plan Policy: H1, L1



Site Visit Comments -

Large irregularly shaped site bounded by housing, recreational and open space and local roads. The site is in two parts, namely a neighbourhood shopping centre, which is substantially vacant with a library (now closed), and a number of areas of maintained public open space, which are separated by a local road and a number of footpaths. The open space areas slope gently northwards

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200, SEPA historical flooding within site
- Schools (PS) – St Anthony's, Fordbank
- Schools (SS) - St Benedict's, Johnstone

Landscape Assessment Summary -

Open space in the middle of a residential area. Maintained grass area with some small deciduous trees.

Roads Comments -

Access roads surround the site. Creation of access to serve each of the land parcels unlikely to cause implications for road and pedestrian safety.

Flood Risk Comments -

Watercourse cuts across this site, flood risk assessment required. The risk from surface water affects the majority of the site.

Development of this site may cause problems downstream given the historical localised flooding at Churchhill Avenue and Hallhill Road. A comprehensive and satisfactory drainage assessment would address this issue through attenuation and control of water run-off. Redevelopment is likely to result in betterment for land downstream of site due to implementation of blue and green corridors.

Planning Application History: None / Not significant

Local Plan Policy:
H1- General Residential Policy,
L1 - Active Recreational Open Space,

Detailed Site Appraisal

<p>Preserving Renfrewshire's green network (green belt, open spaces etc) -</p> <p>Ranking 0</p>	<p>Availability of public transport -</p> <p>Ranking + +</p>
<p>Re-development of brownfield land -</p> <p>Ranking n/a</p>	<p>Accessibility to town centres, local services and green network on foot -</p> <p>Ranking +</p>
<p>Impact on character of existing settlements (landscape & townscape character) -</p> <p>Ranking +</p>	<p>Access to high quality electronic communications infrastructure -</p> <p>Ranking ?</p>
<p>Impact on local amenity and integration with the natural environment -</p> <p>Ranking +</p>	<p>Protection of natural and built heritage resources (including archaeology) -</p> <p>Ranking 0</p>
<p>Effect on existing school provision -</p> <p>As this site is part of the Johnstone South West Community Growth Area school provision has been assessed for the additional 500 units and can be accommodated.</p>	<p>The capability of incorporating renewable energy sources or energy conservation measures into the proposal -</p> <p>Ranking +</p>
<p>Availability and deliverability of the site within 10 years</p> <p>Ranking + +</p>	<p>Flooding and drainage</p> <p>Ranking ++</p>

Site Access	
Ranking +	

SEA Overall Assessment of the Site -

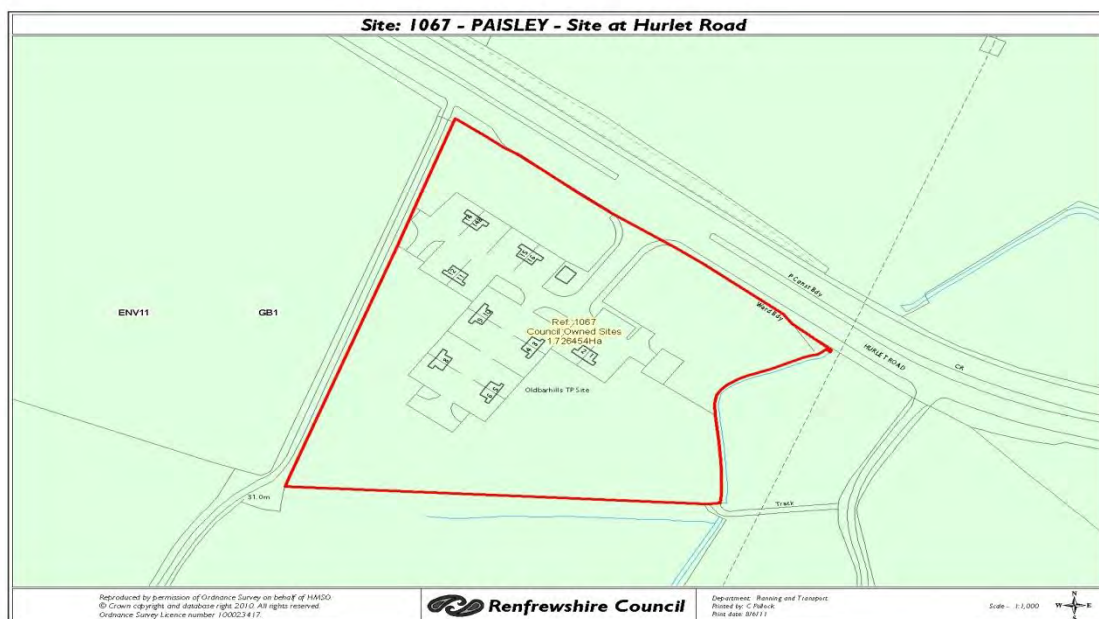
Development of this site would have an impact on the landscaping and visual amenity of this area. However there is an abundance of open space surrounding this site and although development would reduce the area of open space there would still continue to be sufficient amount of open space remaining.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

