

Housing Land Requirements



1.0 Introduction

- 1.1 This background paper sets out the details and provides the supporting information that was used in preparing the Places section of the Proposed Renfrewshire Local Development Plan (LDP).
- 1.2 The paper sets out the key outputs from the Housing Needs and Demand Assessment (HNDA) that was prepared and presented in the Glasgow and the Clyde Valley Strategic Development Plan 2012. It then details how these estimates of need and demand informed the housing supply targets which are set out in the Renfrewshire's Local Housing Strategy (LHS). The identified housing supply targets within the LHS have been translated into the amount of land that requires to be allocated for an all tenure housing requirement, both affordable and private housing within Renfrewshire, which has then been identified in both the Proposed LDP and the accompanying proposals maps.

This paper will cover the following:

- The aims and objectives for housing as set out in Scottish Planning Policy and the National Planning Framework;
- The estimates of need and demand for affordable and private housing as outlined in the Glasgow and the Clyde Valley Strategic Development Plan's HNDA;
- The housing supply targets as identified in the Renfrewshire LHS;
- The 10 year housing requirement for the Renfrewshire Local Development Plan and how that will be achieved;
- An indication of the how the Renfrewshire's 10 year housing requirement will be generous and effective; and,
- List all of the sites submitted for consideration through the 'Suggestion for Land Use Change' exercise with a summary of the overall assessment of these sites, ranking each site in terms of compliance with the Renfrewshire Local Development Plan Spatial Strategy.

2.0 National Policy

- 2.1 The Scottish Government has set out an ambitious agenda for housing in Scotland and are committed to facilitating and supporting an increase in the supply of many more new houses to enhance our neighbourhoods, communities and places.
- 2.2 It is recognised that an efficient and up to date planning system can enable the Scottish Government's vision for housing as well as contributing to sustainable economic growth and strengthening as well as creating sustainable mixed communities.
- 2.3 Scottish Planning Policy (SPP) states that the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision of a range of housing in the right places. Not only are the number and location of these houses important, but SPP also identifies that the planning system should enable good quality and good design, as well as energy efficient units in areas which are sustainable to meet the needs across all tenures. SPP emphasises a generous and effective supply of land for houses in a range of locations with a choice of housing types. Local development plans require to allocate land on a range of sites which are effective or capable of becoming effective, to meet the housing land requirement up to year 10 from the predicted year of adoption of the plan, ensuring a minimum of 5 years effective land supply at all times.
- 2.4 The National Planning Framework (NPF), a strategy for the long-term development of Scotland, indicates how development will take shape over the next 20 – 30 years. Currently NPF2 sets the national spatial strategy to 2030, with the preparation of NPF3 currently being prepared outlining the Government's development priorities from 2014, taking into account the current economic challenges. NPF2 also aims to ensure an increase in the amount of houses being built in Scotland as well as ensuring the houses are the right type, in the right place, at the right price. As NPF2 was published in 2009 it did take account of the constraints to increasing house building due to economic circumstances. However, in recognising this challenge, NPF2 also sees the planning system helping to deliver a growth in new homes, but perhaps at a slower pace. In achieving an increase in the overall supply of all forms of housing, there required to be a strategic assessment of housing need and demand with evidence of cooperative working aiming to achieve a sound strategic evidence base with which to plan for future housing requirements.
- 2.5 The HNDA process provides a strategic assessment requiring collaborative partnership working to provide a robust and credible evidence base for housing supply targets for our local housing strategies, which are then translated into the housing requirements in allocating housing land for LDPs. The HNDA will not provide definitive estimates of housing need, demand and market conditions. However it does help provide an evidence framework for housing strategies and development plan policies, providing an insight into how housing markets operate, the characteristics of the housing market for an area and estimate the scale of change in the future need and demand based on projections at the time of preparing the HNDA.

3.0 Glasgow and the Clyde Valley – Housing Need and Demand Assessment

- 3.1 The allocation of sufficient land to meet future housing requirements within Renfrewshire has been informed by using the evidence base outputs from the Glasgow and the Clyde Valley HNDA. Renfrewshire Council, along with the seven other local authorities within the Glasgow and the Clyde Valley area, worked in partnership to develop a good understanding of how local housing markets operate, considering the housing need and demand for all tenures, to help inform the preparation of the local housing strategies and future investment plans for housing across the authority and the land allocation requirements for housing in the LDP.
- 3.2 The HNDA process was challenging for such a large city region with quite a diverse range of characteristics, need and demand within the Glasgow and the Clyde Valley area. Housing and planning have always had a good relationship when planning for the future housing requirements, therefore the collaborative partnership working was easily achieved throughout this process. The Glasgow and the Clyde Valley HNDA was given robust and credible status in June 2011 and from that local housing strategies could then take this approved evidence base which would assist in setting the housing supply targets.
- 3.3 Using the HNDA process to inform housing strategies and housing land allocation for the first time did present challenges and there is a requirement to be realistic about what can be achieved through an HNDA, especially at the local level. It is recognised that there are limitations to projections and that external factors such as wider economic, social and environmental policy objectives, funding availability and the capacity of the construction industry has a significant bearing on what can be implemented at the local level. However the outputs from the HNDA, provide at the strategic level, a basis to inform future housing direction and growth.

4.0 The Glasgow and the Clyde Valley Strategic Development Plan

- 4.1 In line with national policy and direction, the Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP) indicates that flexibility has been built into the HNDA for the area. In preparing the HNDA, optimistic projections, the incorporation of backlog need over and above household projections and the discounting of supply from potential windfall sites have helped produce a generous land supply.
- 4.2 The strategic direction, vision and spatial strategy set out by the GCVSDP is for land allocated for housing to be on brownfield land in preference to greenfield. This therefore requires to be reflected in the policies and proposals at the local level and is a focus for both the LHS and the LDP.
- 4.3 Given that the HNDA is simply to inform housing requirements at the local level and that a number of assumptions were used in producing the HNDA along with a number of wider external factors influencing the delivery and implementation of housing, the SDP advocates local flexibility when setting local supply targets and allocating land for housing.

- 4.4 Figure 1 indicates the estimated housing requirements for Renfrewshire as identified in the Glasgow and the Clyde Valley Strategic Development Plan HNDA.

Figure 1 - SDP All Tenure Housing Requirement

Indicative all-tenure housing requirement 2008/2009 to 2025, by local authority area			
	2008/2009 to 2020	2020 to 2025	2008/2009 to 2025
Renfrewshire	9,100	2,700	11,800

- 4.5 The Strategic Development Plan (SDP) sets out a number of caveats to consider justifying any variation from the above indicative all tenure housing requirements which includes the following:

- The scale of backlog need and the rate at which it can be met;
- The scale of identified need for affordable housing;
- The likely availability of public subsidy;
- The capacity of private developers to deliver various forms of affordable housing;
- Double-counting or under-counting arising from the use of inconsistent methodologies, including the different base dates of 2008 and 2009;
- The extent to which housing needs can be met without building new houses;
- The application of quota policies to secure affordable housing on a proportion of a private sector site;
- The identification of insurmountable infrastructure constraints; and,
- The agreement of an adjoining authority to meet some of the identified housing needs or demands.

- 4.6 In preparing both the LHS and the LDP, all of the above caveats were considered and Renfrewshire Council are agreeable to the estimated requirements as concluded in the HNDA and these estimates have formed the basis of the housing supply targets in the LHS and the housing land allocated in the LDP.

5.0 Renfrewshire's Local Housing Strategy

- 5.1 Under the Housing (Scotland) Act 2001, all housing authorities are required to prepare a Local Housing Strategy to assess the housing need of its area and outline plans to address those needs over a 5 year period. The Renfrewshire Local Housing Strategy 2011 – 2016 was approved on the 29 November 2011, it is Renfrewshire's second LHS which sets the strategic vision for housing across all tenures, taking account of national priorities and providing strategic direction for housing investment.

- 5.2 The LHS has taken account of the estimates of the level of need for housing in the private and affordable sectors. Affordability levels are based on the assumption that a person should spend no more than 25% of their income on housing costs. Projections of need assume that there are no further interventions in the market. The affordable housing requirement is housing made available at a cost below full market value. It is predominately made up of the social rented sector and the 'intermediate sector' such as low cost housing for sale and mid-market rent accommodation.
- 5.3 The housing supply targets from Renfrewshire's LHS are set out in Figure 2.

Figure 2 – Renfrewshire's LHS Housing Supply Targets

	2011 to 2016 (5 years)	2016 to 2025 (9 years)
Affordable Housing	150 per annum	150 per annum
Private Sector housing	745 per annum	632 per annum
Renfrewshire's total	895 per annum	782 per annum

The private sector targets are based on the optimistic population growth scenario as set out in the HNDA. The affordable housing targets strike a balance between meeting the identified need and the assessment of the likely levels of new build developments with existing grant approval and also those sites that could be developed over the next five years depending on the availability of Government funding and grant allocation.

6.0 Renfrewshire's Housing Land Audit 2012

- 6.1 Housing land audits are undertaken annually and are the established means for monitoring housing land. They demonstrate the availability of sufficient effective land to meet the requirement for a continuous five year supply and indicate an established land supply that is capable of becoming effective to meet the requirements of a 10 year supply.
- 6.2 Housing land audits are central to the preparation of the development plan, setting out the current housing land allocation along with the timeframe for implementation. This allows local authorities to identify what, if any, shortfall there is in meeting the housing supply targets, ensuring that those targets are met in the housing land allocation in the proposals maps that accompany the LDP.
- 6.3 The Housing Land Audit of the 31 March 2012 was used in the preparation of the Proposed LDP.

7.0 Renfrewshire's Proposed Local Development Plan

- 7.1 In the preparation of the Renfrewshire LDP both national and strategic policy was taken into account and reflected in the policies and proposals. With regards to meeting the housing land requirements, the estimates from the Glasgow and the Clyde Valley Strategic

Development Plan HNDA was considered and accepted along with the housing supply targets set out in the Renfrewshire LHS.

- 7.2 As outlined in both national policy and the SDP, meeting the housing requirements is not all about the numbers of houses that can be achieved and therefore Renfrewshire's LDP spatial strategy aims to enable investment that creates strong communities with an emphasis on place making. Sustainability is central to the spatial strategy and the Proposed LDP identifies housing development sites that will assist in augmenting areas, promoting sustainable patterns of development within built up areas and prioritising brownfield development before greenfield release.

8.0 Meeting the Housing Land Requirements

- 8.1 Since 2008 / 09, Renfrewshire's housing completions are as follows:

- 2008 – 2009 = **734**;
- 2009 – 2010 = **635**;
- 2010 – 2011 = **327**; **Total housing completions since 2008 = 2028.**
- 2011 – 2012 = **332**.

The total completions since 2008 have been deducted from the overall Renfrewshire housing requirements, **11,800 – 2028 = 9772**.

From the 2012 Renfrewshire Housing Land Audit, the total housing land supply which current exists = **7939**, these sites are set out in Appendix 1. This total is made up of the following:

- **3070 - effective housing land supply (land free or expected to be free of development constraints, available for the construction of housing in the next 5 years).**
- **4869 – established housing land supply (includes unconstrained and constrained sites, as well as the remaining non effective capacity for sites under construction, sites with planning consent, sites in adopted local plans and other buildings and land with agreed potential for housing development).**

Therefore the shortfall from the housing supply targets is calculated as follows: **9772 – 7939 = 1833**.

Meeting the shortfall has been identified in the LDP and accompanying proposals maps and will be met as outlined in Figure 3.

Figure 3 – Meeting the housing land requirements

Housing Action Programme Sites	Additional housing sites identified in the LDP	Paisley South Expansion Area – (long term site)	Total Land Supply to 2025
1414	543	500 / 1000	Between 620 & 1120 units above the identified all tenure housing requirement

The Housing Action Programme sites are set out in Appendix 2 and the additional housing sites identified in the LDP are set out in Appendix 3.

- 8.2 The housing action programme sites, which have been identified as having constraints, are to be subject to innovative delivery mechanisms to enable development of these sustainable sites which have been vacant or derelict for some time. Renfrewshire Council consider that an effective land supply is not all about releasing more land for housing, in particular since there is a large supply of land available for housing. The focus for this LDP is reviewing the existing land supply and investigating the potential constraints and issues to development and delivery on stalled sites. This has been identified in the Renfrewshire LDP Action Programme.
- 8.3 The additional land identified through the LDP will help provide a range and choice of sites throughout Renfrewshire which are free, or expected to be free, of development constraints and available for the construction of housing in the next 5 years. These additional sites were considered along with over 100 sites that were submitted during the preparation of the LDP. Each site submitted for potential inclusion in the Renfrewshire LDP has been subject to a planning sustainability assessment and strategic environmental assessment and the conclusion of this assessment is contained in Appendix 4.
- 8.4 It is considered that the housing land requirements within Renfrewshire will be met by the policies and proposals set out in the Proposed LDP, providing housing which should support the creation of sustainable mixed communities as well as providing a generous supply of appropriate and effective housing sites. The scale, nature and distribution of the all tenure housing requirement reflects that indicated in Renfrewshire's LHS, with wider strategic, economic, social and environmental policy objectives being taken into account when setting out the scale and distribution of the housing requirement. Renfrewshire's LDP Spatial Strategy has directed development to particular locations to achieve desired policy outcomes with a focus on regeneration and sustainable mixed communities.
- 8.5 By allocating a generous supply of land for housing it is hoped that this will provide enough flexibility for the continued delivery of new housing, being realistic in particular in relation to the unpredictable changes to the funding availability and construction activity over the lifetime of this plan.

APPENDIX 1 - RENFREWSHIRE'S TOTAL HOUSING LAND SUPPLY
(Effective Land Supply from Housing Land Audit 2012)

Site Reference	Address	Effective Capacity at 2012
RFRF0495	Dykebar (Phase 4), Paisley	30 units
RFRF0715A	Ferry Village 1 & 2, Renfrew North	51 units
RFRF0715C	Millburn, St Andrews Ave, SW, Renfrew	46 units
RFRF0745	Marr Hall, Erskine Park, Erskine	6 units
RFRF0752	Ingliston Drive, Bishopton	40 units
RFRF0764	Rashilee Avenue (N), Erskine	92 units
RFRF0769A	Ferry Village 3 (E) Carndon Square, Renfrew	162 units
RFRF0769C	Ferry Village 3 (E) Mulberry Sq, Renfrew	100 units
RFRF0770A	Kings Inch Road (S) West, Renfrew	185 units
RFRF0770B	Kings Inch Road (S) East, Renfrew	61 units
RFRF0771	Moorpark Square, Renfrew	43 units
RFRF0797	Cattle Market site, Glenfield Road, Paisley	20 units
RFRF0806B	17 Hunter Street, Paisley	7 units
RFRF0807	Fetlar Road, Bridge of Weir	2 units
RFRF0813	Millerston Drive / Ferguslie Road, Paisley	6 units
RFRF0816	24 High Street, Renfrew	11 units
RFRF0817	25 High Calside, Paisley	13 units
RFRF0828	Amochrie Road, Foxbar, Paisley	4 units
RFRF0838	Fullerton Street, Shortroods	81 units

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Site Reference	Address	Effective Capacity at 2012
RFRF0840	Carsewood House, Hillfoot Drive, Howwood	10 units
RFRF0854	Elliston Farm, Beith Road, Howwood	5 units
RFRF0856	65 Espedair Street, Paisley	18 units
RFRF0860	Blythswood, Inchinnan Road, Renfrew	30 units
RFRF0870	Hawkhead Hospital, Hawkhead Road, Paisley	178 units
RFRF0871	Western Park, Inchinnan Road, Renfrew	60 units
RFRF0872	Mossland Road, Renfrew	49 units
RFRF0876	Maple Drive, Johnstone	38 units
RFRF0878	Castle House, Barrhead Road, Paisley	37 units
RFRF0880	Station Road, Millerston	115 units
RFRF0882	Lacy street, Paisley	47 units
RFRF0883	33 Brown Street, Renfrew	30 units
RFRF0888	4 - 6 Forbes Place, Paisley	4 units
RFRF0892A	Former Renfrewshire Council HQ, Cotton Street, Paisley	98 units
RFRF0893	Moredun House, Stanely Road, Paisley	7 units
RFRF0895	St Joseph's, Kilbirnie Road, Lochwinnoch	30 units
RFRF0899	Old Govan Road / Rocep Drive, Renfrew	35 units
RFRF0907A	Phoenix Park, Linwood Road, Phoenix	49 units
RFRF0908	South Arklestone Farm, Arklestone Road, Paisley	9 units

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Site Reference	Address	Remaining Capacity at 2012
RFRF0909	72 – 74 Oakshaw Street West, Paisley	4 units
RFRF0911A	ROF, Bishopston	670 units
RFRF0912C	Fordbank Stables, Beith Road, Johnstone	48 units
RFRF0912D	Former St Cuthbert's School, Beith Road, Johnstone	100 units
RFRF0912G	Tannahill Crescent, Johnstone	33 units
RFRF0916	18 – 22 Richmond Drive, Linwood	5 units
RFRF0928	Former South Primary School, Neilston Road, Paisley	55 units
RFRF0929	Dundonald Road, Gallowhill, Paisley	71 units
RFRF0930	St Mirren Park, Love Street, Paisley	60 units
RFRF0931	Houstonfield Quadrant, Houston	20 units
RFRF0932	Fleming Road, Houston	10 units
RFRF0933	Stewart House, Renfrew	25 units
RFRF0934	Garthland Lane, Paisley	25 units
RFRF0935	Auchentorlie, Seedhill, Paisley	46 units
RFRF0936	Bleach Works, Midton Road, Howwood	41 units
RFRF0937	Stanely Firs, Amochrie Road, Paisley	48 units

APPENDIX 1 - RENFREWSHIRE'S TOTAL HOUSING LAND SUPPLY
(Established Land Supply from Housing Land Audit 2012)

Site Reference	Address	Capacity
RFRF0671	Findhorn Avenue/Dee Drive, Foxbar , Paisley	107 units
RFRF0667	Millview Crescent, Barbush, Johnstone	12 units
RFRF0694	Auchenlodement Road, Elderslie, Johnstone	59 units
RFRF0706	The Institute , Maxwellton Street, Paisley	40 units
RFRF0711	West Brae, Oakshaw, Paisley	70 units
RFRF0715A	Ferry Village 1 and 2, Renfrew	106 units
RFRF0715B	Millburn, St Andrew Avenue NW, Renfrew	100 units
RFRF0754	Maxwell Place, Bridge of Weir	6 units
RFRF0758B	Mill of Gryffe Road, Bridge of Weir	20 units
RFRF0759	Kilbarchan Road, Bridge of Weir	20 units
RFRF0769B	Ferry Village (west), Renfrew	350 units
RFRF0769C	Ferry Village 3 (E), Mulberry Square, Renfrew	21 units
RFRF0770A	Kings Inch Road (S) West, Renfrew	39 units
RFRF0770B	King Inch Road (S) East, Renfrew	368 units
RFRF0773	Almond Crescent, Foxbar, Paisley	41 units
RFRF0796A	Patons Mill, High Street, Johnstone	80 units
RFRF0807	Fetlar Road, Bridge of Weir	2 units
RFRF0811	Gauze Street / Lawn Street / Smithhills Street, Paisley	13 units
RFRF0813	Millerston Drive / Ferguslie road, Paisley	10 units
RFRF0819B	North Road / Gibson Crescent, Johnstone	40 units
RFRF0829	Rankine Street, Johnstone	4 units
RFRF0839	Montrose Road, Foxbar, Paisley	35 units

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Established Land Supply from Housing Land Audit 2012)

Site Reference	Address	Capacity
RFRF0851	Former RAI, Neilston Road, Paisley	47 units
RFRF0860	Blythswood, Inchinnan Road, Renfrew	27 units
RFRF0857	6 New Sneddon Street, Paisley	32 units
RFRF0861	13 Old Sneddon Street, Paisley	14 units
RFRF0862	St Brendan's Social Club, Stirling Drive, Linwood	20 units
RFRF0864	Old Power Station site, Kings Inch Road, Renfrew	100 units
RFRF0870	Hawkhead Hospital, Hawkhead Road, Paisley	125 units
RFRF0871	Western Park, Inchinnan Road, Renfrew	16 units
RFRF0875	Bute Crescent / Iona Drive, Glenburn	130 units
RFRF0879	Carbrook Street, Paisley	30 units
RFRF0885	TA Centre, High Street, Paisley	26 units
RFRF0888	4 – 6 Forbes Place, Paisley	4 units
RFRF0889	Carlile Street / New Sneddon Street, Paisley	26 units
RFRF0890	Porterfield Road, Renfrew	50 units
RFRF0896	Underwood Road/ Kerr Street, Paisley	40 units
RFRF0900	East of St Brendan's Social Club, Stirling Drive, Linwood	12 units
RFRF0907A	Phoenix Park, Linwood Road, Phoenix	101 units
RFRF0907B	Barskiven Road, Phoenix Park, Linwood	200 units
RFRF0911 A & B	Former ROF, Bishopton	1830 units
RFRF0912C	Fordbank Stables, Beith Road, Johnstone	73 units

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(Established Land Supply from Housing Land Audit 2012)

Site Reference	Address	Capacity
RFRF0912E	Craigview Avenue/ Beith Road, Johnstone	128 units
RFRF0912F	Floorsburn, Spateston, Johnstone	20 units
RFRF0912I	Auchengreoch Road, Johnstone	40 units
RFRF0913	221 Neilston Road, Paisley	5 units
RFRF0914	18 High Street, Paisley	6 units
RFRF0926	Shortroods, Paisley	80 units
RFRF0927	Shortroods, Paisley	50 units
RFRF0930	St Mirren Park, Love Street, Paisley	60 units

APPENDIX 2 – HOUSING ACTION PROGRAMME SITES

Authority Site Reference	Address	Potential Unit Numbers	Potential Constraints
RFRF0912/E	Former St David's / Cochrane Castle Primary Schools, Craigview Avenue, Beith Road, Johnstone	128 units	Comprehensive drainage infrastructure required
RFRF0912/ F	Tannahill Crescent, Johnstone	20 units	Comprehensive drainage infrastructure required
RFRF0912/ I	Auchengreoch Road, Johnstone	40 units	Comprehensive drainage infrastructure required
JSW 2 / 3	Spateston Road / Hallhill Road, Johnstone	40 units	Comprehensive drainage infrastructure required
RFRF0759	Kilbarchan Road, Johnstone	20 units	Not a level site, development platform requires to be created, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS12/01	Co-op site, Broomland Street, Paisley	115 units	Existing building still in-situ, potential contamination, potential time constraints to development, uncertainty over Strategic Housing Investment Plan (SHIP) funding
RFRF0875	Bute Crescent/Iona Avenue, Glenburn	130 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW053 & 0813	Millarston Drive, Paisley	150 units	Not a level site, development platform requires to be created, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage

NEW052B	Cartha Crescent, Blackhall	50 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS12/02	Todholm Road, Blackhall	20 units	Not a level site, development platform requires to be created, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW045	Grampian Avenue / Lomond Crescent, Glenburn	30 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW 040	Thrushcraigs Crescent, Paisley	80 units	Flood risk from Espedair Burn to north west of site, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
UC/12/02	Arkleston Road, Paisley	70 units	No physical constraints
SFS12/04	Floors Street, Johnstone	30 units	Buildings remain in-situ, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS12/05	Craigdonald Place, Johnstone	20 units	Buildings remain in-situ, site investigation would require to be undertaken with the implementation of sustainable urban drainage
SFS 12/06	Drums Avenue, Ferguslie, Paisley	38 units	Scottish Water constraints – sewerage capacity, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage

1072	Former Environmental Services Depot, Brediland Road, Linwood	15 units	Buildings remain in-situ, site investigation would require to be undertaken with the implementation of sustainable urban drainage, Tree Preservation Order on existing trees on the site
NEW 099	Bankfoot Road / Scadlock Road, Ferguslie, Paisley	65 units	Water constraints – sewerage capacity, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW100	Ferguslie Park Avenue, Paisley	50 units	Scottish Water constraints – sewerage capacity, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0839	Almond Crescent, Foxbar, Paisley	35 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0671	Findhorn Avenue, Dee Drive, Tweed Avenue, Foxbar, Paisley	107 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0773	Almond Crescent, Foxbar, Paisley	41 units	No physical constraints, previous housing on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
NEW098	Mannering Road, Foxbar, Paisley	30 units	Topography/level issues, suitable development platforms would require to be implemented, previous buildings on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage

RFRF0926	Spingbank Terrace, Shortroods , Paisley	80 units	No physical constraints, previous buildings on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage
RFRF0927	Shortroods Crescent / Inchinnan Road, Shortroods, Paisley	50 units	No physical constraints, previous buildings on the site, site investigation would require to be undertaken with the implementation of sustainable urban drainage

APPENDIX 3 – ADDITIONAL HOUSING SITES

Site Address	Indicative capacity	Comments
Bracken Place, Bridge of Weir	5 units	Redevelopment opportunity
Merchiston Hospital, Brookfield	200 units	Redevelopment opportunity in the green belt
Barbush Farm, Johnstone	45 units	Redevelopment opportunity in the green belt
Johnstone Hospital, Bridge of Weir Road, Linwood	50 units	Redevelopment opportunity in the green belt

Site Address	Indicative capacity	Comments
Abbey Road, Elderslie	140 units	Green belt release
Midton Road, Howwood	30 units	Green belt release
Shillingworth, off Earl Place, Bridge of Weir	40 units	Green belt release
East of Fleming Road, Houston	23 units	Green belt release
Houston Road, Houston	10 units	Green belt release

APPENDIX 4 – SITES ASSESSED THROUGH PREPARATION OF LDP

SITE REFERENCE	ADDRESS	SUMMARY	RANK
5034	Former South School site, Neilston Road	Vacant site within a mixed use area, suitable for residential, compatible with surrounding land uses.	1
2265	Land adjacent to Linwood Road, Phoenix, Linwood	Site suitable for residential use, planning permission granted for residential development.	2
BOW03	Bracken Road, Bridge of Weir	Vacant/disused site adjoining existing residential area. Suitable for small scale residential development.	3
2186	Land North West of Glenling, Maxwell Place, Bridge of Weir	Site within existing settlement boundary. Planning consent has already been granted for residential use.	4
2302	Land at 6 Stirling Drive, Linwood	Site is within the existing residential area, site compatible with surrounding uses.	5
RFRF 0912D (1072 Council)	Site at Brediland Road, Linwood	Former Council depot no longer in use. Removal of existing buildings with development of this site would visually enhance the area. Residential use is compatible with the surrounding land uses.	6
JSW1	Fordbank, Beith Road, Johnstone	Green belt site adjoining existing settlement, identified as part of Johnstone South West Community Growth Area through the Charrette process.	7
1063 (Council)	Former St Cuthbert's High School, Johnstone	Site suitable for residential use, cleared school site with necessary infrastructure and services available.	8
2248	Ranfurly Castle golf Club, Bridge of Weir	The site is within the existing residential area no policy change required.	9
2241	Clevans Road, Bridge of Weir	Site adjacent to existing residential area which could accommodate one house on the footprint of the existing structure without causing an undesirable precedent.	10
5054 – 1	Midton Road, Howwood	Site is bound on three sides by residential uses. Site has potential for residential development	11

5054 – 6	Land to the south of Main Street Howwood	Site may be acceptable for small scale residential development, however there are constraints to development that would require to be resolved through the planning application process.	12
5006/5059	Former Merchiston Hospital Site, Brookfield	Site provides an opportunity for re-development and visual enhancement of the area. Existing landscaping requires to be retained ensuring a natural edge to the settlement.	13
5020	Shillingworth, off Earl Place, Bridge of Weir	Green belt site adjoining existing settlement. Part of the site could be developed and integrated with existing residential area without any loss of visual amenity to the landscape setting of the village.	14
5025	Houston Road, Houston	Rough grassland site adjacent to the existing residential area. Small scale residential development could be accommodated without an impact on the existing trees and landscaping surrounding the site. Residential development would require to reflect the layout of the surrounding residential area.	15
2205 and 5037	Abbey Road, Elderslie	Rough grazing land bound by residential on three sides. Site has the potential to be developed for residential use given that it could integrate well with the surrounding residential built form.	16
2266	East of Fleming Road, Houston	Site located adjoining existing settlement and can be integrated with existing residential area. Due to the topography of the area, the site can be developed without setting a precedent for further development in the green belt.	17
RFRF0912H (JSW 9)	Maple Drive, Johnstone	Site part of Johnstone South West Community Growth Area, identified during Charrette process.	18
RFRF0912E (JSW5)	Former school site (Cochrane Castle PS), Craigview Avenue, Johnstone	Site part of Johnstone South West Community Growth Area, identified during Charrette process.	19
RFRF0912E (JSW6)	Former school site (St David's PS) Craigview Avenue, Johnstone	Site part of Johnstone South West Community Growth Area, identified during Charrette process.	20
JSW2	Hallhill Road, Johnstone	Site part of Johnstone South West Community Growth Area, identified during Charrette process.	21

JSW3	Spateston Road, Johnstone	Site part of Johnstone South West Community Growth Area, identified during Charrette process.	22
JSW4	Spateston Road at Churchill Avenue, Johnstone	Site part of Johnstone South West Community Growth Area, identified during Charrette process.	23
JSW8	Tannahill Crescent, Johnstone	Site part of Johnstone South West Community Growth Area, identified during Charrette process.	24
LIN01 (Council)	Middleton Road, Linwood	Cleared vacant site within existing settlement, residential development would be compatible with the surrounding area and would improve the visual amenity of the surrounding area.	25
PA14	Ferguslie Park Avenue, Paisley	Suitable for residential use, compatible with surrounding uses.	26
5009	129-153 Neilston Road, Paisley	Vacant industrial site within an area of mixed use. Residential development would be acceptable on a portion of the site as part of a comprehensive development of the site.	27
5019	Smithills Street/Gauze Street, Paisley.	Residential development would be acceptable on this site would be part of the comprehensive re-development of this entire site.	28
NEW021	Scottish Water Site, Middleton Road, Linwood	Site adjoining existing settlement and suitable for various uses including residential.	29
2242, 2271 and 2272	Midton House, Midton Road, Howwood	Residential use acceptable. Planning permission already granted for re-development of site. Potential to redevelop derelict historical industrial site which would improve the overall amenity of the surrounding area.	30
0107	Johnstone Hospital, Bridge of Weir Road, Linwood	Site provides an opportunity for re-development, residential use will be compatible with the area. Much of the existing landscaping requires to be retained ensuring a natural edge to the site and area.	31
5055	Stanely Road Reservoir, Gleniffer Road, Paisley	Site suitable for residential use, compatible with surrounding land uses.	32

5047	Oakshaw, Westbrae, Paisley	Suitable for residential use, compatible with surrounding uses.	33
5007	Blackhall Lane/Blackhall Street, Paisley	Site located in a mixed use area. Previously designated as a local industrial area, this is no longer appropriate given the majority of land use surrounding this site is residential in nature. Redevelopment of this area for residential use would be acceptable subject to appropriate layout and design.	34
5061	Barbush Farm, Johnstone	Site located adjacent to recently re-developed mixed use area, therefore residential use on this site would be compatible with the surrounding area.	35
5048	Land east of Violet Street, Paisley	Suitable for residential use, the redevelopment of this site would be compatible with ongoing residential development on the adjoining site.	36
1099 (Council)	Stirling Drive, Linwood	Site is within existing residential area, comprehensive re-development which includes several sites would enhance the overall appearance of the area.	37
5032	Erskine Bridge Hotel, Erskine	Re-development of this site for residential use would be compatible with surrounding uses. There has been little interest expressed in the use of the site for business and industrial use, residential allows for a development opportunity within the area.	38
5033	Normandy Hotel, Renfrew.	Portion of the site already developed and considered part of the urban area, green belt designation inappropriate. Residential consent given to land adjacent to the site. Residential development on this site would fit well with surrounding area – residential use acceptable.	39
5015	Kilmalcolm Rd, Bridge Of Weir	Site has potential for re-development. Residential use could be accommodated on part of the site given that it is compatible with surrounding uses.	40
5051	Mirrin House, Back Sneddon street, Paisley.	Suitable for residential use, town centre location.	41
2301	Former Station Yard, Bridge of Weir	This site could provide an area for small scale residential development.	42
1081 (Council)	Brown Street, Renfrew	Site located in a mixed use area. Previously designated as a local industrial area, this is no longer appropriate given the majority of land use surrounding this site is residential in nature. Redevelopment of this area for residential use would be acceptable subject to appropriate layout and design.	43

2187	6-10 East Lane, Paisley	Site has development potential but an acceptable level of amenity for proposed residential use may be an issue given the current commercial operations to the east of this site. The redevelopment of this site would continue the transformation of the area.	44
2194	Old Govan Road Renfrew	Residential development on the western portion of this site may be appropriate but would require to be part of a comprehensive development of this site to ensure that existing and proposed residential is not impacted upon by existing uses that surround this site.	45
5057	Lodge Road, Renfrew	Site in the middle of an older industrial area. Residential use would be acceptable if it was considered as part of a comprehensive redevelopment of this industrial area and subject to a masterplanning exercise.	46
5016	Neil St / Meadowside St, Renfrew	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 SEIL. Residential use would be acceptable subject to a masterplanning exercise.	47
2197	1 Harbour Road, Paisley	The site is able to be re-developed; however the surrounding quality of the environment is not ideal for residential development and is isolated. Redevelopment of this site for residential use would require to be part of a wider masterplan for the surrounding area.	48
2299	South Avenue, Paisley.	Site may be acceptable for residential or compatible uses if considered as part of a comprehensive masterplan approach. This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario.	49
0348	South Avenue, Paisley.	Site may be acceptable for residential or compatible uses if considered as part of a comprehensive masterplan approach. This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario.	50
2298	UWS, Thornly Park Campus	Site may be acceptable for residential or compatible uses if considered as part of a comprehensive masterplan approach. This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario.	51

PAI101	Land to the south of Thornly Park	Site may be acceptable for residential or compatible uses if considered as part of a comprehensive masterplan approach. This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario.	52
1071 (Council)	Stirling Drive, Linwood	This is a former school site that has been cleared and currently provides an area of informal open space. This site is important to the amenity of this part of Linwood.	53
2289/2201	Former Scottish Water Works at Station Road, Bishopton	Green belt site in close proximity to Bishopton Community Growth Area, constrained by lack of frontage and access issues.	54
0094	Underwood Road, Paisley	Site has development potential but an acceptable level of amenity for proposed residential use may be an issue given the current commercial operations to the north and west of this site.	55
5011	Meadowside Farm, Johnstone	Rough grassland site in the green belt. Site is constrained by many factors making unviable and unlikely to be developed in the lifetime of the plan.	56
0060	Milliken Park Road, Johnstone	Small site not suitable for residential development on its own. Likely to have a significant impact on the existing SINC and biodiversity in this area. Other constraints would also prevent residential development.	57
5049	125 Renfrew Road & Mirrin Court Complex, Paisley	Site located between industrial and commercial uses, an acceptable level of amenity for proposed residential use may be an issue given the current 24 hour operation of the uses surrounding this site.	58
5046	Land east of Renfrew Road	The site lies within an established residential area, however the land identified for residential development would result in backland development to the detriment of the current uses and layout of this area.	59
5058	Former Struthers Factory Site, Church Street, Lochwinnoch	Site not suitable for residential development given existing constraints on the site such as a natural spring and underground watercourse.	60

5029	Reid Kerr College, Renfrew Road, Paisley	Site has development potential but an acceptable level of amenity for proposed residential use may be an issue given the current 24 hour industrial operations to the north of this site. Site currently used for college car parking and redevelopment of this site would reduce available parking at this site, a comprehensive solution to redevelopment of this site is required.	61
5038	144 Greenock Road, Bishopton	Gateway location, any residential development is likely to have a visual impact which would affect the visual setting of Bishopton. Development would be inappropriate and could set an undesirable precedent, resulting in no defensible green belt edge.	62
2200	Ranfurly Golf Club, Clevans Road, Bridge of Weir	Rough grassland to edge of the golf course. Development of site is not appropriate as this is likely to result in further ribbon development at Clevans Road.	63
5001	Ranfurly Golf Club, Lawmarnock Road, Bridge of Weir	Rough grassland to edge of the golf course. Development of site is not appropriate as this would result in further ribbon development along Lawmarnock Road.	64
0030	Manse Crescent, Houston	An area of open space considered important to the amenity of this residential area of Houston.	65
2189/5030	Auchenlodment Road, Elderslie	Green belt wedge outside existing settlement boundary, difficult for the site to integrate with existing built form.	66
2280	North of Neuk Crescent, Houston	Site with extensive tree coverage, important amenity space for existing residential area, inappropriate for development.	67
2303	6 Sandholes Road, Brookfield	Land is difficult to develop due to levels and proximity to cycle track. Access from Sandholes Road is also significantly constrained.	68
5054 – 4	Land between A737 and Main Street Howwood	Green belt wedge on the edge of the settlement. Residential development unacceptable due to topography and drainage constraints.	69
5054 – 3	Beith Road, Howwood	Prominent green belt site outside village envelope. Site highly visible on approach to Howwood. Residential development would set an undesirable precedent, resulting in no defensible green belt boundary, leading to further ribbon development.	70
5054 – 2	Land between Beith Road and Midton Road, Howwood	Prominent green belt site outside village envelope. Site highly visible on approach to Howwood. Residential development would set an undesirable precedent, resulting in no defensible green belt boundary, leading to further ribbon development.	71

2293	Land Between Dunvegan Avenue and 6 Glenpatrick Road, Elderslie	Prominent green wedge which is clearly visible on the approach to Elderslie. Currently provides a defensible green belt boundary. Residential development would set an undesirable precedent and result in no defensible green belt boundary.	72
5036	Land to the West of Thriplee Rd, Bridge Of Weir	Rough grassland adjacent to existing residential area however the site presents challenges to integrate with existing built form. Development of this site would result in the loss of amenity space which is locally important for flora and fauna.	73
1062 (Council)	Former St Cuthbert's Playing Field, Johnstone	Not appropriate for residential, important green wedge on the edge of Johnstone which is visually prominent at the entrance to the settlement. Sufficient amount of other sites more suitable for residential development.	74
5053	East Bank, Houston Road, Langbank	Development of the site would have an unacceptable landscape impact.	75
2286	Mill of Gryffe Road - Bridge Of Weir	Development of this site unlikely to integrate well with the existing built form. Development would be inappropriate and could set an undesirable precedent and result in no defensible green belt edge. Site is constrained by many factors.	76
5003	Florish Road (Northbar), Erskine	Important green wedge which prevents coalescence of Erskine and Inchinnan.	77
5024	Kilbarchan – Glebe	Self contained green belt site that does not read with the surrounding village. Constrained by poor access and flooding issues. Development would set an undesirable precedent and result in no defensible green belt boundary.	78
5023	Lochwinnoch Glebe	Important green wedge on the edge of the village. Difficult to integrate site with existing village. Potential flooding and access issues.	79
2230	Kilbarchan Road / Crosslee Road, Bridge of Weir	Development of this site which would impact on the landscape setting and would not integrate well with the existing residential area. A change to residential land use would set an undesirable precedent and result in no defensible green belt edge.	80

5004	Southbar/Linburn, Old Greenock Rd, Southbar Rd, Greenock Rd	A large site which if developed would have significant impact on the green belt in terms of amenity and environment.	81
5018	Barbush Farm North, Johnstone	Development of this site is likely to set an undesirable precedent and result in no defensible green belt edge.	82
2240	Barrhill Crescent, Kilbarchan	Green wedge acting as a buffer between the village and the quarry. Difficult to integrate the site with rest of the village, various constraints make this unsuitable for residential development.	83
2281	Glentyan Estate, Kilbarchan	Small parts of the existing estate may be acceptable for single residential unit development which would be subject to individual planning applications. However the large site to the north of the village off Shuttle Street is an unacceptable extension of the village into the Green Belt and would result in impacts on the character and infrastructure of this conservation village. Further development proposed at Bog Park would impact this locally important area of green space and similarly affect the character of the village.	84
5056	Gleniffer Road, Paisley	Difficult to integrate this site with the adjacent residential land to topography and the existing built form. Site has a number of constraints to development, not acceptable for residential use.	85
2285	Land to the South of Kilmacolm Road and Strathgryffe Crescent, Bridge Of Weir	The site would be difficult to develop in terms of development platforms, access and integration with the rest of the settlement.	86
2246	Donaldfield Road, Bridge of Weir	Green belt wedge on edge of village envelope. The position of the site would make it difficult to integrate with the built form of the existing settlement. Site is constrained by many factors.	87
2202	Burnfoot Road/Main Street , Lochwinnoch	Site beyond village envelope, existing road provides good defensible boundary. Flooding constrains the entire site making it unviable and unlikely to be developed in the lifetime of the plan.	88
5054 – 5	Land to the south of main Street Howwood	Not appropriate for residential development, prominent green belt site highly visible from all routes. Site constraints including topography and site access issues limiting development potential.	89

2291	North of Kilmacolm Road / East of Barochan Road, Houston	Visually prominent green belt site adjacent to the settlement, but would appear isolated and therefore inappropriate as it could set an undesirable precedent and result in no defensible green belt edge.	90
2292	Land to the South of Kilmacolm Road	Green belt site located on prominent gateway to the settlement. Development of this site is likely to set an undesirable precedent in terms of potential for ribbon development along Kilmacolm Road, resulting in no defensible green belt edge.	91
2277	West of Fleming Road, Houston	Site isolated from the settlement, would not relate to any of the surrounding built form. Development of the site would set an undesirable precedent and result in no defensible green belt edge.	92
2278	West Of 6 Houstonfield Quadrant, Houston	Visually prominent site on approach to Houston from Bridge of Weir. Development of this site is likely to set an undesirable precedent and result in no defensible green belt edge.	93
2279	West of Barochan Road / South of Kilallan Road	Prominent green belt site on edge of settlement. Development of this site is likely to have an adverse impact on the overall visual amenity and character of the settlement. The land to the southern section of the site undevelopable due to levels and topography.	94
5014	West of Barochan Road / South of Kilallan 6 Road, Houston	Prominent green belt site on edge of settlement. Development of this site is likely to have an adverse impact on the overall visual amenity and character of the settlement.	95
5028	Whitelint Gate, Bridge of Weir	Prominent green belt site on edge of settlement. Development of this site would be visually detrimental, likely to set an undesirable precedent and result in no defensible green belt edge.	96
2249 and 5010	Calder Street, Lochwinnoch	Site beyond village envelope, existing road and residential area provides good defensible boundary. Site difficult to access.	97
2294	Kilmacolm Golf Course	Difficult for re-development of the existing clubhouse site to reflect the existing built form of this settlement. A replacement clubhouse elsewhere on the site would be detrimental to the local landscape setting.	98
1067 (Council)	Hurlet Road, Paisley	Residential development would not be acceptable as this is an isolated site in the middle of the green belt which does not link, connect or relate to the existing built form.	99

2295	Haddockston Estate, West Glen Road, Houston	Green belt site remote from settlement and therefore not a sustainable location for residential development.	100
2284	Waterlea Farm, Houston	Remote site within the greenbelt, not sustainable for residential development.	101
5002 and 2244	Land to the East of Shuttle Street, Kilbarchan	Site not suitable for residential development as it defines the boundary of the northern edge of Kilbarchan. Prominent green belt wedge, development would set an undesirable precedent and result in no defensible green belt boundary.	102
2228	Kilbarchan Road / Crosslee Road, Bridge of Weir	Visually prominent green belt site on the edge of Bridge of Weir which would impact on the local landscape setting. Development of this site is likely to set an undesirable precedent and result in no defensible green belt edge.	103
5021	Rhubarb Farm, Craigends Road, Houston	Prominent greenbelt site at the edge of Houston. Development of this site is likely to set an undesirable precedent and result in no defensible green belt edge.	104
5013	Land at Honeybog Hill, Paisley (To the rear of Kinpirnie Road)	Residential development would not be acceptable, prominent green belt wedge, development would set an undesirable precedent and result in no defensible green belt boundary.	105
2191	Barochan Road / Fulton Drive, Houston	Important green belt site on the edge of Crosslee separating Houston, Brookfield and Linwood. Development of this site is likely to set an undesirable precedent and result in no defensible green belt edge.	106
2196	Drum Farm, Langbank	Very prominent green belt site at edge of Langbank. Development of the site is likely to have a detrimental impact on the character and appearance of the settlement.	107
5026	Harelaw Farm, edge of Barrhead	Residential development would not be acceptable as this is an isolated site in green belt on the edge of Renfrewshire's boundary which does not link, connect or relate to the existing built form within Renfrewshire.	108
5022	Sandholes Farm, Brookfield	A large prominent green belt site located adjacent to the village . Due to the location of the site, if developed this could potentially have a cumulative effect on the surrounding green belt. The site has several constraints to development.	109
0067	Greenock Road, Inchinnan	A large prominent green belt site which would have an impact on the local landscape character. Development of this site would be visually detrimental to the settlement, likely to set an undesirable precedent and result in no defensible green belt edge.	110

5041	Land at Arkleston Farm, Paisley	A small portion of this site may be acceptable for residential development given the relationship of this land has to the existing residential uses of Gallowhill. But development of the entire site would set an undesirable precedent and result in no defensible green belt boundary.	111
5040	Arkleston Farm, Paisley	Residential development would not be acceptable given the close proximity of this site to M8 trunk road and the potential flood risk constraints associated within this site.	112
5039	Arkleston Farm, Paisley	Residential development would not be acceptable as it would set an undesirable precedent and result in no defensible green belt boundary.	113
2203	Arkleston Farm, Paisley	Residential development not acceptable on the site, important green belt wedge, development would create coalescence of Paisley and Hillington to the detriment of the existing places.	114
2247	Clevans Road, Bridge of Weir	Existing golf course which is an important recreational asset to the village. Re-development would be inappropriate and could set an undesirable precedent and result in no defensible green belt edge.	115

Residential Site Assessments

Final Site Assessment Summary

Site Reference – 5034

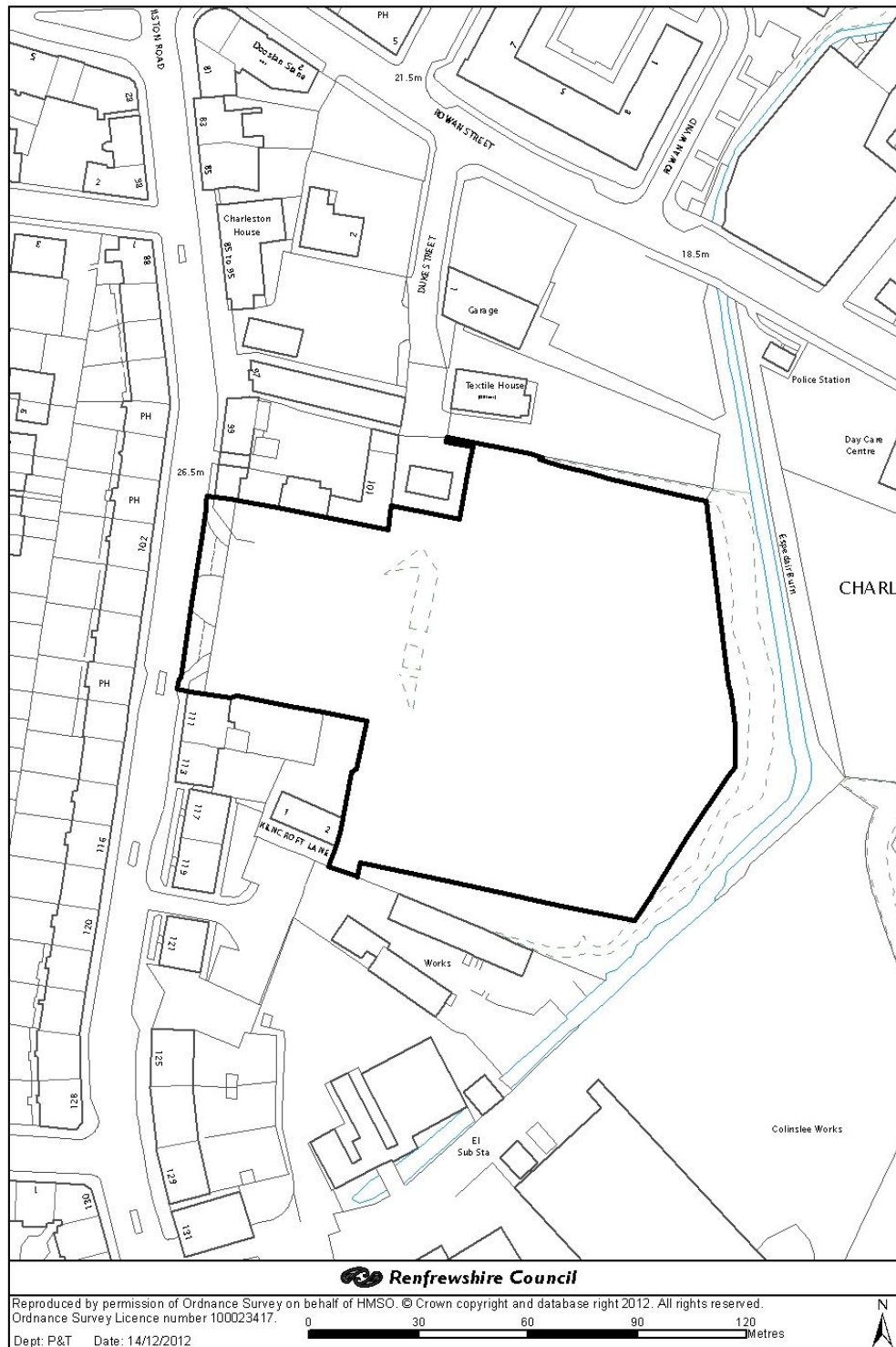
Site Address - South Primary School, Neilston Rd, Paisley

Proposal – Retail

Site Residential Rank – 1

Existing Local Plan Policy – H1 & L1

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

This site has been cleared of all previous buildings and the land has been prepared for development, limited biodiversity, flora and fauna value. This site is at a lower level than the surrounding road, therefore redevelopment of the site will have no adverse impact on landscape. Redevelopment is though likely to have a positive effect on the overall built environment of this area.