Overall Planning Assessment of the Site -

This site has been identified to facilitate the 500 residential units required for the South West Johnstone Community Growth Area. This site has the advantage of being located at the centre of an existing community, therefore residential development will fit in well with surrounding built up area. New residential units will be served by existing services, facilities and infrastructure that already exist in this area. The development of this site has the potential to create features such as blue and green corridors which will lead to betterment in terms of the existing water infrastructure constraints and implement improvements to the green network, enhancing biodiversity, flora and fauna as well as creating new green links within the settlement.

1067

Site Address: Hurlet Road, Paisley
Proposed Use: Residential
Site Size (Ha): 1.7 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregularly shaped site, generally flat topography, derelict with self seeded trees and other scrubby vegetation colonised on site. A number of derelict buildings on site are all andalised, graffitied and some have evidence of fire damage. Manhole covers have been removed on site exposing deep holes in the ground. The site has roads within it, however these are now unused as the site is derelict, these are now beginning to be colonised by scrubby vegetation.

Site Boundaries:

The boundary along the Hurlet Road to the north east is an embankment and established scrubby vegetation and trees that provide containment, the western boundary is along an established hedge, the southern and eastern boundaries appear not to have physical boundaries and are visually continuous with the open fields to the south and east.

Adjoining landscape character and Land uses:

The site is within an area of open undulating arable and grazing fields between Paisley and the Nitshill area of Glasgow along a dual carriageway.

Site Condition:

The site is derelict and the majority of the site cannot be clearly seen from the busy dual carriageway to the north of the site, as a result of this the derelict buildings and site have been subject to vandalism and graffiti, a few of the buildings have evidence of fire damage and manhole covers have been removed exposing deep holes. The site is unmaintained and scrubby vegetation has begun to colonise the site. There is litter present on the site as well.

Initial GIS Based Assessment Comments

- Flood risk – Zone A 1:200
- Pylons within 5m.
- Watercourse
- Schools PS – St Charles , Todholm
- Schools SS - St Andrews , Paisley Grammar

Landscape Assessment Summary -

The site is derelict and has a poor quality appearance due to it's neglected vandalised appearance. The site is between settlements within an area of open undulating arable and grazing farmland. Site is sensitive but could accommodate a degree of appropriate development in small areas of the site.

Roads Comments -

Access to this site causes concern due to the fact that it is a dual-carriageway road with a national speed limit. Entering or existing this site is likely to have an impact on road and pedestrian safety.

Flood Risk Comments -

Significant risk of flooding to the south eastern corner of the site to a depth of around 2.0 metres. There is a watercourse to the eastern boundary, a flood risk assessment is required.

Others Comments -

No objection to previous Local Plan.

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking -
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking - -	Ranking - -
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking - -	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking -	Ranking -

Effect of existing school provision- Given the size of the site, there is likely to be school capacity. Although further details of the potential development would be required to fully assess this.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking -	Flooding and drainage - Ranking -
Site Access - Ranking - -	