Planning Overall Assessment of the Site -

This is a vacant school site in a predominantly residential area. Re-development of this site would be welcomed. Development incorporating comprehensive drainage proposals could address downstream flooding issues through attenuation and control of water run-off. The development provides an opportunity to improve the quality of the built environment in this area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites in sustainable locations. Although this suggestion was for retail, the site is currently being developed for affordable housing which will increase the range and choice of housing in this area. The proposed retail use of this site has been superseded by the current development. Development of the site is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

Site Reference – 2265

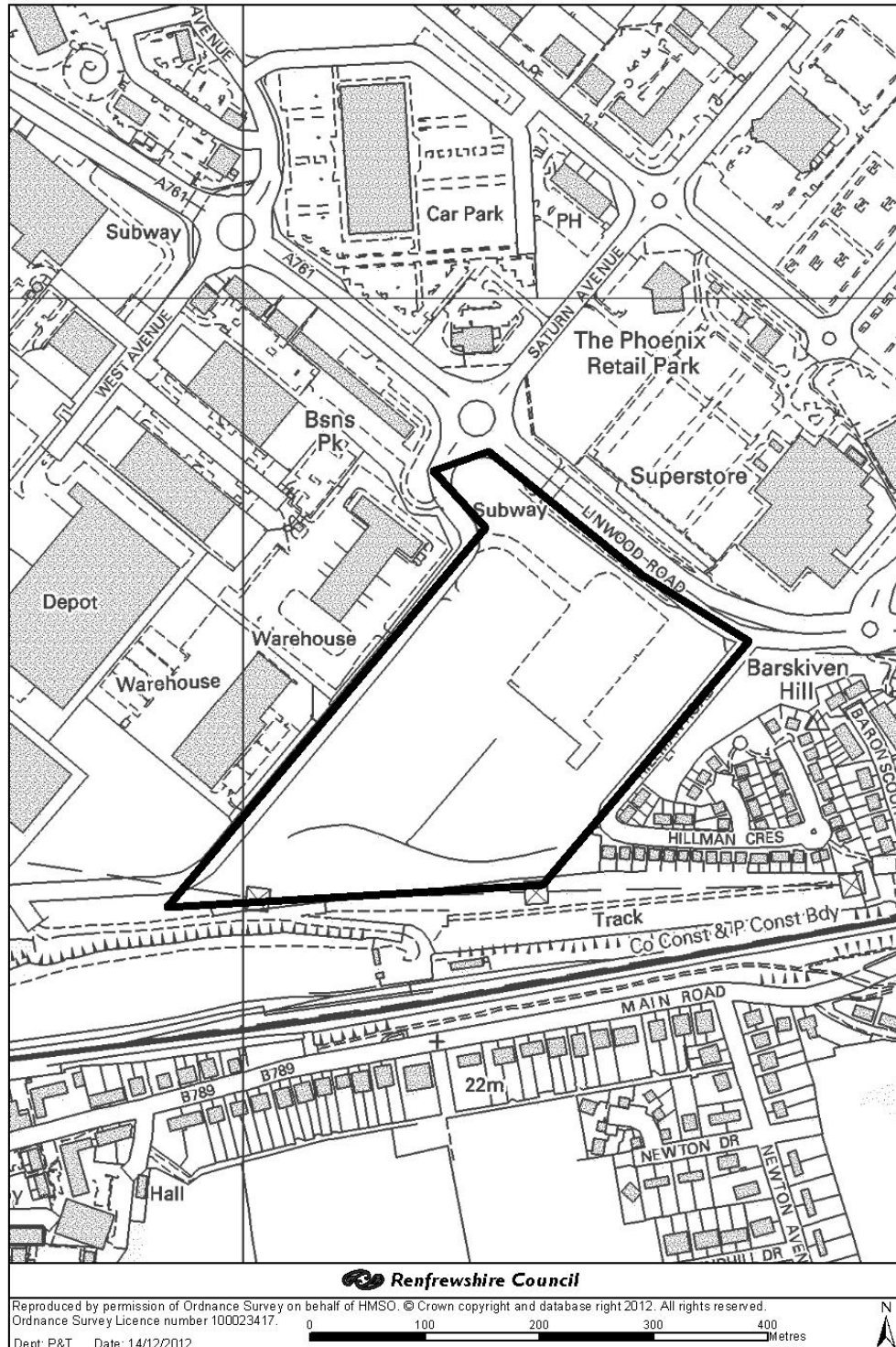
Site Address - Land adjacent to Linwood Road, Phoenix, Linwood

Proposal – Residential and some local facilities

Site Residential Rank – 2

Existing Local Plan Policy – IB2

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

No significant SEA issues. The site has been cleared and platformed ready for new development. Very little biodiversity, flora and fauna associated with this site. A well designed development has the potential to enhance the setting and landscape, whilst redeveloping brownfield land.

Planning Overall Assessment of the Site -

Opportunity to redevelop former industrial brownfield land. The redevelopment of this site is unlikely to have any adverse affect on the viability of the neighbouring Strategic Economic and Investment Location. Potential to enhance existing residential setting and landscape character improving the sense of place. Residential development will also provide a range and choice of new residential units in this area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites in sustainable locations. The site has planning consent and the development has commenced. Development of the site is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

Site Reference – BOW3

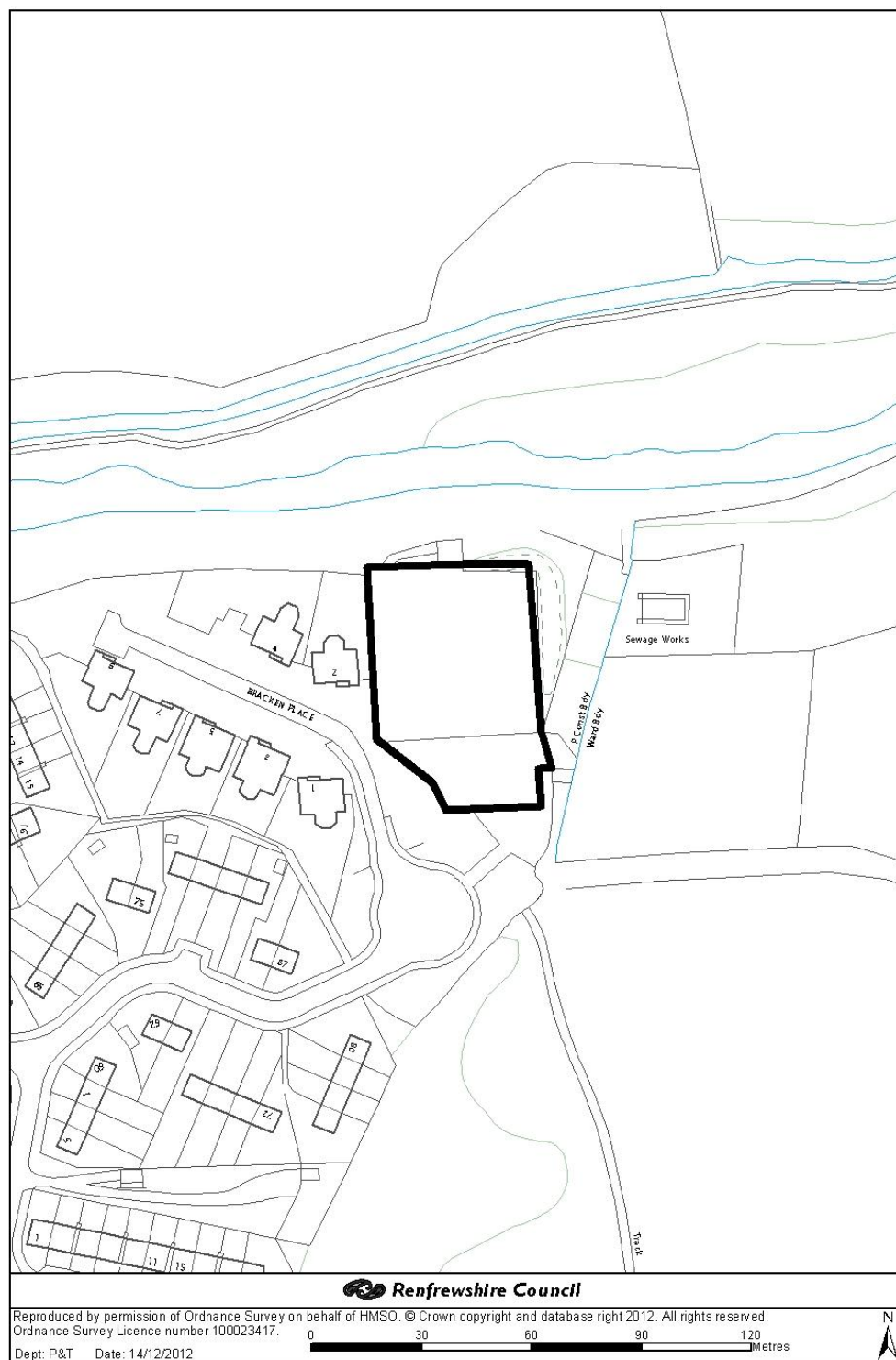
Site Address - Moss Road, Bridge of Weir

Proposal – Residential

Site Residential Rank – 3

Existing Local Plan Policy – L1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

No significant SEA issues. This site has been cleared of all buildings and structures and part of the site has regenerated with scrub and rough grassland, there is limited biodiversity interest associated with this site. This site is currently lower down than the surrounding land. Redevelopment of this site would have limited impact on the local landscape setting. The scale of development would be small therefore limited impact.

Planning Overall Assessment of the Site -

This is a vacant/disused site adjoining existing residential area. It is suitable for small scale residential development. There is the potential to enhance existing residential setting and landscape character improving the sense of place. No significant constraints to the development of this site.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Places strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a range, choice, scale and distribution of residential sites. Development of the site is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

Site Reference – 2196

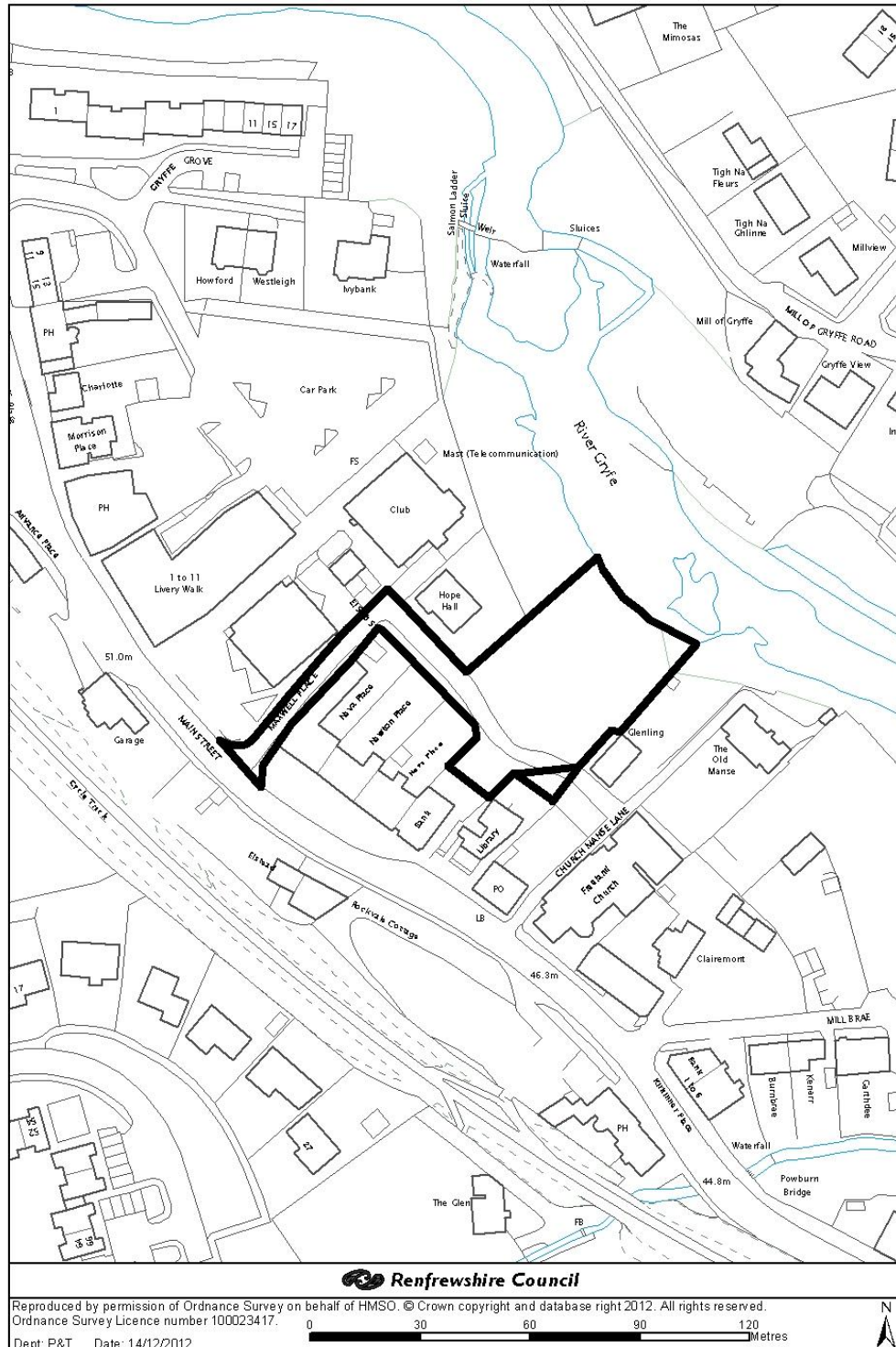
Site Address - Land North West of Glenling, Maxwell Place, Bridge of Weir

Proposal – Residential

Site Residential Rank – 4

Existing Local Plan Policy – H3, R8 & ENV11

Proposed Local Development Plan Policy – P1



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. This site is not overly visible in the streetscape as it is hidden by existing land uses and therefore redevelopment is unlikely to detract from local landscape setting.

Planning Overall Assessment of the Site -

The site is within existing settlement boundary. Planning consent has already been granted for residential use. There is potential to enhance existing residential setting and landscape character improving the sense of place. There will be no adverse impact on Bridge of Weir Local Service Centre.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a range, choice, scale and distribution of residential sites.

Final Site Assessment Summary

Site Reference – 2302

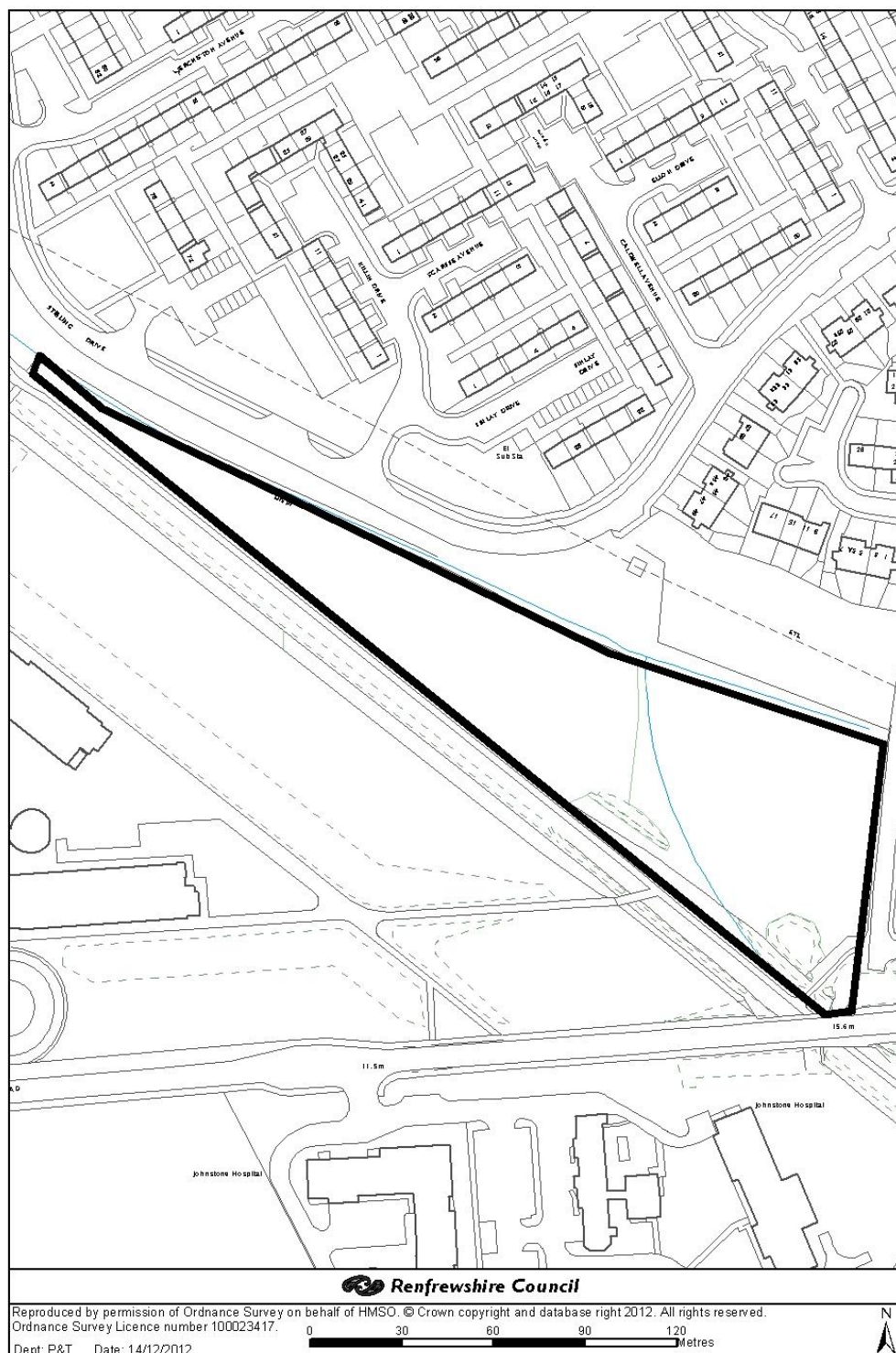
Site Address - Land at 6 Stirling Drive, Linwood

Proposal – Residential

Site Residential Rank – 5

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a flat, maintained grass site with no landscape features. There is limited biodiversity value associated with the site. There are SEA issues relating to the potential flood risk on or adjacent to the site which would require appropriate remediation measures.

Planning Overall Assessment of the Site -

Small site within the existing residential area, development would be compatible with surrounding uses. Development of the site would not be detrimental to the character or residential amenity of this area. Flood remediation measures may reduce the developable area. No other constraints to development.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a range, choice, scale and distribution of residential sites.