SEA Overall Assessment of the Site -

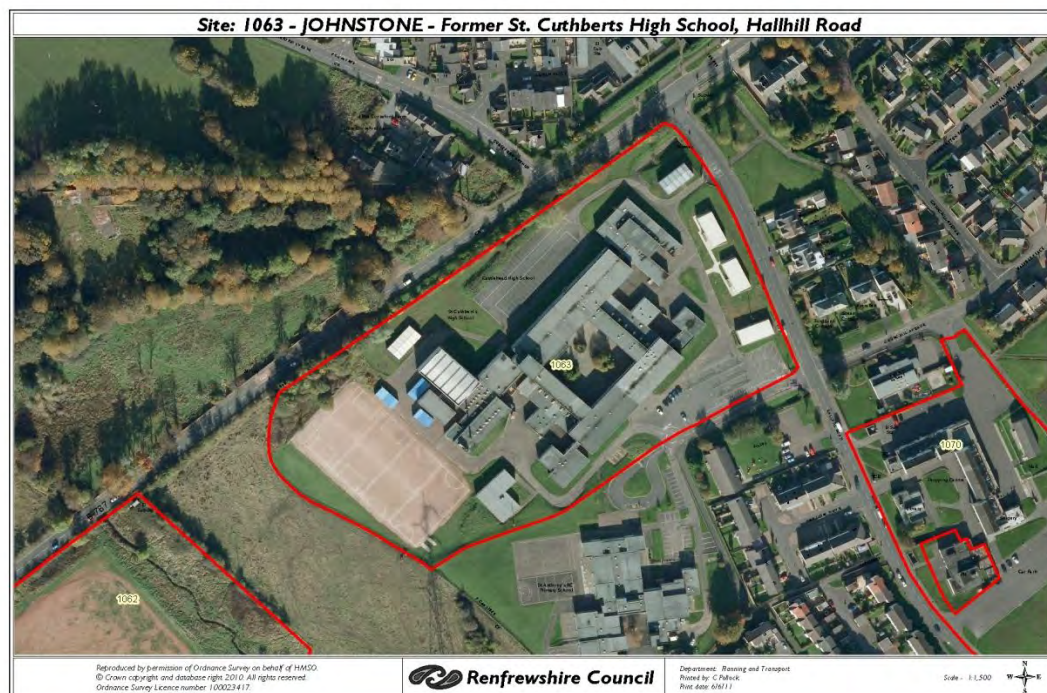
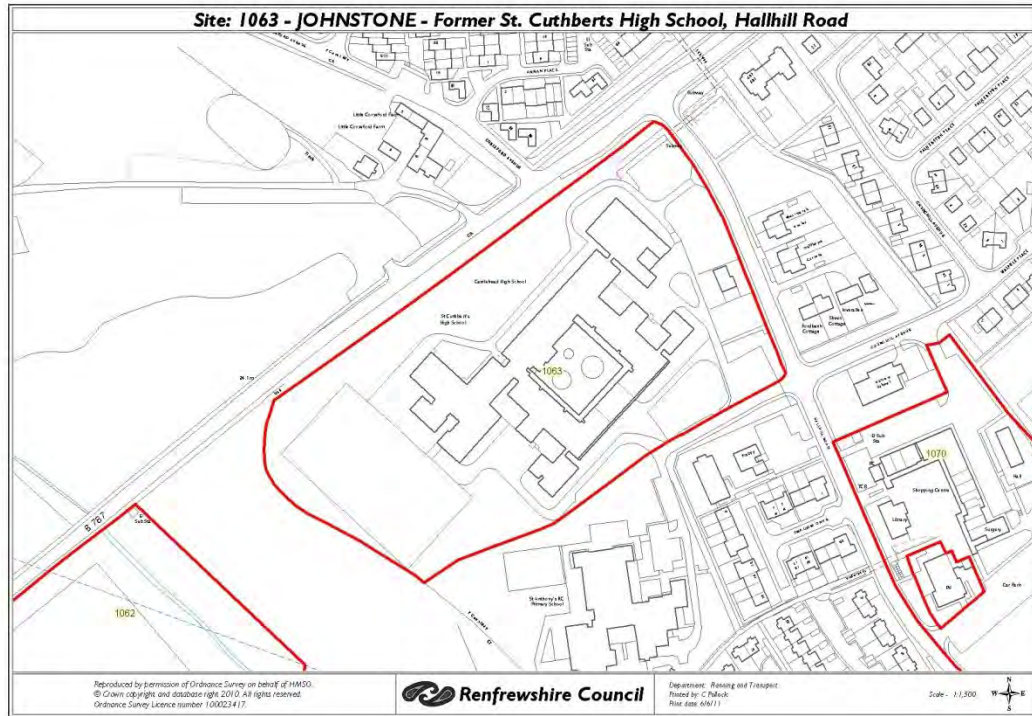
SEA issues relate to the potential impact that development of this site would have on the landscape, setting and visual impact of the area. The site has been vacant for a few years and although there is still hardstanding and some structures on the site, the process of natural colonisation has taken place with greening occurring on parts of the site. Development at this location would increase the amount of car journeys which may result in an impact on air quality and possible contribution to climate change.