Final Site Assessment Summary

Site Reference – 1072

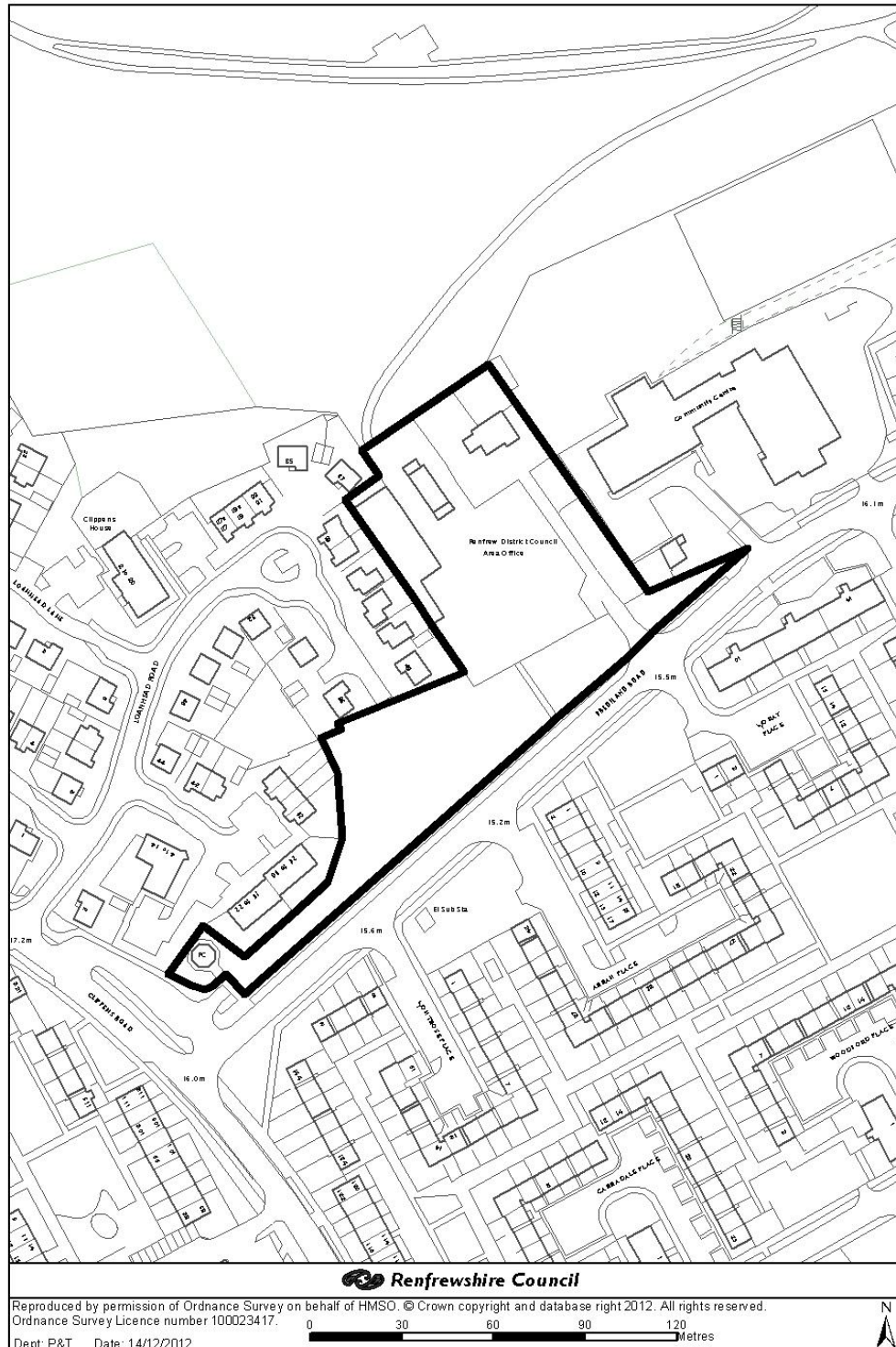
Site Address - Site at Brediland Road, Linwood

Proposal – Residential

Site Residential Rank – 6

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a vacant site which has shrubs, bushes, semi and mature trees to the rear, north of the site. Most of the remainder of the site has vacant buildings and hardstanding. There is limited biodiversity value at the site. There should be no significant issues associated with water at the site. Redevelopment of the site is likely to have a positive impact on the local landscape setting and built environment with the removal of a vacant / derelict building.

Planning Overall Assessment of the Site -

Former Council depot which is no longer in use. Removal of existing buildings with development of this site would visually enhance the area. Small site within the existing residential area, development would be compatible with surrounding uses. Development of the site would enhance the character of area. Development incorporating comprehensive drainage proposals could address downstream flooding issues through attenuation and control of water run-off. No other constraints to development.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Places strategy which focuses on sustainable development within existing settlements. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a range, choice, scale and distribution of residential sites. Development of the site is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

Site Reference – JSW1

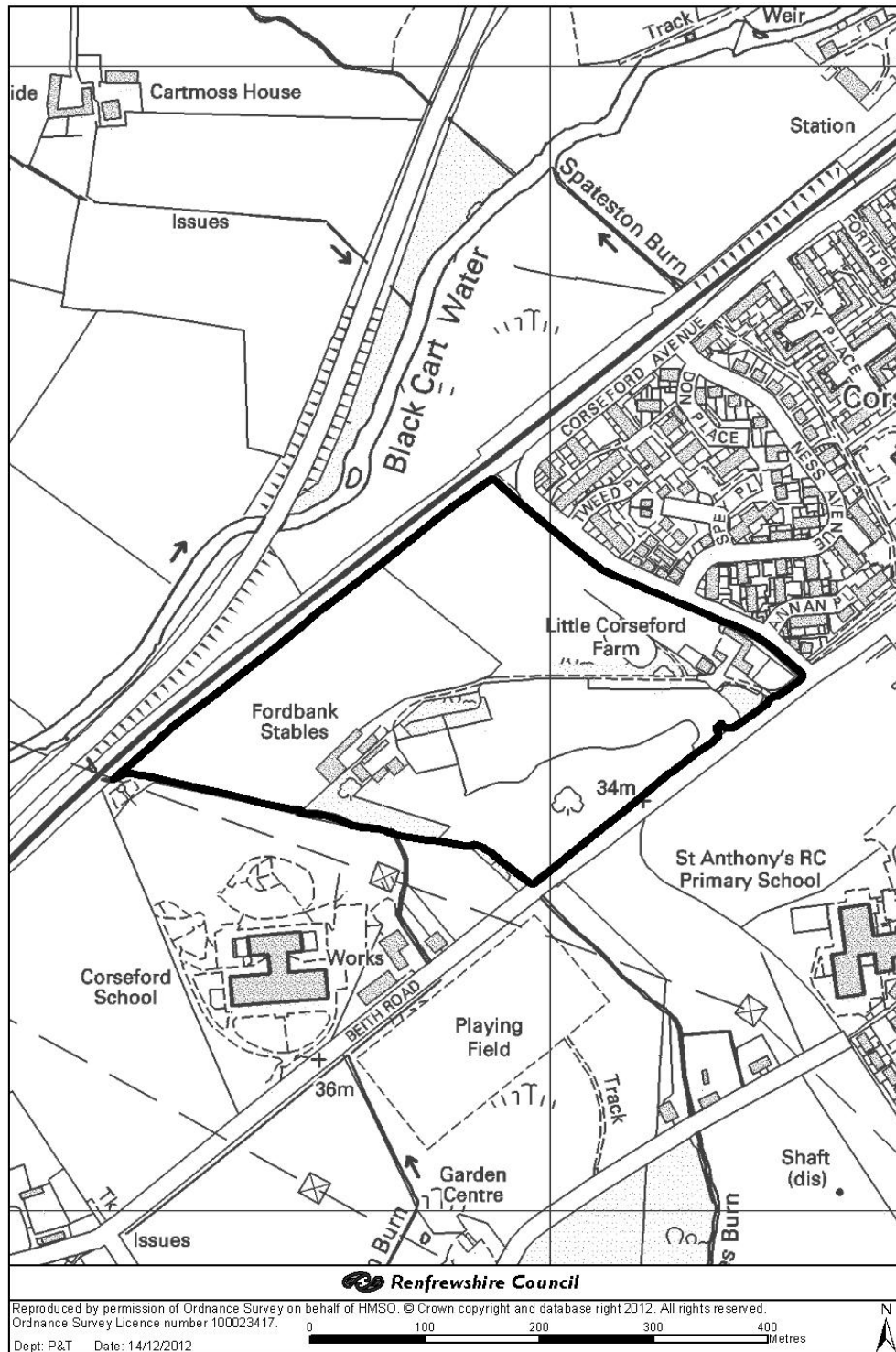
Site Address - Fordbank, Beith Road, Johnstone

Proposal – Residential

Site Residential Rank – 7

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

SEA issues related to the impact that the development of this site would have in terms of prominence, landscape and setting. Any development would require good design, layout and landscaping to ensure that the site integrates well with the surrounding area. There is also an issue related to the potential increase in emissions due to an increase in vehicular movements. However there is good public transport links in close proximity of site and therefore this issue should not be significant. Biodiversity, flora and fauna may also be impacted upon, however again sensitive design would help to ensure that this is not significant.

Planning Overall Assessment of the Site -

Green belt site adjoining existing settlement, identified as part of Johnstone South West Community Growth Area through the Charrette process. Any development would require good design, layout and appropriate landscaping to ensure that the site could integrate well with the surrounding area. The development could be served by many of the existing services, facilities and infrastructure that already exist in this area. The development of this site has the potential to create a gateway to the area as well as potential to create blue and green corridors which will lead to betterment in terms of flooding and drainage, biodiversity and networks for the wider area. There may be an opportunity to reduce the current speed limit which could have a betterment effect at this entrance to Johnstone.

Does it accord with LDP Strategy -

This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone South West community. Development of this greenbelt site has already been accepted through the identification of the Community Growth Area and the charrette process.

Final Site Assessment Summary

Site Reference – RFRF0912D (1063)

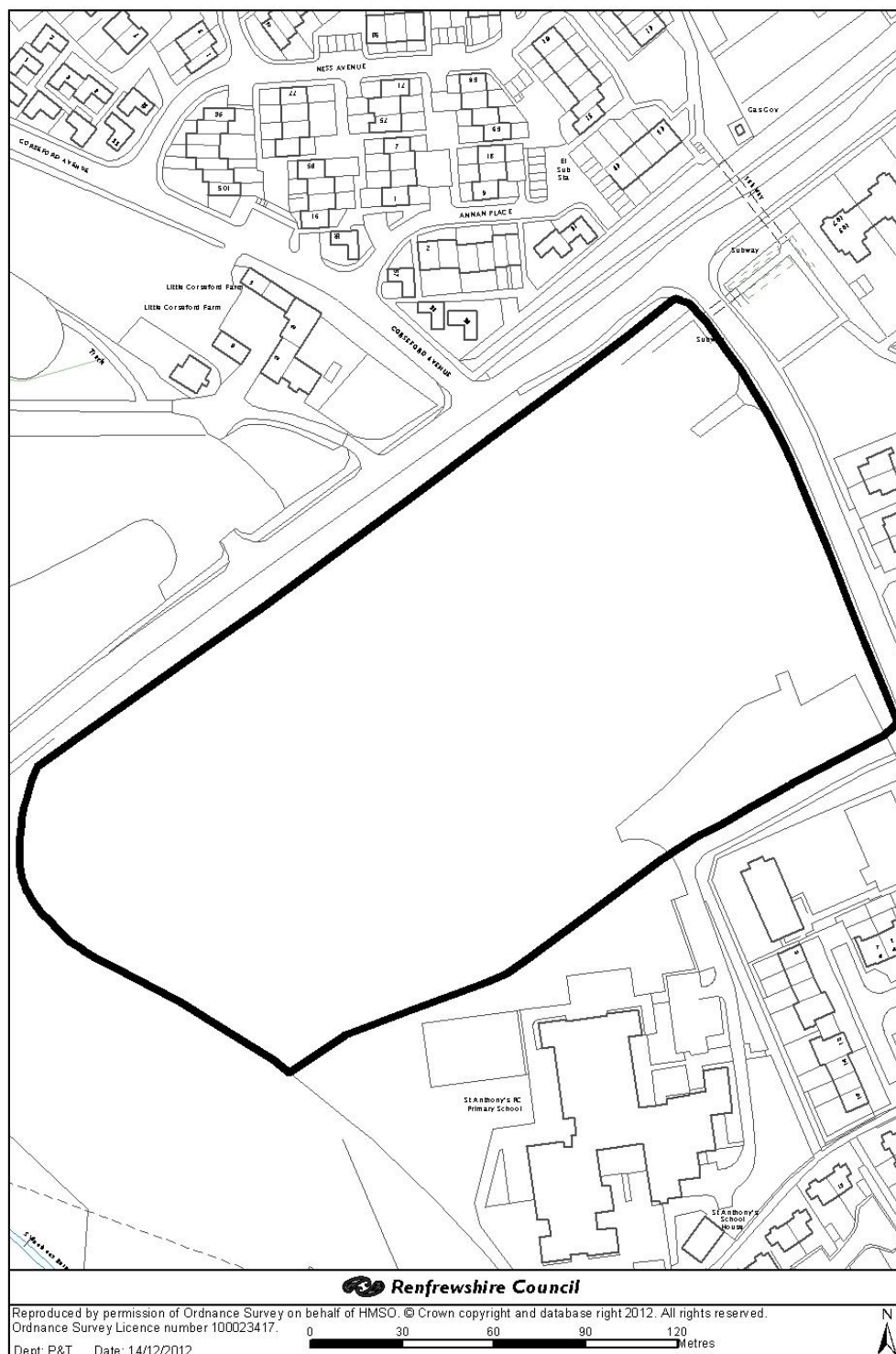
Site Address - Former St Cuthbert's High School, Beith Road, Johnstone

Proposal – Residential

Site Residential Rank – 8

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

No significant SEA issues. 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 limited level of biodiversity. Redevelopment of the site should ensure new and enhanced green corridors for movement of people and species. As the site had previous buildings, the impact on the landscape setting will be minor. Redevelopment presents an opportunity to positively enhance the local landscape setting.

Planning Overall Assessment of the Site -

Site suitable for residential, cleared school site identified as part of Johnstone South West Community Growth Area through the charrette process. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development could be served by many of the existing services, facilities and infrastructure that already exist in this area. The development of this site has the potential to create a gateway to the area. As well as the potential to create blue and green corridors which will lead to betterment in terms of flooding and drainage, biodiversity and networks for the wider area. The development of this site provides an opportunity to enhance the existing residential setting and landscape character creating a sense of place.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Places strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone South West community. Development of this site has already been identified through the charrette process.

Final Site Assessment Summary

Site Reference – 2248

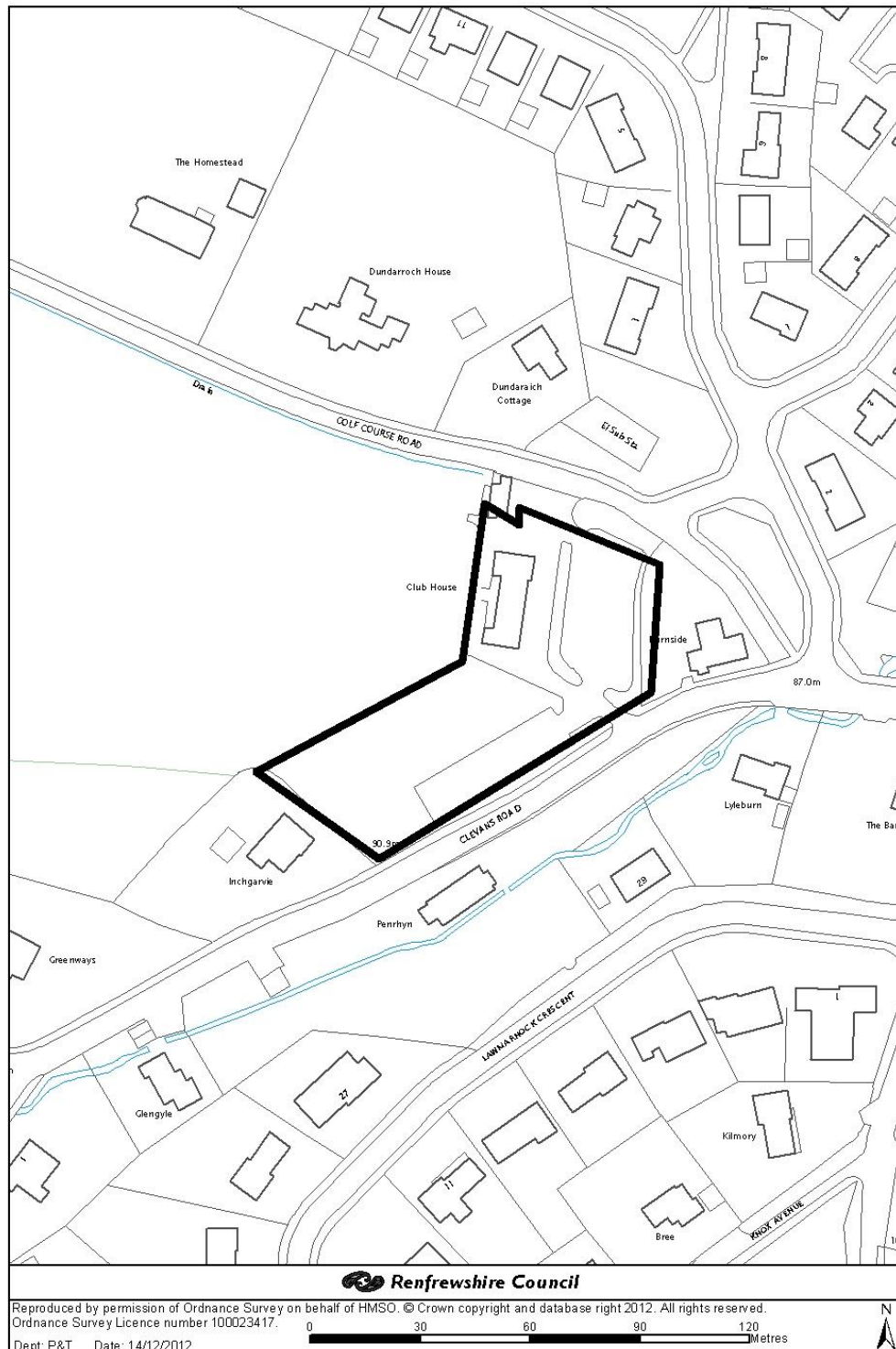
Site Address - Ranfurly Castle Golf Club, Clevans Road, Bridge of Weir

Proposal – Residential, Sports and Leisure, New Clubhouse.

Site Residential Rank – 9

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

There are bushes, hedgerows and mature trees to the eastern and southern boundary of the site, there is some biodiversity, flora and fauna value. There are minor issues related to the impact that development of this site could have on the built environment, conservation area and character of the village. Sensitive redevelopment of the existing listed building and its setting is required.

Planning Overall Assessment of the Site -

The site is within the existing residential area and no policy change is required. Any development should be in keeping with the established character of the surrounding area and the setting of the existing listed building. Development should not be detrimental to the residential amenity of the neighbouring properties. No significant flood risk issues. A comprehensive and satisfactory drainage scheme would be required to control water run-off.

Does it accord with LDP Strategy -

This submission did not propose a change to the land use zoning within the LDP. Any future development proposal would be considered against Policy P1 in the Local Development Plan and the guidance contained within the New Development Supplementary Guidance.

Final Site Assessment Summary

Site Reference – 2241

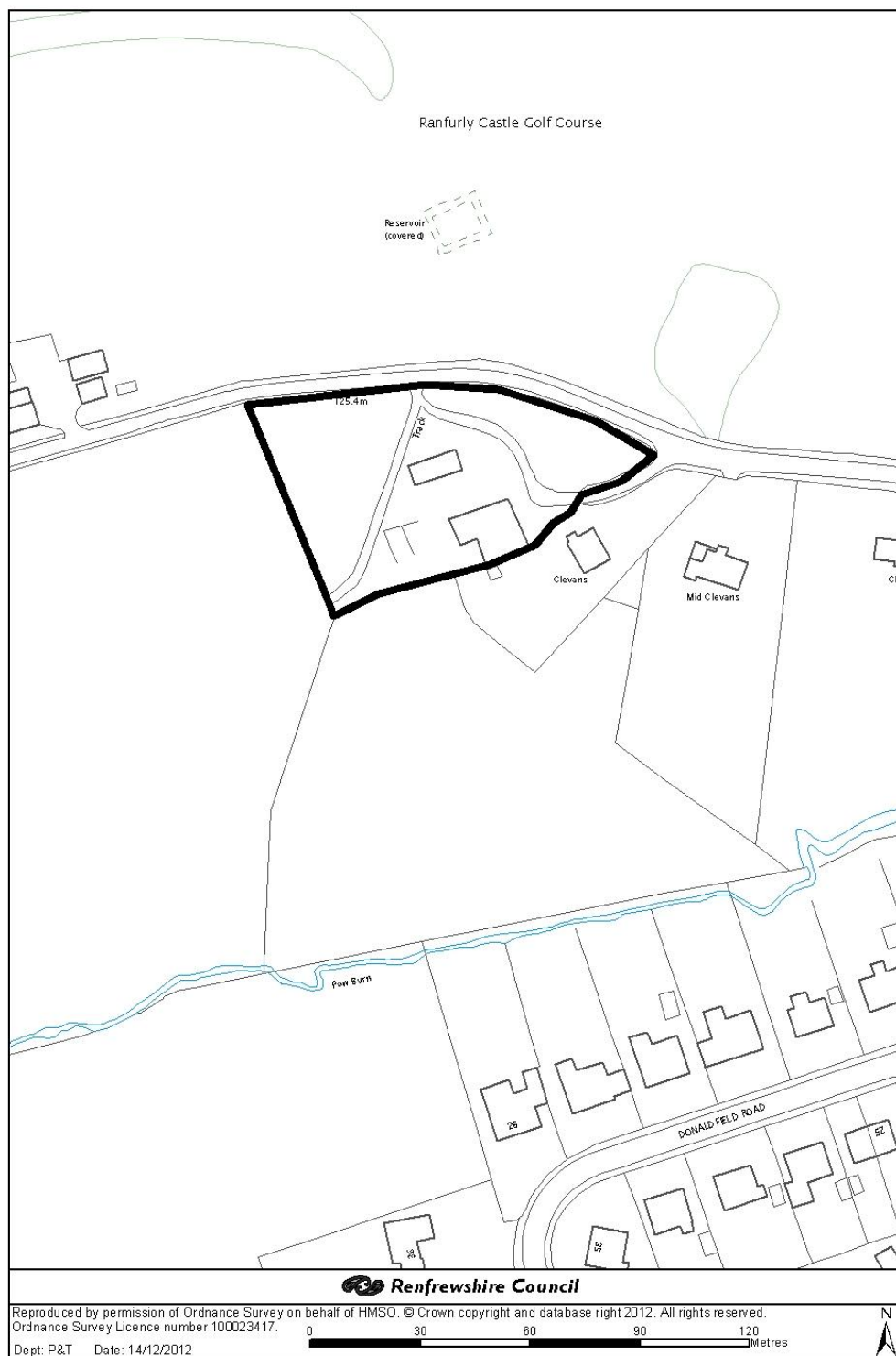
Site Address – Clevans Road, Bridge of Weir

Proposal – Residential

Site Residential Rank – 10

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site contains derelict buildings as well as overgrown grassland, shrubs and a mature tree. The site will have some biodiversity value. Sensitive development of the site may be possible, however, mitigation measures would be necessary to ensure impact on the local landscape character is minimised.

Planning Overall Assessment of the Site -

This site is adjacent to the existing residential area and could possibly accommodate one house on the footprint of the existing structure without causing a significant undesirable precedent. The design, layout and landscaping would require to be a positive addition to the place.

Does it accord with LDP Strategy -

The LDP spatial strategy is to encourage appropriate development in the right location. The site is on the edge of the settlement, buildings related to the previous use of the site remain in-situ. This site could provide an opportunity for one house within the existing footprint which would not significantly detract from the character and appearance of the place, provided the design, layout and landscape was appropriate.

Final Site Assessment Summary

Site Reference – 5054 -1

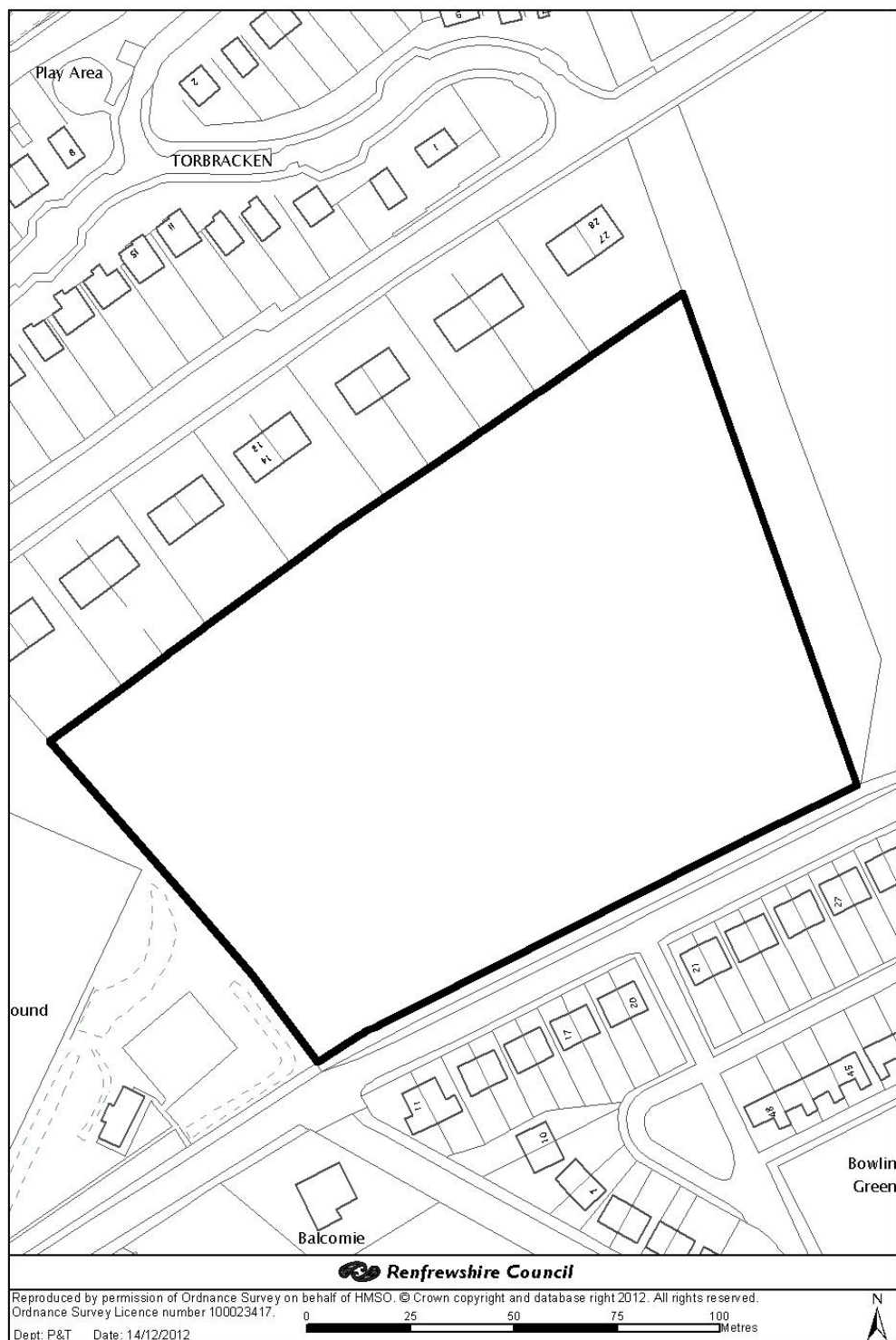
Site Address – Midton Road, Howwood

Proposal – Residential

Site Residential Rank – 11

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P3



SEA Overall Assessment of the Site -

Rough unmaintained grassland with some small shrubs and section of hedges to the boundaries. Some biodiversity value at the site. SEA issues related to the impact that development of this site may have on the landscape of the village. Good design and layout required to reduce potential impact. The site is well contained within the middle of the residential area. Impact on the local landscape setting will be limited.

Planning Overall Assessment of the Site -

Site is bound on three sides by residential uses. Site has potential for residential development without setting an undesirable precedent for further greenbelt development. Development of this site would not have a detrimental effect on the landscape setting or character of the village. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area.

Does it accord with LDP Strategy -

The development of this site is in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. The site is of a scale which is able to be supported by existing infrastructure, services and facilities. Due to its location this proposal would not set an undesirable precedent elsewhere contrary to the LDP strategy.

Final Site Assessment Summary

Site Reference – 5054 -6

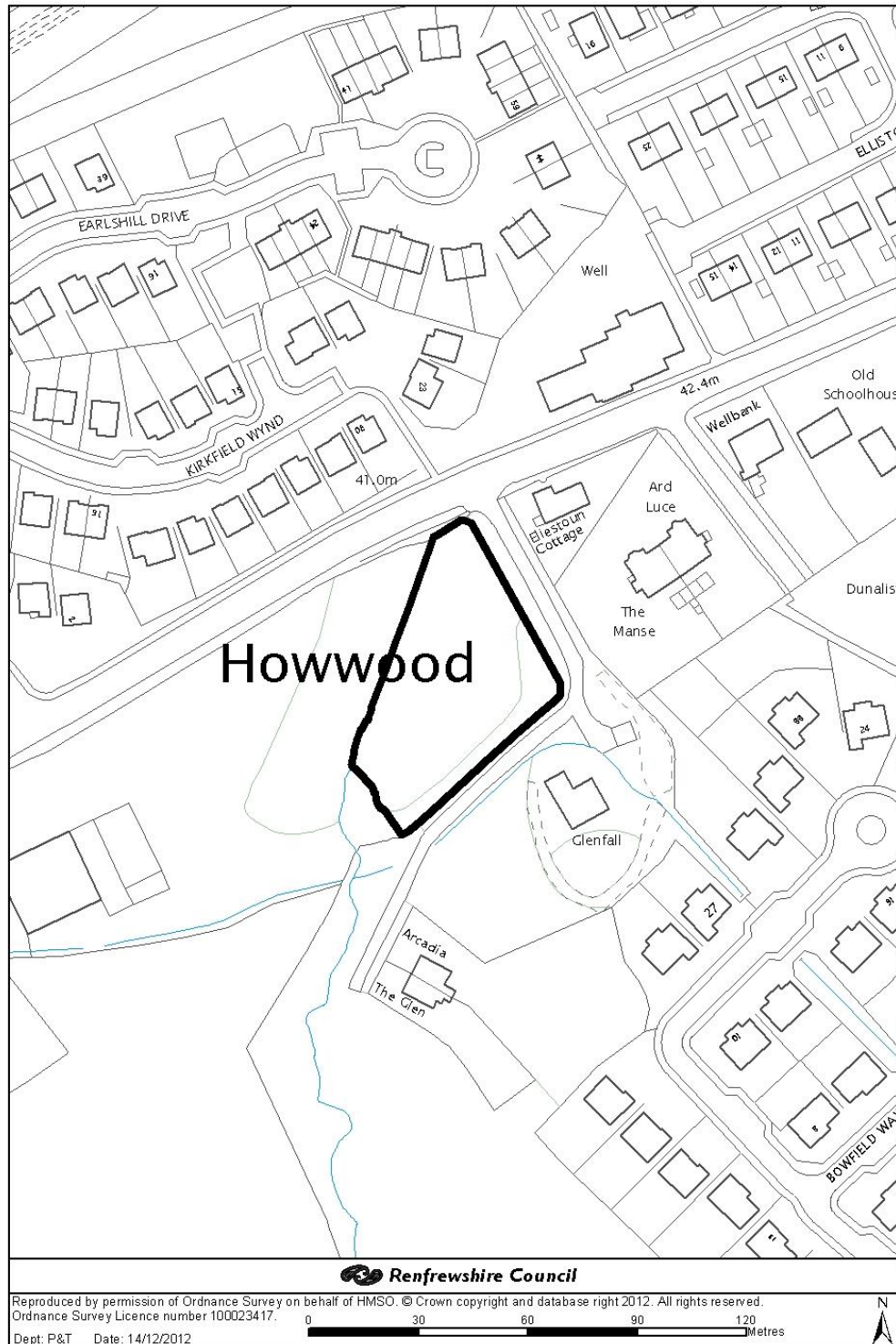
Site Address – Site adjacent to B787, Howwood

Proposal – Residential

Site Residential Rank – 12

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site has various shrubs, bushes and a mix of semi and mature trees, the site has some biodiversity value. The site is at a much lower level than the road and other land uses, impact on the local landscape setting will be limited. Sensitive development of the site may be possible, however, mitigation measures would be necessary to address flood risk and to ensure impact on the local landscape character is minimised. Water quality will also require to be protected and where possible enhanced.

Planning Overall Assessment of the Site -

Site adjacent to existing residential area which could accommodate one house without causing an undesirable precedent. This small scale development is acceptable within the greenbelt at this location. The setting and settlement edge created by the established mature trees should be retained and enhanced where possible. Flood remediation measures may reduce the developable area.

Does it accord with LDP Strategy -

Redevelopment of one house within the existing footprint would be acceptable provided the design, layout and landscape proposals have a positive impact on the place.

Final Site Assessment Summary

Site Reference – 5006

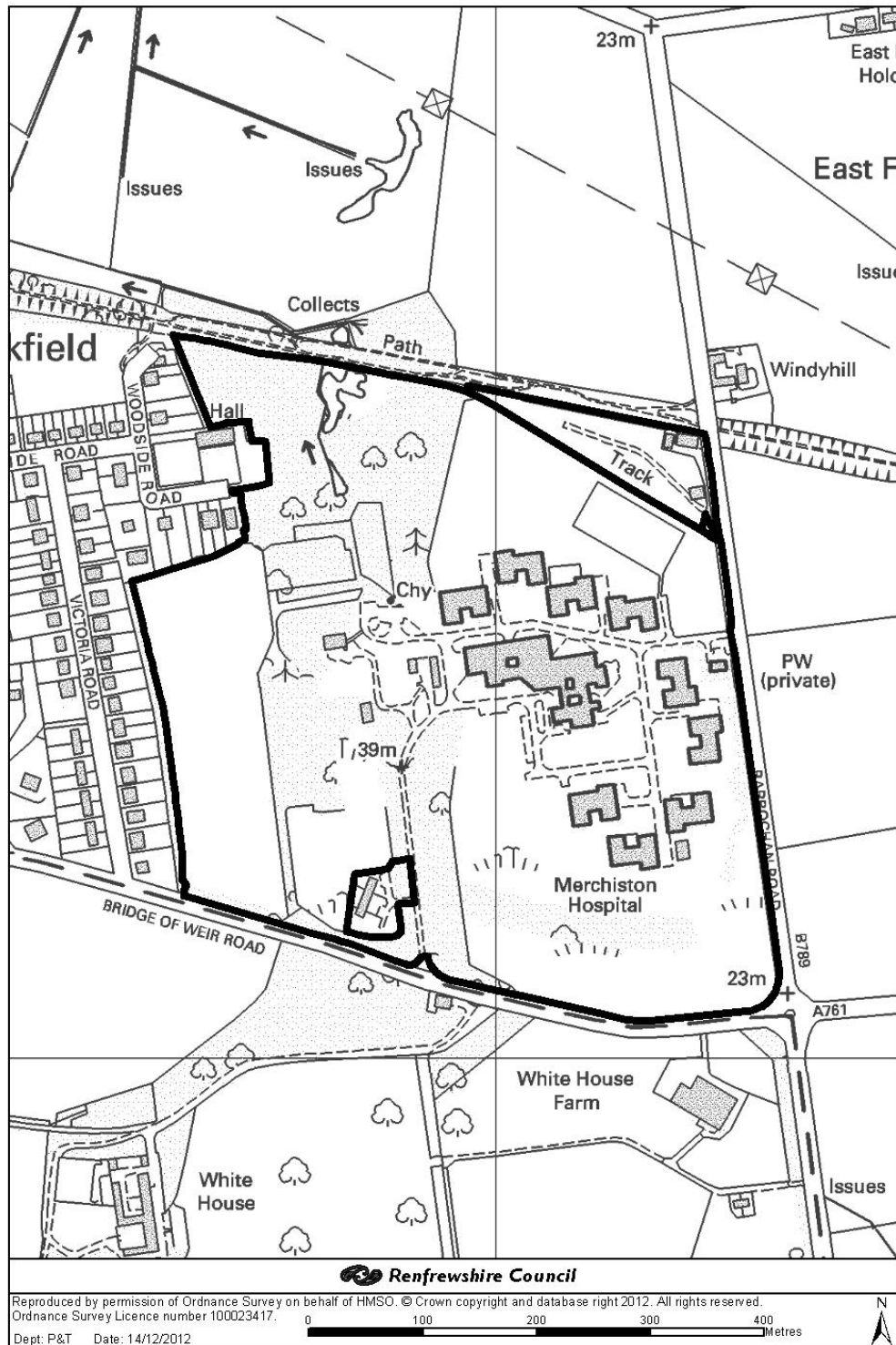
Site Address – Former Merchiston Hospital, Barrochan Road, Brookfield

Proposal – Residential

Site Residential Rank – 13

Existing Local Plan Policy – GB1 & ENV11

Proposed Local Development Plan Policy – P1 & P3



SEA Overall Assessment of the Site -

The site has a variety of shrubs, bushes, semi and mature trees which are interspersed with overgrown grass, vacant / derelict buildings and hardstanding. There is a degree of biodiversity, flora and fauna. Given the size of the site, SEA issues related to a potential increase in the amount of vehicular movements resulting in an impact on air quality. The potential flood risk on the site requires to be addressed through comprehensive flooding and drainage measures. Redevelopment is likely to present improvements to biodiversity and connectivity to existing green network. Given that this is a vacant site with the current building deteriorating, redevelopment will have a positive impact on the local landscape setting.

Planning Overall Assessment of the Site -

Site provides an opportunity for re-development and visual enhancement of the area. Redevelopment of brownfield site has potential for residential development without setting an undesirable precedent for further greenbelt development. Any development should be considered in relation to the development of the former Merchiston Hospital and would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. Sensitive development of this site would not have a detrimental effect on the landscape setting or character of the village.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This proposal would not set an undesirable precedent elsewhere contrary to the LDP strategy.

Final Site Assessment Summary

Site Reference – 5059

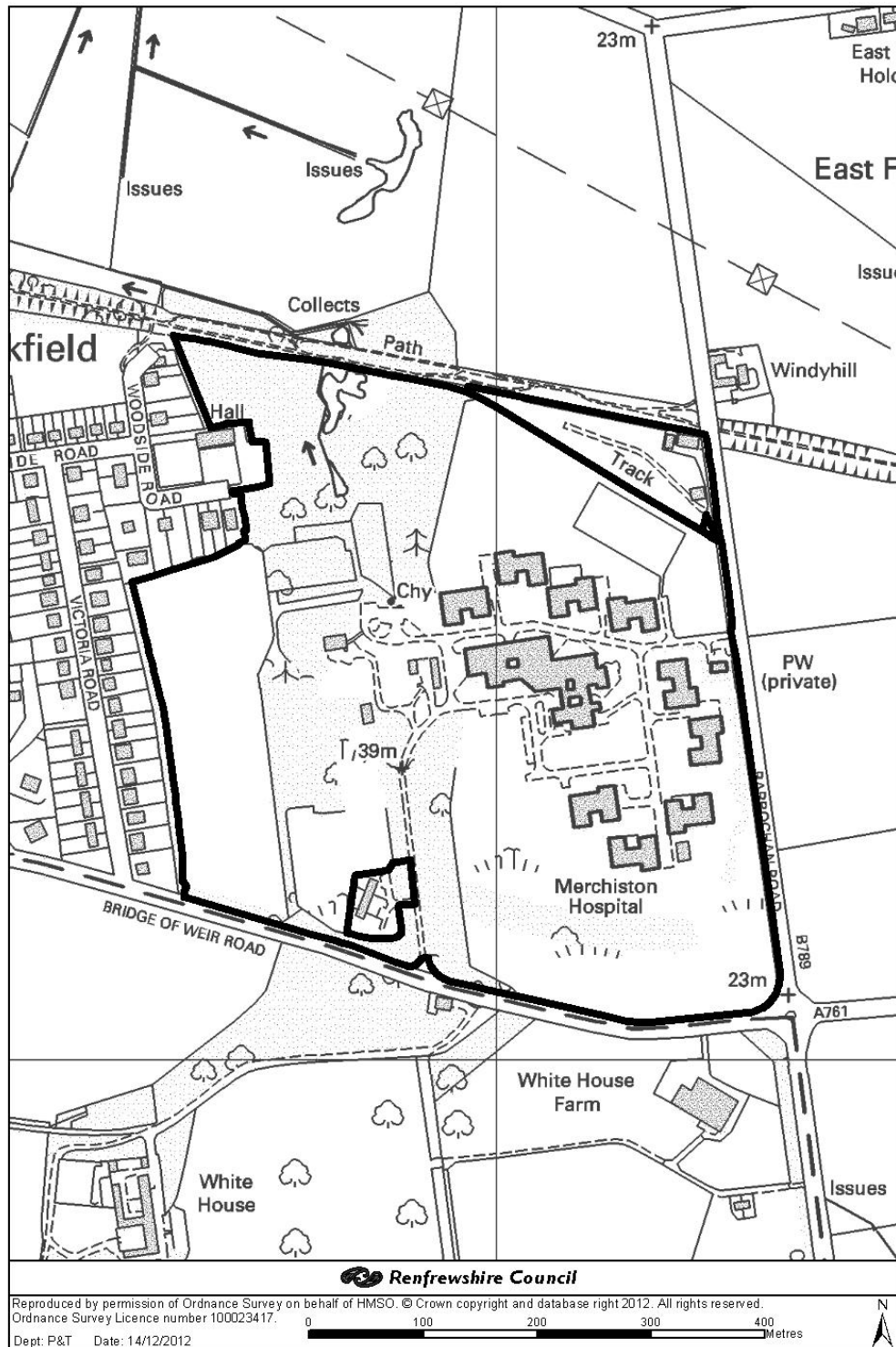
Site Address – Barrochan Road, Brookfield, Adjoining Former Merchiston Hospital

Proposal – Residential

Site Residential Rank – 13

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P1 & P3



SEA Overall Assessment of the Site -

The site has various vegetation including rough grassland, shrubs, hedgerows and trees around the boundaries, there will be some biodiversity interest. Potential flood risk on the site which could be addressed through comprehensive flooding and drainage measures. Potential exits to improve biodiversity and green network.

Planning Overall Assessment of the Site -

Site provides an opportunity for re-development and visual enhancement of the area. Redevelopment of brownfield site has potential for residential development without setting an undesirable precedent for further greenbelt development. Any development should be considered in relation to the development of the former Merchiston Hospital and would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. Sensitive development of this site would not have a detrimental effect on the landscape setting or character of the village.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This proposal would not set an undesirable precedent elsewhere contrary to the LDP strategy.

Final Site Assessment Summary

Site Reference – 5020

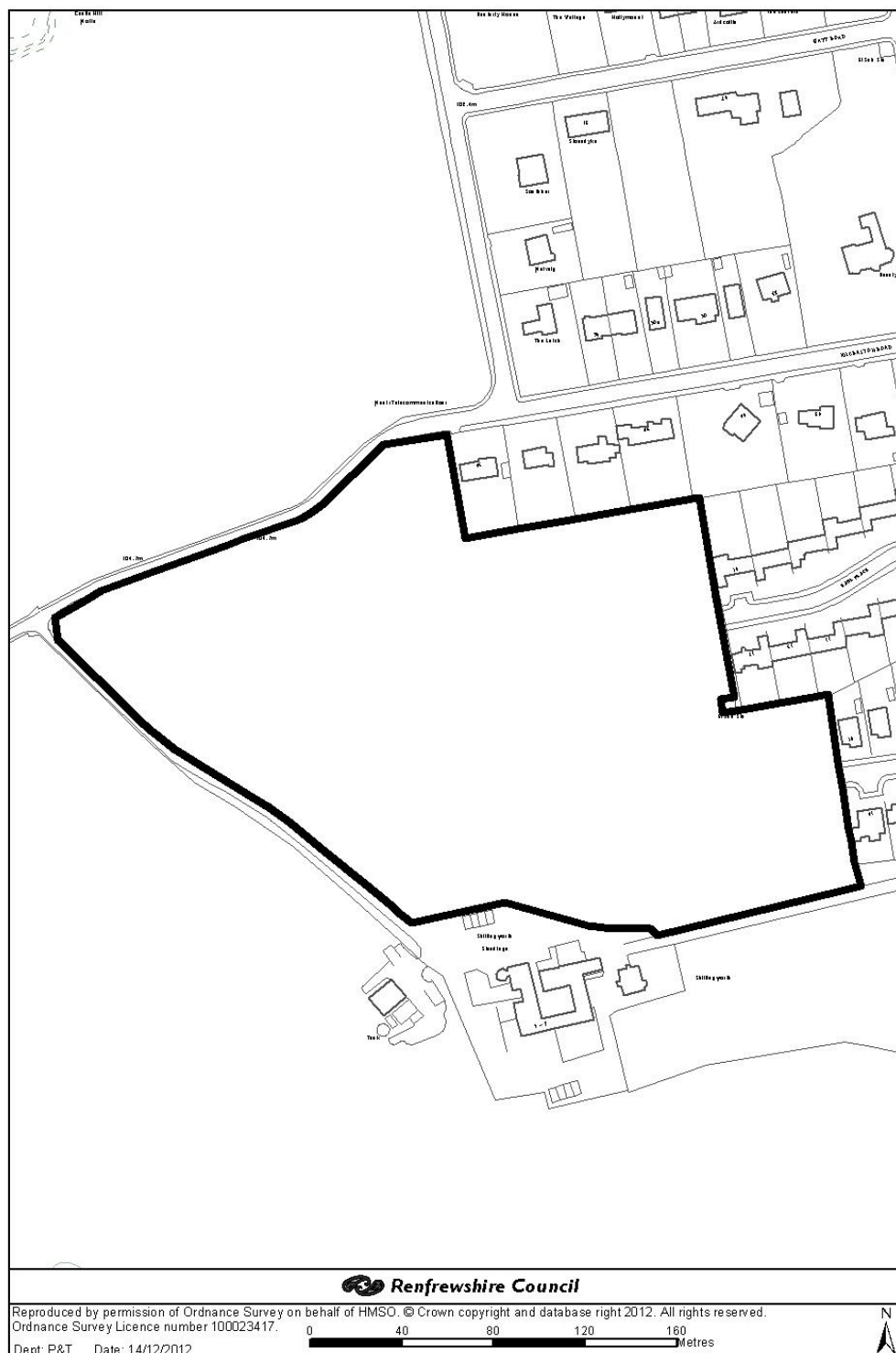
Site Address – Shillingworth, off Earl Place, Bridge of Weir

Proposal – Residential

Site Residential Rank – 14

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P3 / ENV1



SEA Overall Assessment of the Site -

The site is characterised with undulating rough grazing land which slopes in a north to south direction with a sump located in the north western corner. There is very little vegetation / flora found on the site, therefore limited biodiversity interest. Given the sloping nature of the site, it does not have a significant presence in the landscape, therefore the impact on the local landscape character will be minimal. Sensitive development of the eastern half of the site would have minimal impact on the landscape character. There are flooding and drainage issues to the north western corner of the site due to ponding. A comprehensive drainage scheme would help address 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. Given the size of the site, there is likely to be an impact on air quality due to an increase in emissions from increased vehicular movements.

Planning Overall Assessment of the Site -

This is a green belt site adjoining existing settlement. The natural form of the site would ensure that the eastern half of the site could be developed and integrated with the existing residential area without any loss of visual amenity to the landscape setting of the village. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development of the eastern part of this site would not set an undesirable precedent for greenbelt development elsewhere.

Does it accord with LDP Strategy -

The LDP Strategy is to focus development on regeneration / brownfield sites first, however a handful of greenfield sites have been identified to provide a range and choice of effective sites which have the ability to integrate well with the surrounding area and add a positive element to the place.

The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. The development of the eastern part of this site would not set an undesirable precedent elsewhere contrary to the LDP strategy. Should development not occur within the lifetime of this plan this site will revert back to a greenbelt land designation.