Overall Planning Assessment of the Site -

Isolated site, previous use was acceptable in the green belt. The site is now slowly regenerating back to a greenfield site. Development of the site could result in a significant cumulative impact in the green belt. Site access causes road safety concerns. Flood risk management issues require to be considered from the outset. Site is considered to be more appropriate as a green belt use.

1063

Site Address: Former St Cuthbert's High School, Johnstone
Proposed Use: Residential
Site Size (Ha): 3.4 Ha
Local Plan Policy: H1 & L1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

The site is irregularly shaped, generally flat and the site of the demolished Johnstone High School on the edge of the settlement. There are mature trees along the north western boundary with Beith Road. Although a derelict site and the School buildings have been demolished the site has the feeling of being continuous with the greenbelt, this is because there are no buildings on site, overgrown grasses and no boundary between the site and the greenbelt are to the south west.

Site Boundaries:

The site is currently open with no containment to the south, east and west. along the eastern boundary with Hallhill road there is a tall metal palisade fence approximately 1.8m high, this offers no visual containment of the site. The site has mature established trees along the Beith Road to the north west of the site.

Adjoining landscape character and Land uses:

To the north, east and south there is the settlement of Johnstone, this has an urban enclosed character. To the south there is also a Primary School, to the west of the site there is open overgrown grassland, this is open in character and open with the site. To the north west of the site there is the Beith Road, a busy road entering and leaving the settlement, beyond this is a small wooded area and overgrown grassland.

Site Condition:

The site has remnants of the demolished school, there are areas of flattened rubble on the surface. However there is no vandalism or graffiti present on site.

Initial GIS Based Assessment Comments –

- Flood risk - Zone A 1:200, SEPA historical flooding within 5m of site
- Schools (PS) – St Anthony's, Fordbank
- Schools (SS) - St Benedict's, Johnstone

Landscape Assessment Summary -

The former Johnstone high School is now demolished and the site is currently derelict with large areas of flat rubble. The site is on the edge of the settlement and currently is not of value to the settlement or surrounding landscape. Mitigation planting along the south western edge would potentially create a strong boundary to the settlement. Not sensitive to change, suitable for development, few features to retain.

Roads Comments -

The site has an existing access off Hallhill road, no significant road or pedestrian safety issues by utilising existing access or an access close to existing access. Site layout and design should ensure safe junction splays.

Flood Risk Comments -

Surface water risk of up to 1.0 metre across the majority of the site. The implementation of drainage infrastructure should allow storage and suitable treatment of surface water to the betterment of the surrounding area.

The road junction to the north west corner of the site subject to significant flood risk to a level of around 2.0 metres. However again by ensuring the control of water runoff from this site there should be less of an impact to this junction.

Others Comments -

Planning Application History: None relevant to this assessment.

Local Plan Policy:

H1 - General Housing Policy, L1 – Open Space, Active Recreational Open Space

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking n/a	Ranking ++
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking + +	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking ++	Ranking ?
Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking +	Ranking +

Effect on existing school provision- As this site is part of the Johnstone South West Community Growth Area school provision has been assessed for the additional 500 units and can be accommodated.	The capability of incorporating renewable energy sources or energy conservation measures into the proposal - Ranking +
Availability and deliverability of the site within 10 years - Ranking ++	Flooding and drainage - Ranking +
Site Access - Ranking + +	

SEA Overall Assessment of the Site -

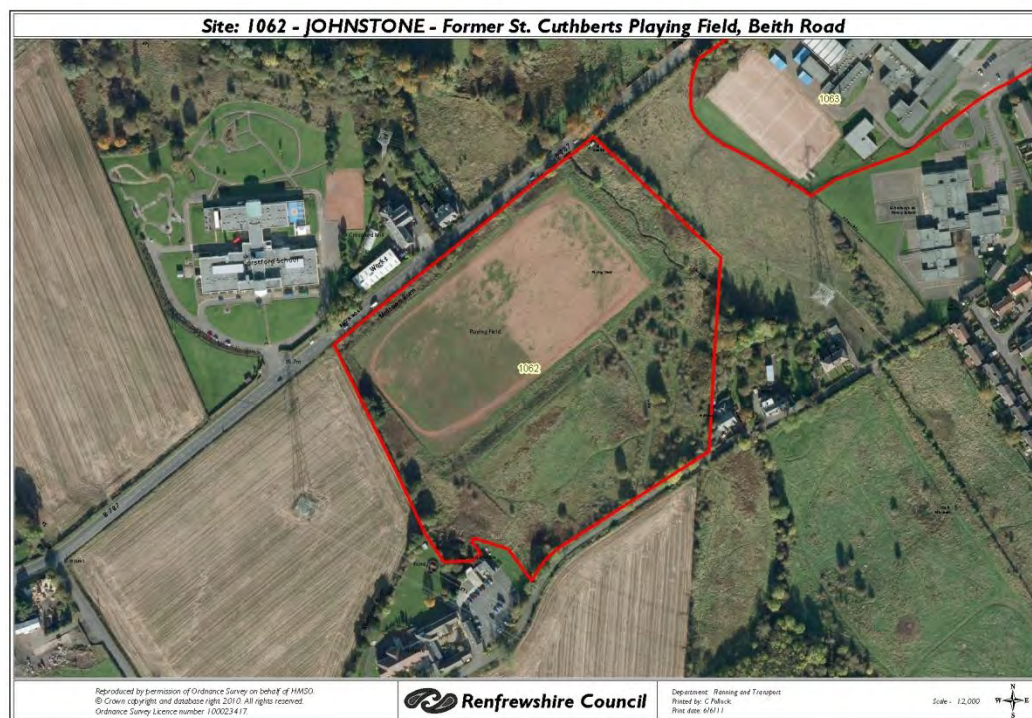
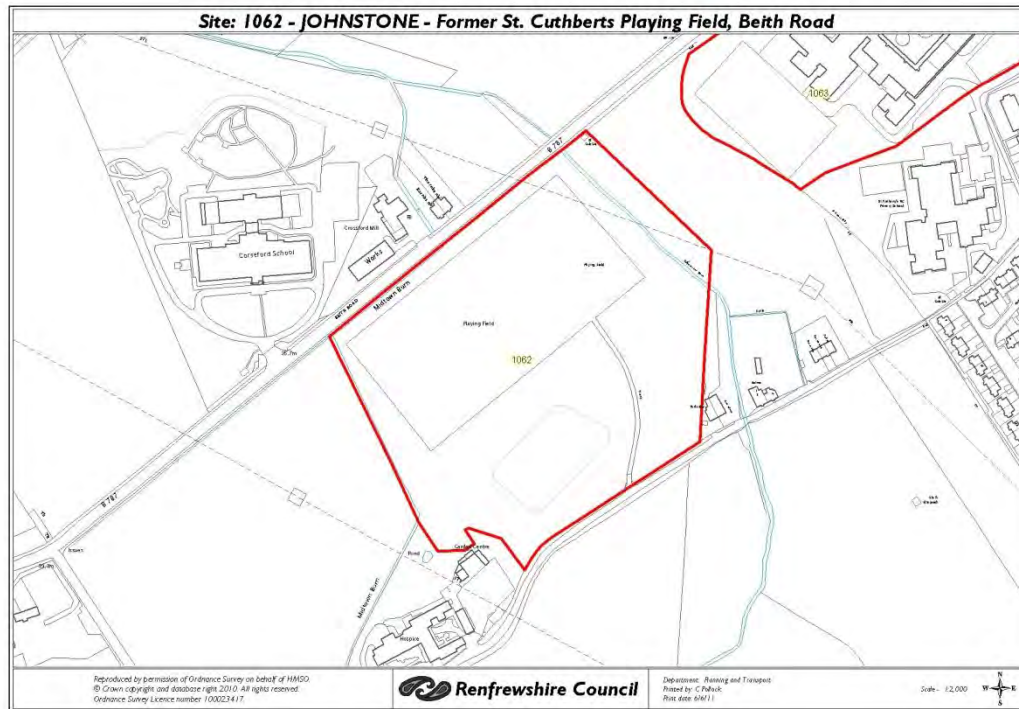
This site has recently been cleared of the previous school building, therefore the majority of the site contains hardstanding. There is existing landscaping and trees to the edges of the sites that may contain a level of biodiversity. Redevelopment of the site should ensure new and enhanced green corridors for movement of people and species.