Final Site Assessment Summary

Site Reference – 5025

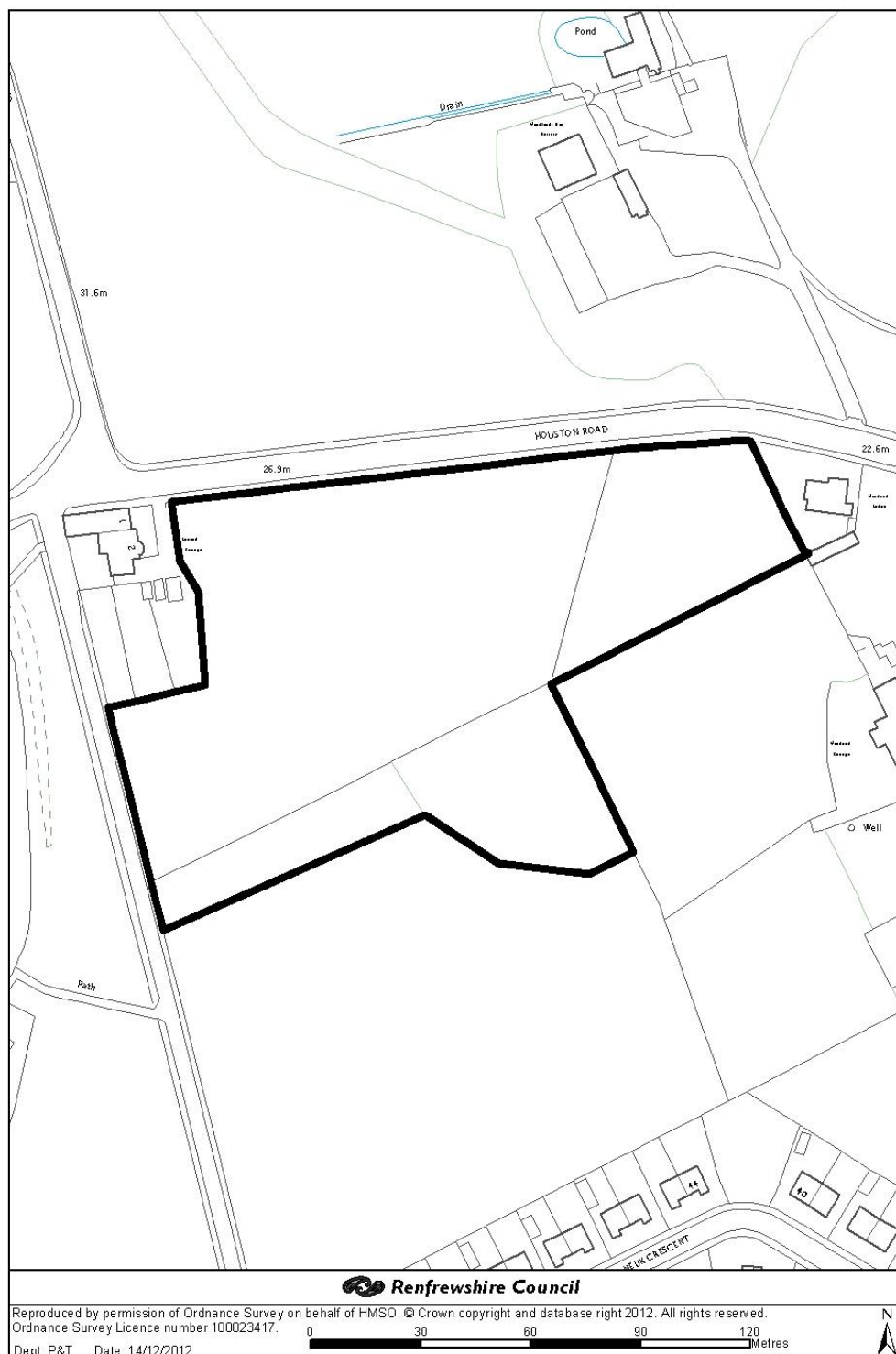
Site Address – Houston Road, Houston

Proposal – Residential

Site Residential Rank – 15

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P3 / ENV1



SEA Overall Assessment of the Site -

This site contains rough grassland which is overgrown, as well as a variety of shrubs, bushes, semi and mature trees. There is a degree of biodiversity, flora and fauna associated with this site. The site is at the lower level than the road and is not prominent in the streetscape, development will not have a significant impact on the local landscape setting. There is a surface water risk currently in the eastern corner of the site which will require satisfactory remediation.

Planning Overall Assessment of the Site -

This site consists of rough grassland which is adjacent to the existing residential area. Small scale residential development could be accommodated without an adverse impact on the existing trees and landscaping surrounding the site. Sensitive development of this site within the grassed area would have little effect on the landscape setting or character of the village. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development of site would not set an undesirable precedent for greenbelt development elsewhere.

Does it accord with LDP Strategy -

The LDP Strategy is to focus development on regeneration / brownfield sites first, however a handful of greenfield sites have been identified to provide a range and choice of effective sites which have the ability to integrate well with the surrounding area and add a positive element to the place.

The development of this site is in also accordance with the Council's Local Housing Strategy to provide a range and choice of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. The site is of a scale which is able to be supported by existing infrastructure, services and facilities. The development of this site would not set an undesirable precedent elsewhere contrary to the LDP strategy. Should development not occur within the lifetime of this plan this site will revert back to a greenbelt land designation.

Final Site Assessment Summary

Site Reference – 2205 and 5037

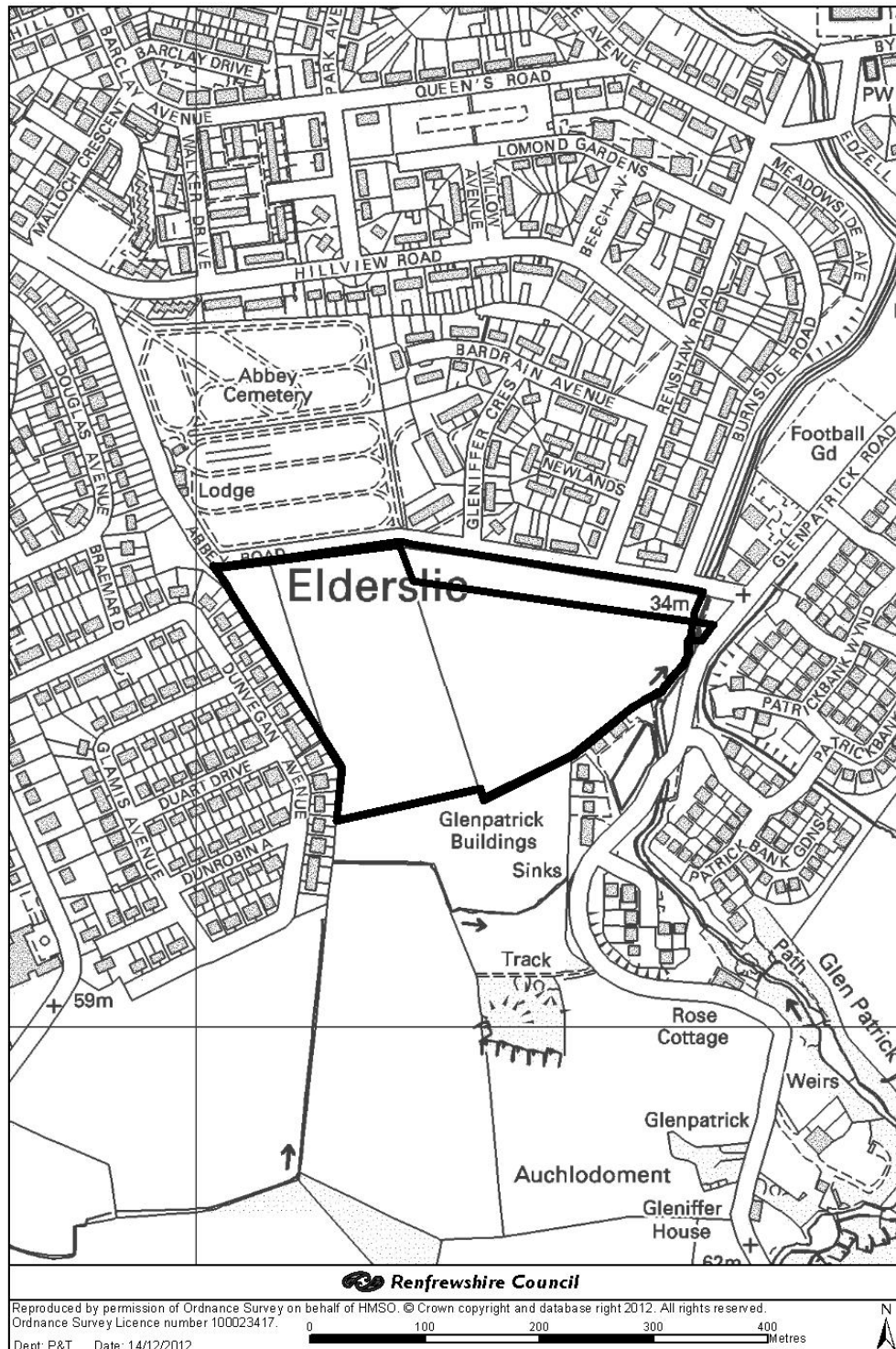
Site Address – Abbey Road, Elderslie

Proposal – Residential

Site Residential Rank – 16

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P3



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. This site is quite open and is fairly prominent in the local landscape, any development will require to ensure a positive effect on the local landscape setting. Given the size of the site, there is likely to be an impact on air quality due to an increase in emissions from increased vehicular movements. There is a surface water risk to the northern and southern boundaries of the site which will require satisfactory attenuation measures.

Planning Overall Assessment of the Site -

Rough grazing land bound by residential on three sides. Site has the potential to be developed for residential and could integrate well with the existing residential area without significant impact on visual amenity or landscape character. Any development would require good design, layout and landscaping.. The development of this site would not set an undesirable precedent for greenbelt development elsewhere.

Does it accord with LDP Strategy -

The LDP Strategy is to focus development on regeneration / brownfield sites first, however a handful of greenfield sites have been identified to provide a range and choice of effective sites which have the ability to integrate well with the surrounding area and add a positive element to the place.

The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Residential development of this site would not set an undesirable precedent elsewhere contrary to the LDP strategy. Should development not occur within the lifetime of this plan this site will revert back to a greenbelt land designation.

Final Site Assessment Summary

Site Reference – 2266

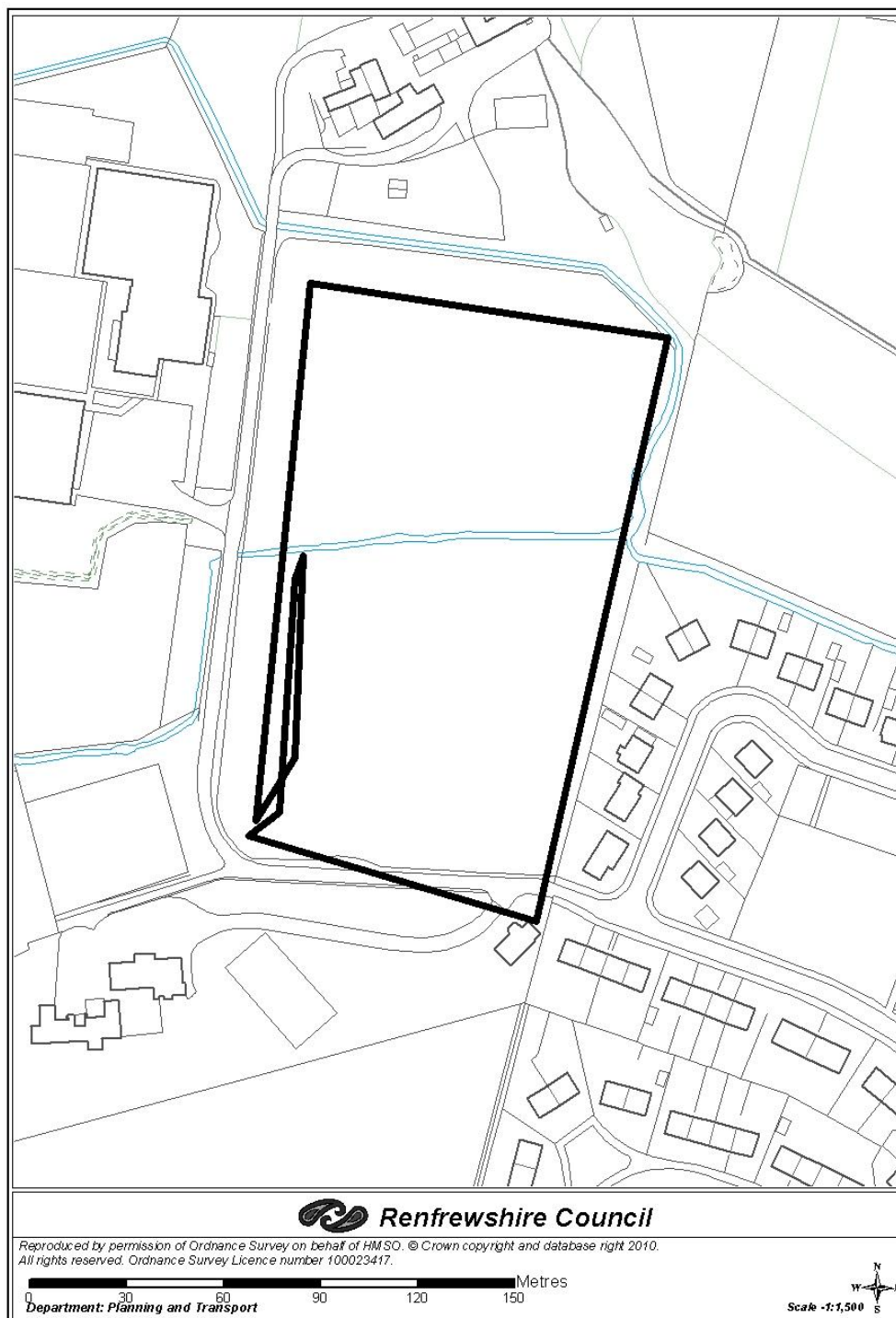
Site Address – East of Fleming Road, Houston

Proposal – Residential

Site Residential Rank – 17

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P3



SEA Overall Assessment of the Site -

This is a flat rectangular site which contains rough grazing land with small sections of hedging and mature trees along the boundaries of the site. There is a stream that dissects the site. This site has some biodiversity value. This site is at a lower level than the surrounding road level and is well concealed by existing land form and land uses. The impact on the local landscape setting will be minor. Flood and surface water poses a risk which requires to be remediated as well as water quality which requires to be protected.

Planning Overall Assessment of the Site -

This site adjoins the existing settlement and can be integrated with existing residential area. Due to the topography of the area, the site can be developed without setting a precedent for further development in the greenbelt or without significant impact on visual amenity or the landscape setting of the village. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. Retention of the open watercourse which runs through the site is considered an important asset.

Does it accord with LDP Strategy -

The LDP Strategy is to focus development on regeneration / brownfield sites first, however a handful of greenfield sites have been identified to provide a range and choice of effective sites which have the ability to integrate well with the surrounding area and add a positive element to the place.

The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. The development of the eastern part of this site would not set an undesirable precedent elsewhere contrary to the LDP strategy. Should development not occur within the lifetime of this plan this site will revert back to a greenbelt land designation.

Final Site Assessment Summary

Site Reference – RFRF0912H (JSW 9)

Site Address – Maple Drive, Johnstone

Proposal – Residential

Site Residential Rank – 18

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

No significant SEA issues. Minor issue related to the potential increase in emissions due to vehicular movements. However there is good public transport links so any impact should be minimal. 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 for this site and the surrounding area.

Planning Overall Assessment of the Site -

This site is suitable for residential use. It is a cleared site forming part of Johnstone South West Community Growth Area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development could be served by many of the existing services, facilities and infrastructure that already exist in this area. The development of this site has the potential to create blue and green corridors which will lead to betterment in terms of flooding and drainage, biodiversity and networks for the wider area. The development of this site provides an opportunity to enhance the existing residential setting and landscape character, creating a sense of place.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone South West community.

Final Site Assessment Summary

Site Reference – 912E (JSW5)

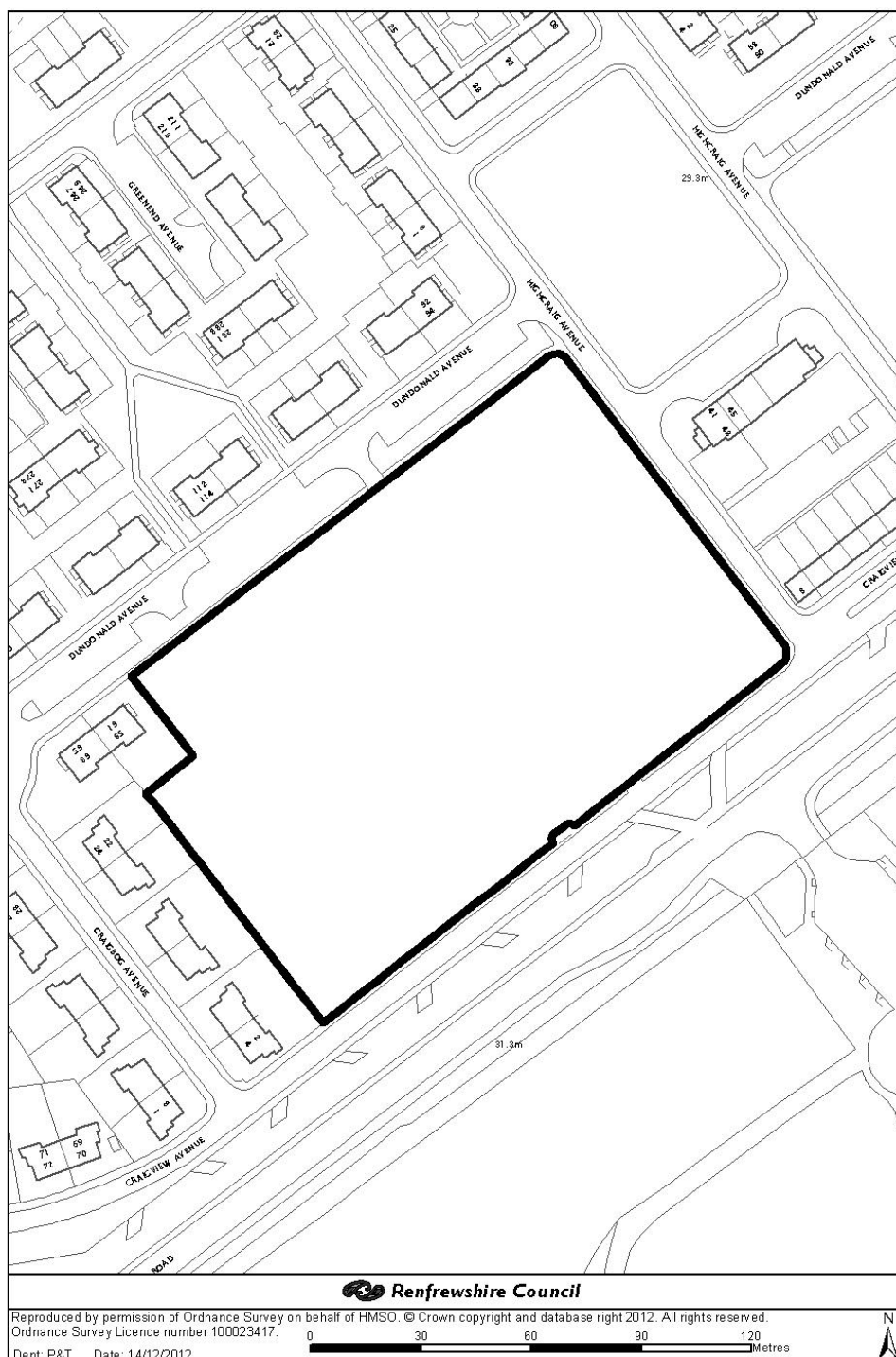
Site Address – Craigview Avenue/ Beith Road, Johnstone

Proposal – Residential

Site Residential Rank – 19

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

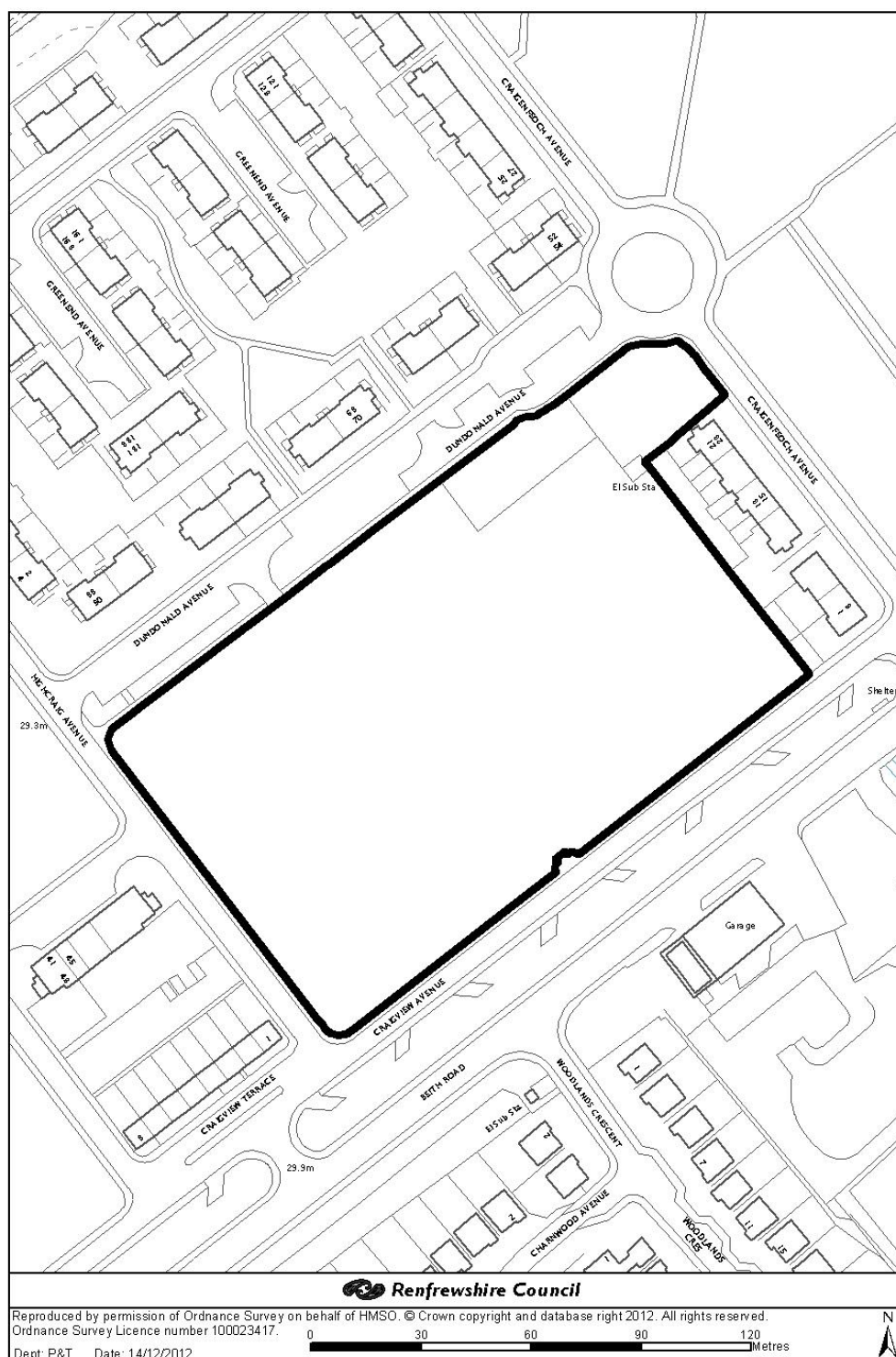
This is a cleared flat grass site with limited vegetation, biodiversity value is low. Minor issue related to the potential increase in emissions due to vehicular movements. However there is good public transport links so any impact should be minimal. Redevelopment of this area for Johnstone South West Community Growth Area will ensure that a comprehensive drainage system will be put in place resulting in overall betterment for this site and the surrounding area.