Overall Planning Assessment of the Site -

Brownfield site suitable for residential development.

1062

Site Address: Former St Cuthbert's Playing Field, Johnstone
Proposed Use: Residential
Site Size (Ha): 5.71 Ha
Local Plan Policy: GB1



Site Visit Comments -

Landscape Character, landform features, shape and land use of the site:

Irregularly shaped site with a flat space that was a playing field for the school, now a derelict space to the south east, south and south west of this the topography slopes upwards to the Midton Road. There is the Swinetrees Burn within the north east section of the site, this flows in a north west direction towards the Black Cart Water.

Site Boundaries:

The east the site is continuous with the land to the east, there is no physical boundary along this eastern boundary. The boundaries to the east, south east, west and north west are defined by scrubby vegetation, hedges and established trees that currently provide containment to the site.

Adjoining landscape character and Land uses:

To the east of the site there is an apparent derelict area where the Swinetrees Burn flows through, this is under High Voltage Overhead Powerlines, beyond this is potential development site no.1063 and the settlement of Johnstone. To the south and east there are grazing and arable fields open in character, to the south west of the site there is St Vincent's Hospice and to the North West there is Corseford School and grounds. Beith Road travels along the north western boundary of the site.

Site Condition:

The site is a derelict area, despite this the site is in a good condition with no vandalism and little litter present at the time of the site visit. There are gaps in the perimeter fence along Midton Road and Beith Road allowing access into the field.

Initial GIS Based Assessment Comments -

- Flood risk - Zone A 1:200
- Pylons within site, cuts across the north east corner
- Schools (PS) – St Anthony's, Fordbank
- Schools (SS) - St Benedict's, Johnstone

Landscape Assessment Summary -

Sensitive, not suitable for development. The site is derelict and not part of the settlement edge, it is remote from the settlement and would not be a natural extension to the settlement. Development would also be outwith the settlement boundary and create a ribbon like development along Beith Road encouraging the visual and physical coalescence of Johnstone and Howwood. High Voltage Overhead Power Cables cross the site and these would limit development of the site. Therefore this site is not suitable for development.

Roads Comments -

Access to/from this site onto Beith Road causes concern given that the national speed limit applies to the section of road that runs parallel with the site. Access to this site would require the implementation of a footway and associated lighting columns running the length of the site along Beith Road with the reallocation of the 30 mph speed limit moved along to the far west of the site. This may have a betterment effect on reducing the speed limit to 30 mph well before the junction with Hallhill Road at the entrance to Johnstone.

Flood Risk Comments -

Potentially high surface water risk within site and along site boundaries to a depth of around 1.5 metres. Eastern boundaries subject to risk from Swinetrees Burn. flood risk assessment required.

Others Comments -

Planning Application History: Not significant

Local Plan Policy:

GB1 - Green Belt

L1 – Open Space, Active Recreational Open Space

Detailed Site Appraisal

Preserving Renfrewshire's green network (green belt, open spaces etc) -	Availability of public transport -
Ranking - -	Ranking ++
Re-development of brownfield land -	Accessibility to town centres, local services and green network on foot -
Ranking -	Ranking +
Impact on character of existing settlements (landscape & townscape character) -	Access to high quality electronic communications infrastructure -
Ranking - -	Ranking ?

Impact on local amenity and integration with the natural environment -	Protection of natural and built heritage resources (including archaeology) -
Ranking - -	Ranking -
Effect on existing school provision -	The capability of incorporating renewable energy sources or energy conservation measures into the proposal -
Ranking – (Cumulative impact with South West Johnstone Community Growth Area is likely to have an effect on the existing school provision).	Ranking +
Availability and deliverability of the site within 10 years -	Flooding and drainage -
Ranking +	Ranking -
Site Access	
Ranking +	

SEA Overall Assessment of the Site -

SEA issues related to the impact that development of this prominent site would have on the landscape and setting of the area. This site used to be a playing field associated with the school building, however since closure of the school the playing field has naturally regenerated and the process of greening has taken shape. There are now grasses and bushes growing in the site which is likely to have some biodiversity interest. Residential development at this location may increase the amount of car journeys however this is unlikely to have any significant effect on air quality.

Overall Planning Assessment of the Site -

Not appropriate for residential development as site is a green wedge on the edge of the Johnstone located between two settlements. Development of this site would cause coalescence to the detriment of visual amenity.