Planning Overall Assessment of the Site -

This site is suitable for residential use. This is a cleared site forming part of Johnstone South West Community Growth Area. Any development would require good design, layout and landscaping to ensure that the site integrates well with the surrounding area. The development can be served by many of the existing services, facilities and infrastructure that already exist in this area. The development of this site has the potential to create blue and green corridors which will lead to betterment in terms of flooding and drainage, biodiversity and networks for the wider area. The development of this site provides an opportunity to enhance the existing residential setting and landscape character creating a sense of place.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone South West community.



SEA Overall Assessment of the Site -

This is a cleared flat grass site with limited vegetation, biodiversity value is low. Minor issue related to the potential increase in emissions due to vehicular movements. However there is good public transport links so any impact should be minimal. 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 for this site and the surrounding area.

Planning Overall Assessment of the Site -

This site is suitable for residential use. It is a cleared site forming part of Johnstone South West Community Growth Area. Any development would require good design, layout and landscaping to ensure that the site integrates well with the surrounding area. The development can be served by many of the existing services, facilities and infrastructure that already exist in this area. The development of this site has the potential to create blue and green corridors which will lead to betterment in terms of flooding and drainage, biodiversity and networks for the wider area. The development of this site provides an opportunity to enhance the existing residential setting and landscape character creating a sense of place.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone South West community.

Final Site Assessment Summary

Site Reference – JSW 2

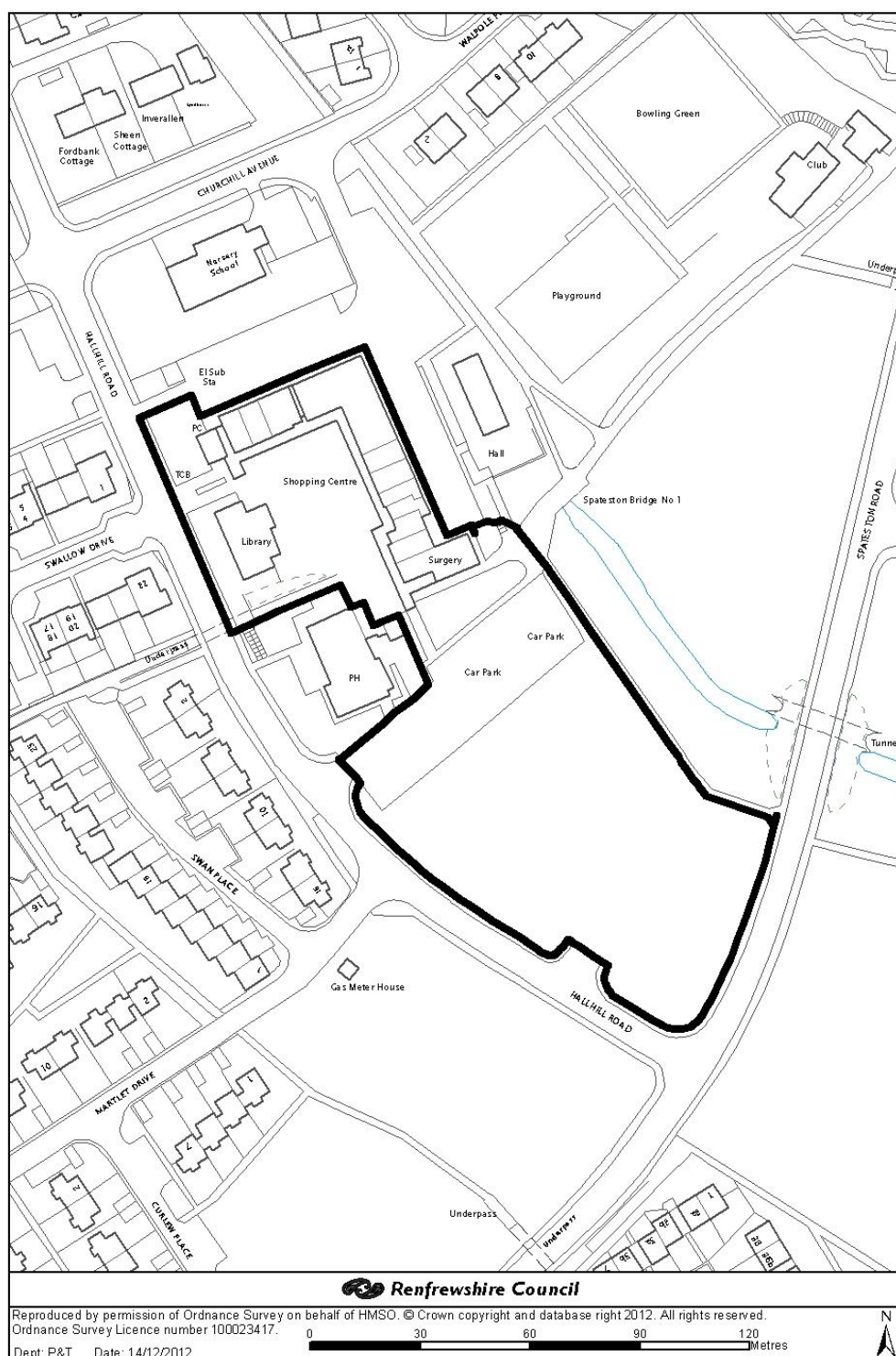
Site Address – Hallhill Road, Johnstone

Proposal – Residential

Site Residential Rank – 21

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

The site contains existing buildings to the northern section of the site with open undulating well maintained grass to the southern section. A watercourse is located to the east, there is limited biodiversity value associated with this site. Impact to air quality is likely to be limited due to the good walking, cycling and public transport networks. 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.

Planning Overall Assessment of the Site -

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.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone south west community. Development of this site has already been identified through the charrette process.

Final Site Assessment Summary

Site Reference – JSW 3

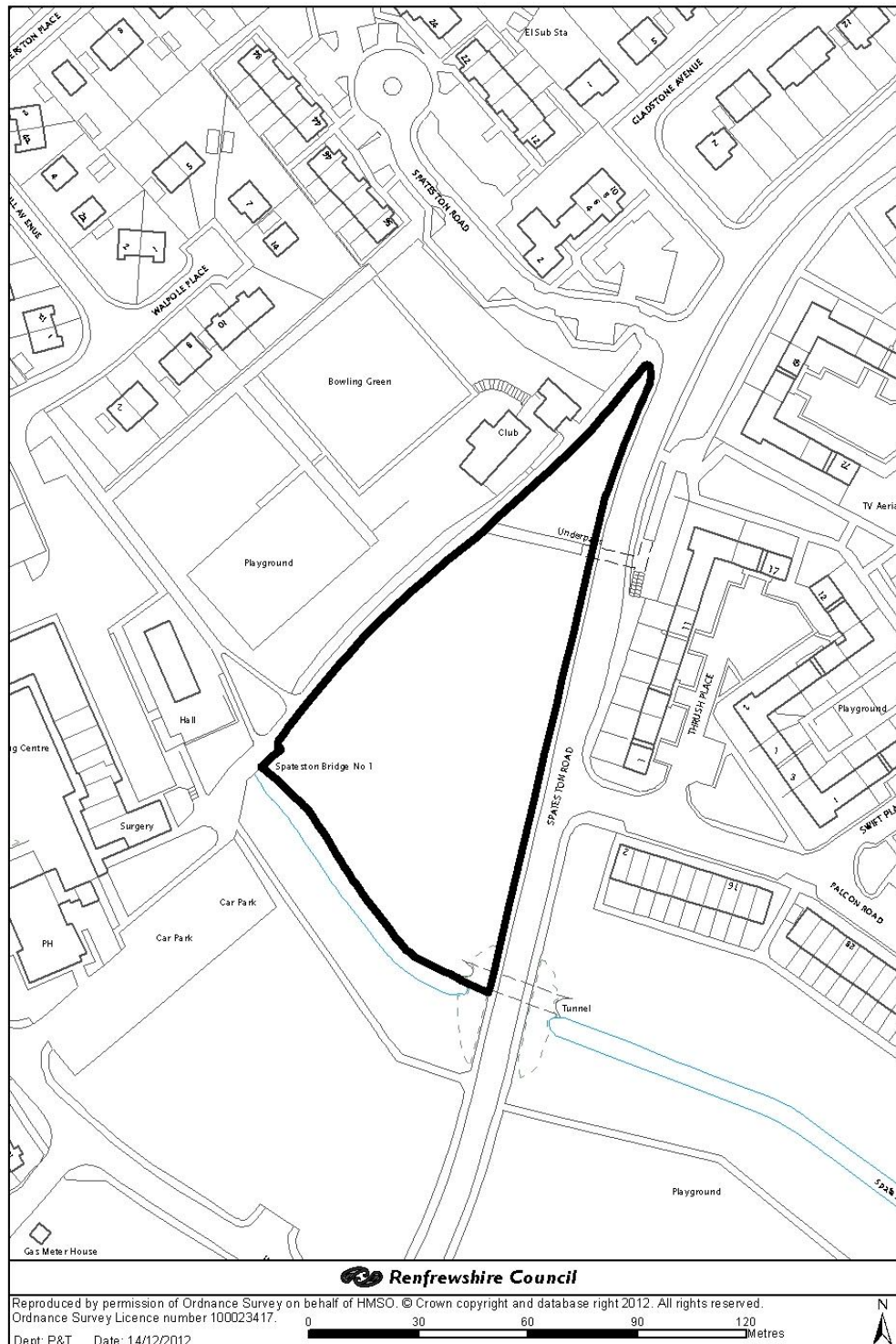
Site Address – Spateston Road, Johnstone

Proposal – Residential

Site Residential Rank – 22

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is an undulating well maintained grass site which has minimal biodiversity value. It is a small site positioned behind existing buildings. Development will have limited impact on the local landscape setting. Impact on air quality is likely to be minimised by the good walking, cycling and public transport networks. 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.

Planning Overall Assessment of the Site -

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 issues and implement improvements to the green network, enhancing biodiversity, flora and fauna as well as creating new links/corridors within the settlement.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone south west community. Development of this site has already been identified through the charrette process.

Final Site Assessment Summary

Site Reference – JSW 4

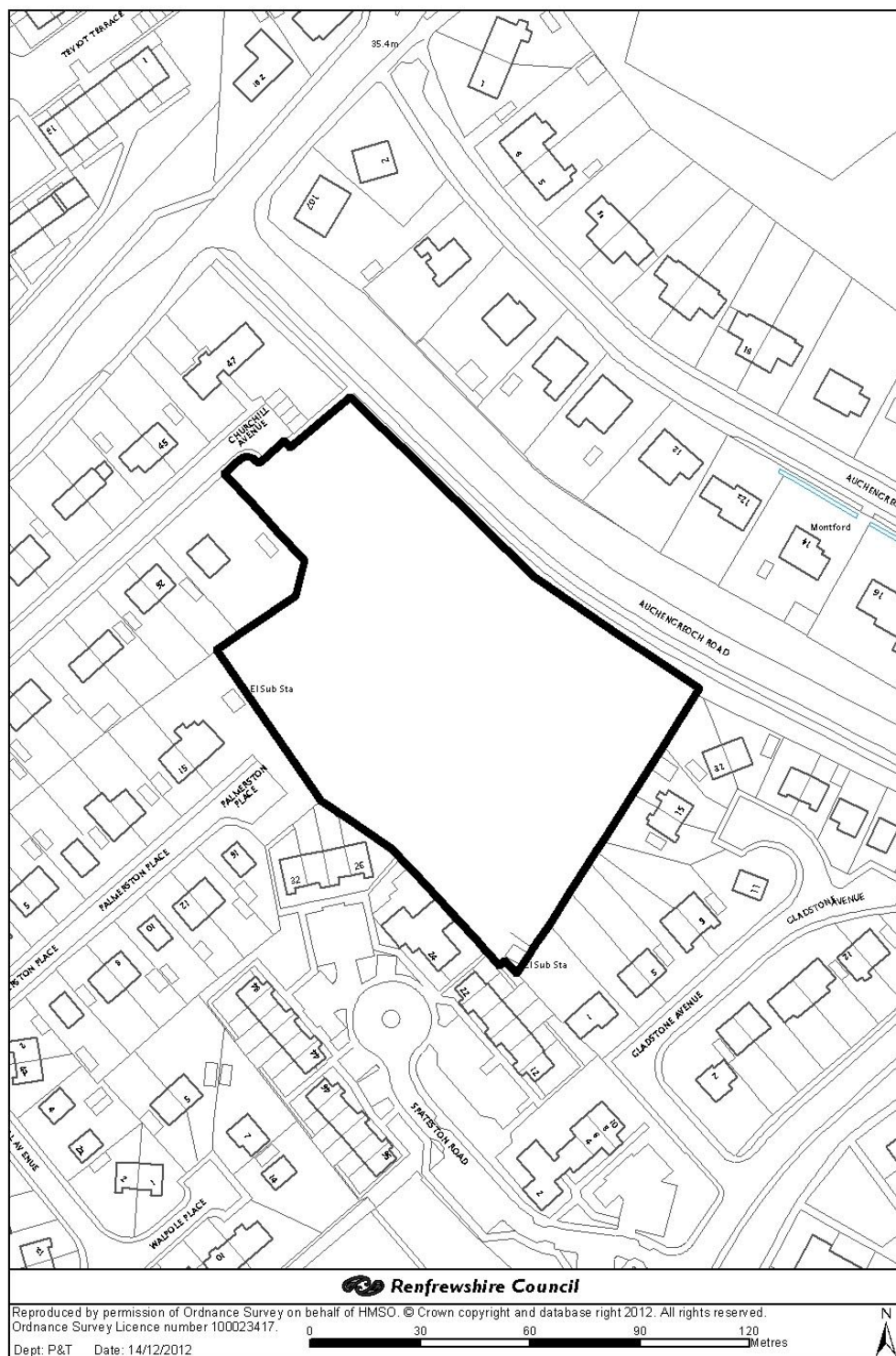
Site Address – Spateston Road at Churchill Avenue, Johnstone

Proposal – Residential

Site Residential Rank – 23

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is maintained grassed area in the middle of an existing residential area, biodiversity value is low. This site is well located for walking, cycling and public transport networks, therefore impact to air quality will be limited. 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.

Planning Overall Assessment of the Site -

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 issues and implement improvements to the green network, enhancing biodiversity, flora and fauna as well as creating new green links within the settlement.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone south west community. Development of this site has already been identified through the charrette process.

Final Site Assessment Summary

Site Reference – JSW 8

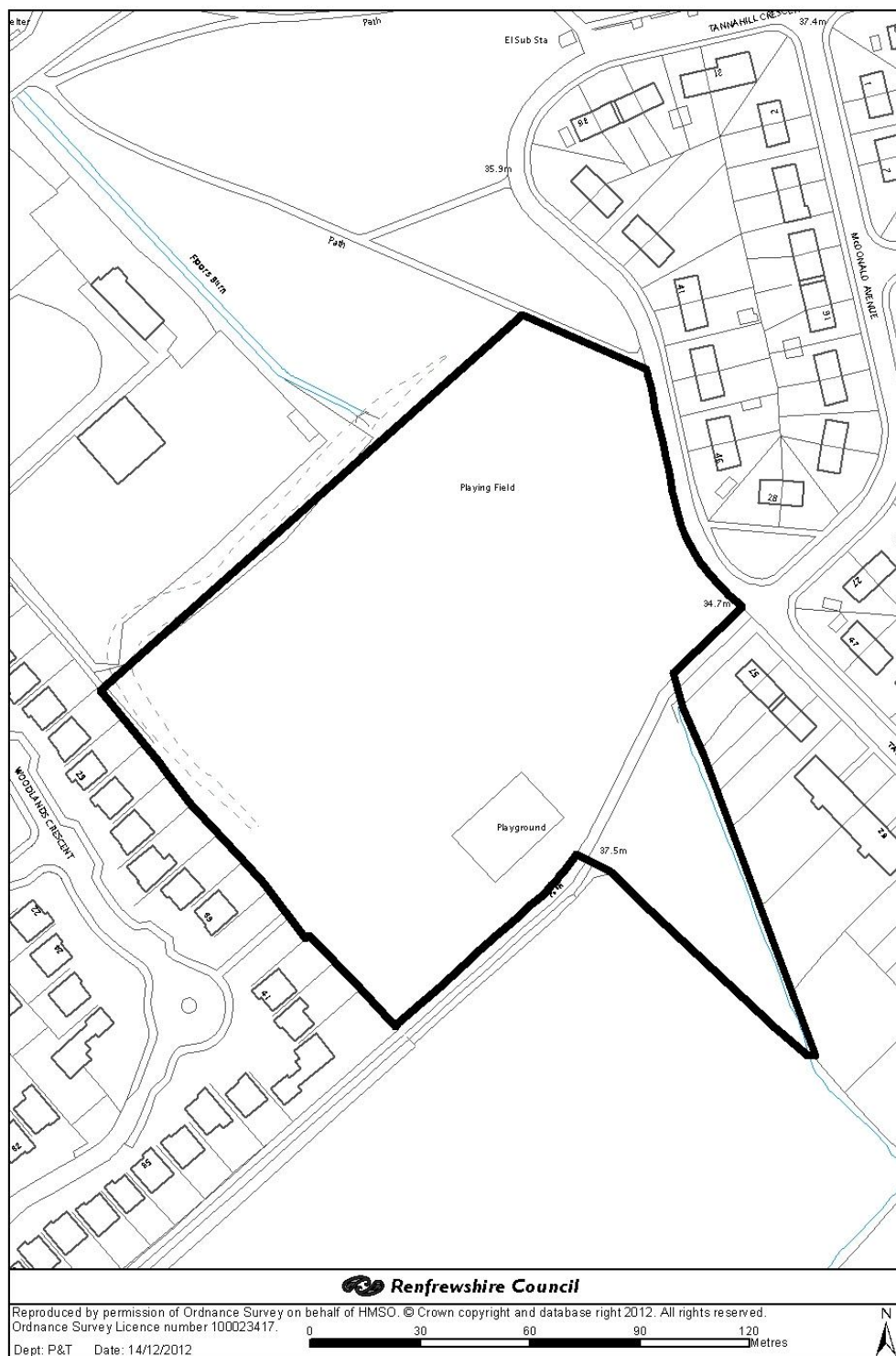
Site Address – Tannahill Crescent, Johnstone

Proposal – Residential

Site Residential Rank – 24

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a maintained grassed area in the middle of an existing residential area, biodiversity value is low. This site is well located for walking, cycling and public transport networks, therefore impact to air quality is limited. 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.

Planning Overall Assessment of the Site -

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 issues and implement improvements to the green network, enhancing biodiversity, flora and fauna as well as creating new green links within the settlement.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. This is an important site in the delivery of the Johnstone South West Community Growth Area. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. Development of this site would assist in augmenting the Johnstone south west community. Development of this site has already been identified through the charrette process.

Final Site Assessment Summary

Site Reference – LIN01

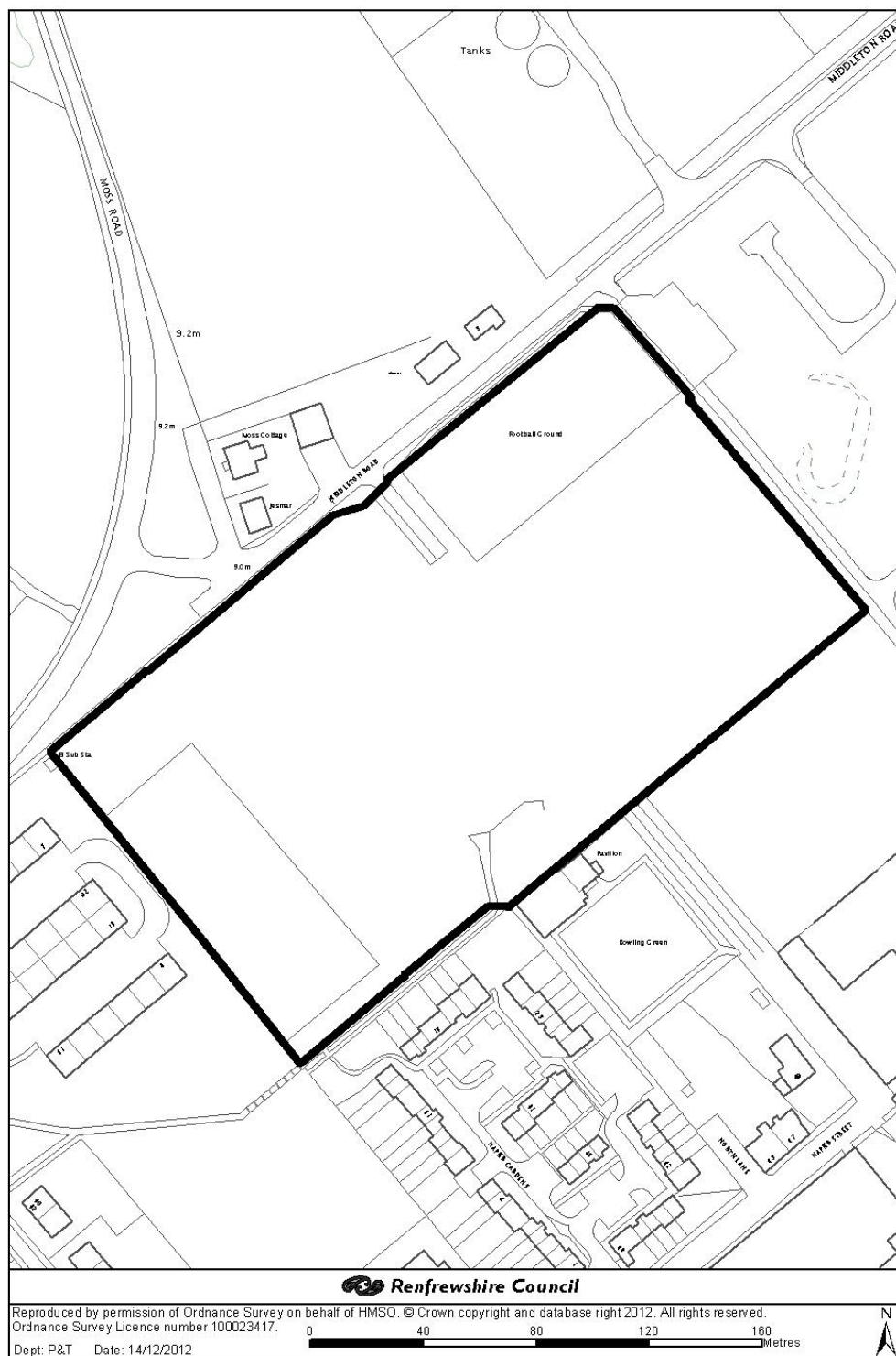
Site Address – Former School Site, Middleton Road, Linwood

Proposal – Residential

Site Residential Rank – 25

Existing Local Plan Policy – H1 & L1

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

This is a cleared school site which has areas of rough grassland which has naturally regenerated since the buildings on the site have been removed. The land is flat and has no landscape features. The site has limited biodiversity interest. However development has potential to enhance biodiversity, landscape and green network. Should this site be developed, the implementation of drainage infrastructure would lead to attenuation and treatment of surface water resulting in betterment for the site and surrounding land. Given the size of the site, redevelopment is likely to result in an increase in emissions as a result of vehicular traffic and from the site.

Planning Overall Assessment of the Site -

This former school site has been identified as a transition area in the LDP and a flexible approach to development in this area is being promoted. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development of this site provides an opportunity to enhance the existing setting and landscape character creating a sense of place and improving the overall visual amenity of the area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Places strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – PA114

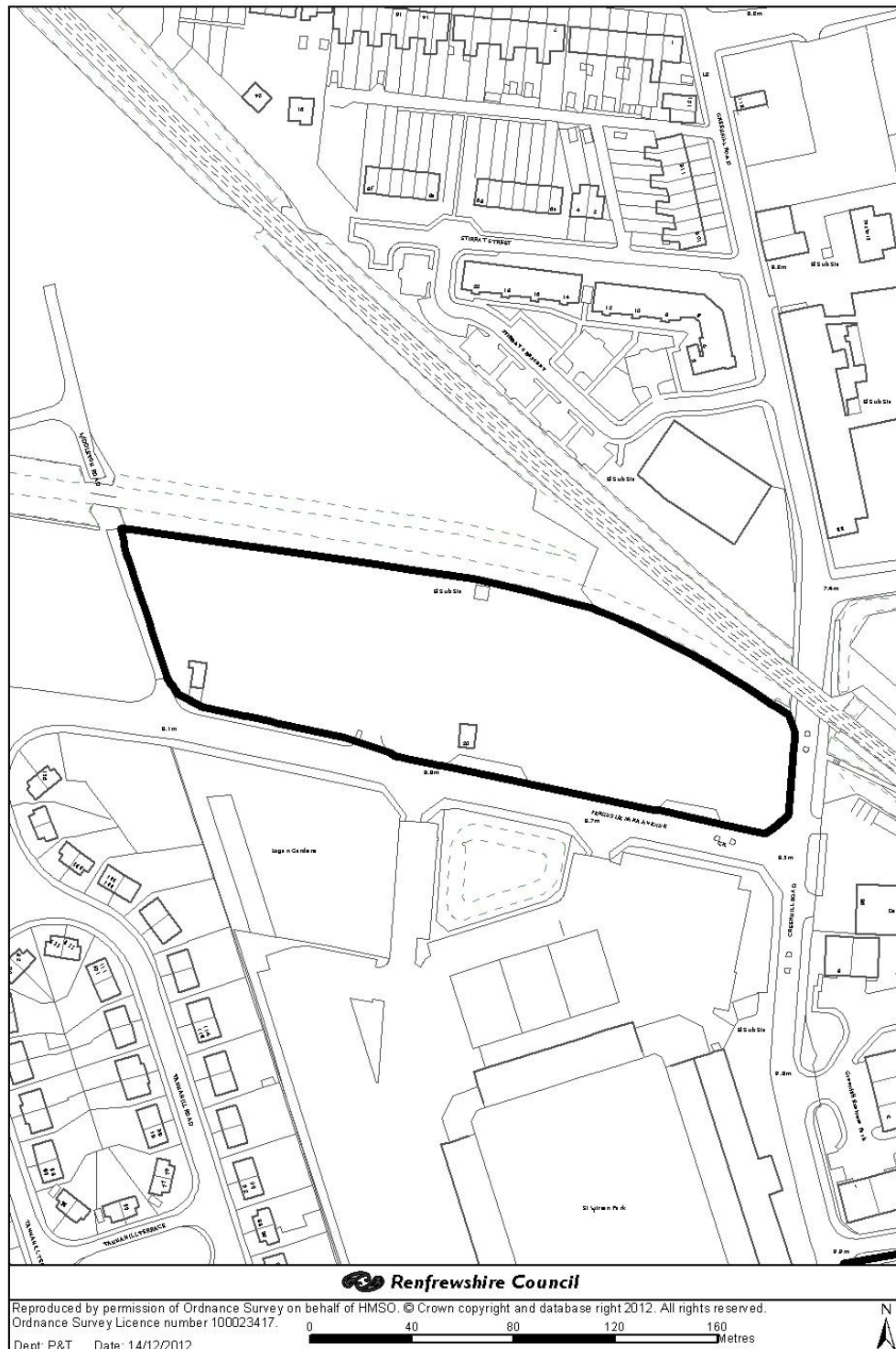
Site Address – Ferguslie Park Avenue, Paisley

Proposal – Residential

Site Residential Rank – 26

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a flat site characterised by overgrown grass, shrubs and other scrubby vegetation. There will be some biodiversity interest associated with this site. This site has very limited contribution to the surrounding landscape. The local landscape character would be improved by the redevelopment of the site.

Planning Overall Assessment of the Site -

This site is suitable for residential use. The development will be served by existing services, facilities and infrastructure that already exist in this area. This is a small site within existing residential area, development would be compatible with surrounding uses. Development of the site would not be detrimental to the character or residential amenity of this area. The development of this site provides an opportunity to enhance the existing residential setting and landscape character creating a sense of place.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a range, choice, scale and distribution of residential sites in sustainable locations.

Final Site Assessment Summary

Site Reference – 5009

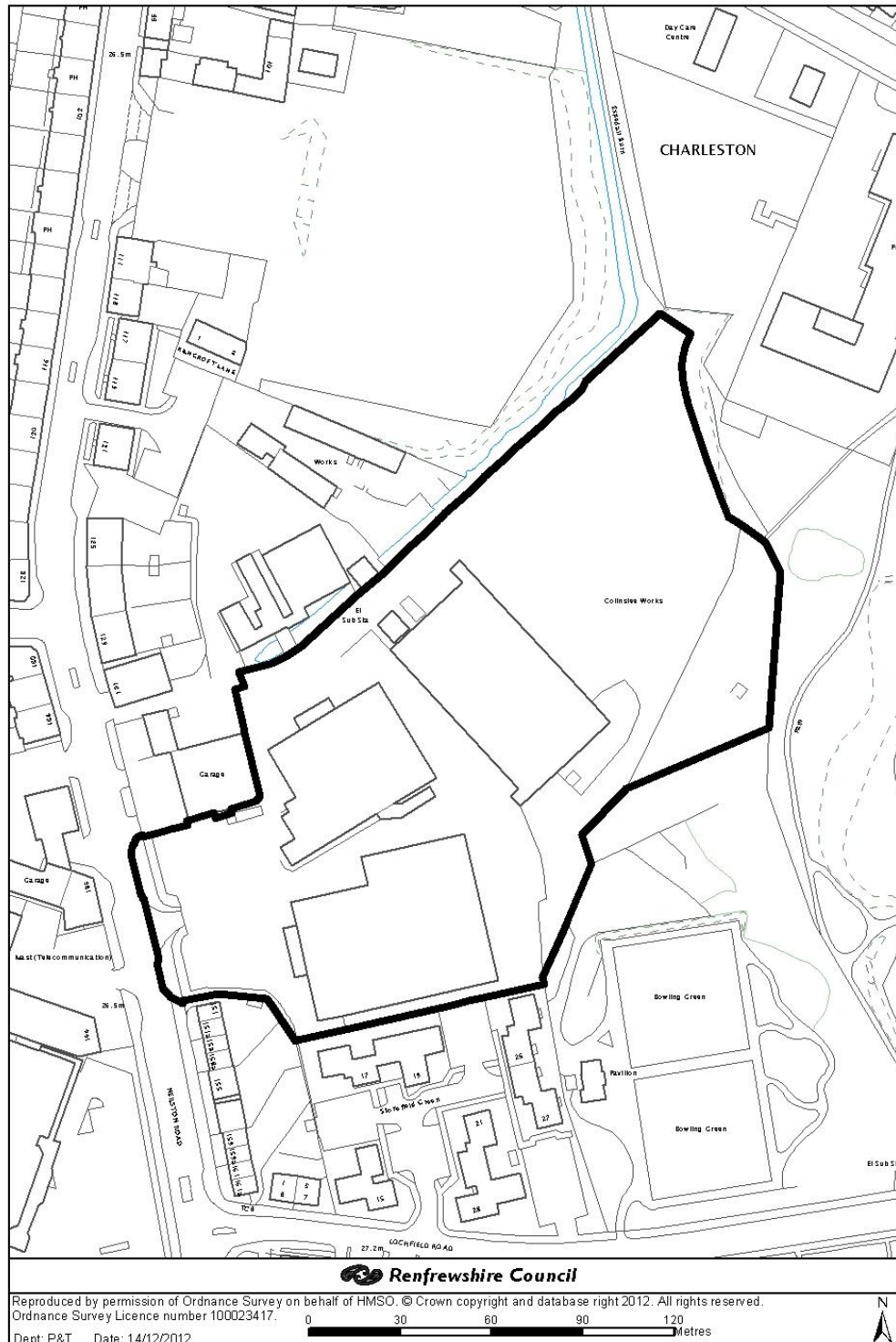
Site Address – 129-153 Neilston Road, Paisley

Proposal – Retail, Industry, Residential

Site Residential Rank – 27

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

This site is split into two different sections through differences in levels at the site. The western portion is characterised by flat cleared land and has little biodiversity value. The eastern portion is at a lower level and has a range of grasses, reeds, bushes and shrubs and a watercourse to the eastern boundary. There is some biodiversity value on this section of the site. There is a potential risk from flooding on the site which will require to be remediated as well as the water quality protected. The site adds no value to the local landscape character and redevelopment poses an opportunity for the site to make a positive impact on the character and appearance of the area.

Planning Overall Assessment of the Site -

This is a vacant industrial site within an area of mixed uses. This former vacant industrial site has been identified as a transition area in the LDP and a flexible approach to development in this area is being promoted. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development of this site provides an opportunity to enhance the existing setting and landscape character creating a sense of place and improving the overall visual amenity of the area.

Does it accord with LDP Strategy -

A mixed use development of this site including small scale retail, business/industrial and residential use would be in line with the LDP's transition areas policy. The redevelopment of this site also accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. Residential development on part of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5019

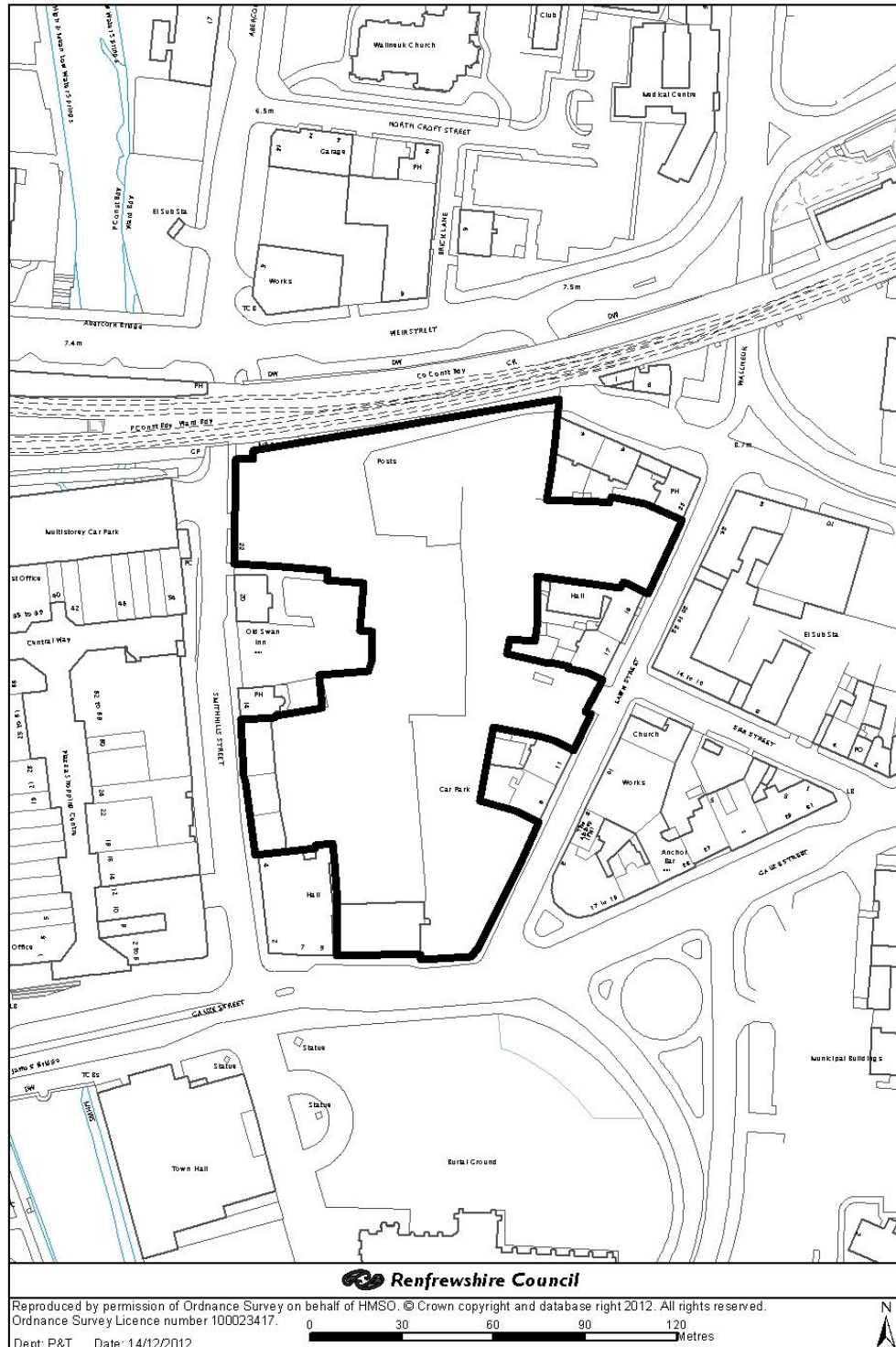
Site Address – Smithills Street/Gauze Street Paisley

Proposal – Mixed to include Residential

Site Residential Rank – 28

Existing Local Plan Policy – R2

Proposed Local Development Plan Policy – C1 , I3



SEA Overall Assessment of the Site -

There were previous buildings on this site many of which have been removed and hardstanding has been put in place. No biodiversity interest. There are listed buildings on and in the vicinity of the site, the impact to the built and historic environment will require to be preserved and where possible enhanced.

Planning Overall Assessment of the Site -

Residential development would be acceptable on this site and would be part of the comprehensive overall development of the entire site. Any development will require a high quality design due to the adjacent buildings and the location of the site within the conservation area. The site is prominent within the streetscape, redevelopment will provide an opportunity to enhance the visual amenity of the site and the area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements.

Final Site Assessment Summary

Site Reference – NEW021

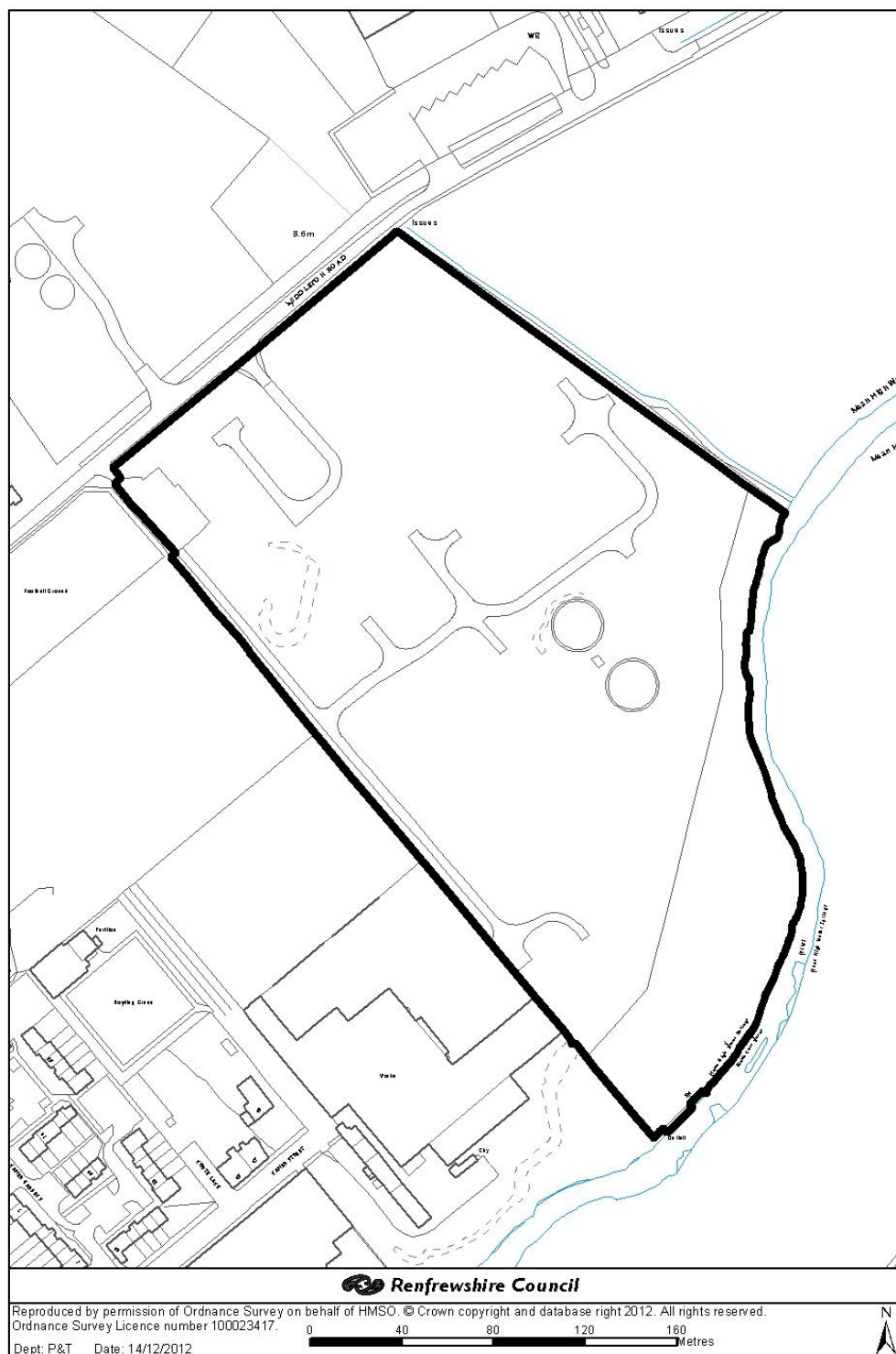
Site Address – Scottish Water Site, Middleton road, Linwood

Proposal – Residential

Site Residential Rank – 29

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

This is a flat site with existing water infrastructure located across the site. There is some scrubby vegetation on the boundaries of the site. There is limited biodiversity value. This site has limited contribution to the local landscape character and redevelopment is likely to have a positive effect on the local landscape setting. Development has potential to enhance the local landscape character and green network.

Planning Overall Assessment of the Site -

This is a vacant Scottish Water site within former industrial area. This site has been identified as a transition area in the LDP and a flexible approach to development in this area is being promoted. Any development would require good design, layout and landscaping to ensure that the site integrates well with the surrounding area. The development of this site provides an opportunity to enhance the existing setting and landscape character creating a sense of place and improving the overall visual amenity of the area.

Does it accord with LDP Strategy -

This site is suitable for various uses, including residential, in line with the LDP's transition areas policy. The redevelopment of this site also accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. Residential development on part of this site is in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 2242, 2271 And 2272

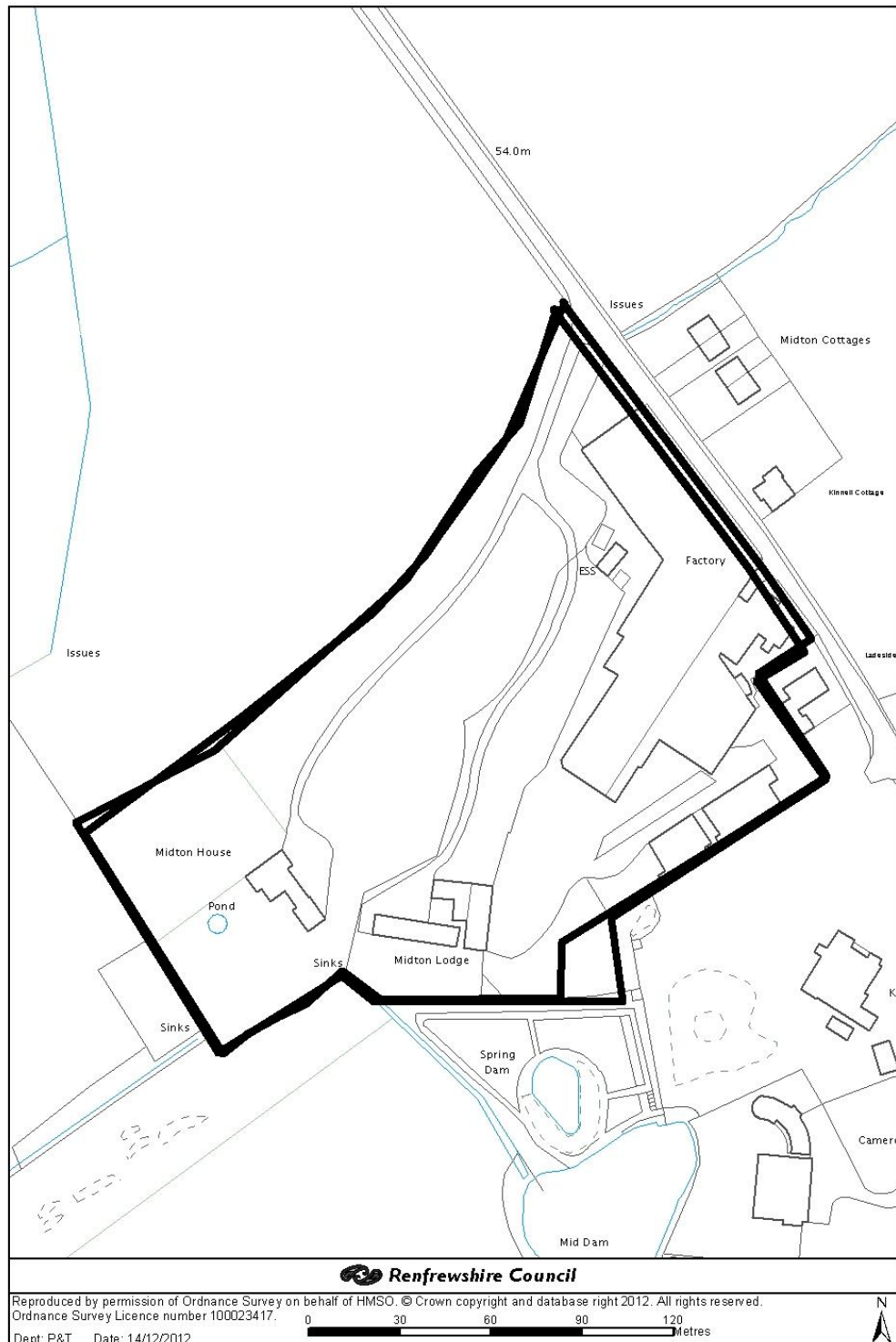
Site Address – Midton House, Midton Road, Howwood

Proposal – Residential

Site Residential Rank – 30

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site is slightly sloping with a variety of vegetation, shrubs, bushes and trees along the northern, southern and western boundaries, there is some biodiversity interest. The site is concealed by existing uses and landform surrounding the area. Redevelopment is likely to have limited impact on the local landscape setting. Removal of vacant / derelict building that is currently in-situ would be a positive change. Given the site is outwith walking distance of public transport networks then emissions are likely to increase through an increase in vehicular movement to and from the site.

Planning Overall Assessment of the Site -

Residential use is acceptable. Planning permission is already granted for redevelopment of site. The redevelopment of this derelict historical industrial site would improve the overall amenity of the surrounding area. Any development would require good design, layout and landscaping to ensure the site could integrate with the landscape of the surrounding area. Historical localised flooding on access road to the site. A comprehensive drainage scheme is likely to manage and control the impact from the potential flood risk and would result in overall betterment for the area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This proposal would not set an undesirable precedent elsewhere contrary to the LDP strategy.

Final Site Assessment Summary

Site Reference – 0107

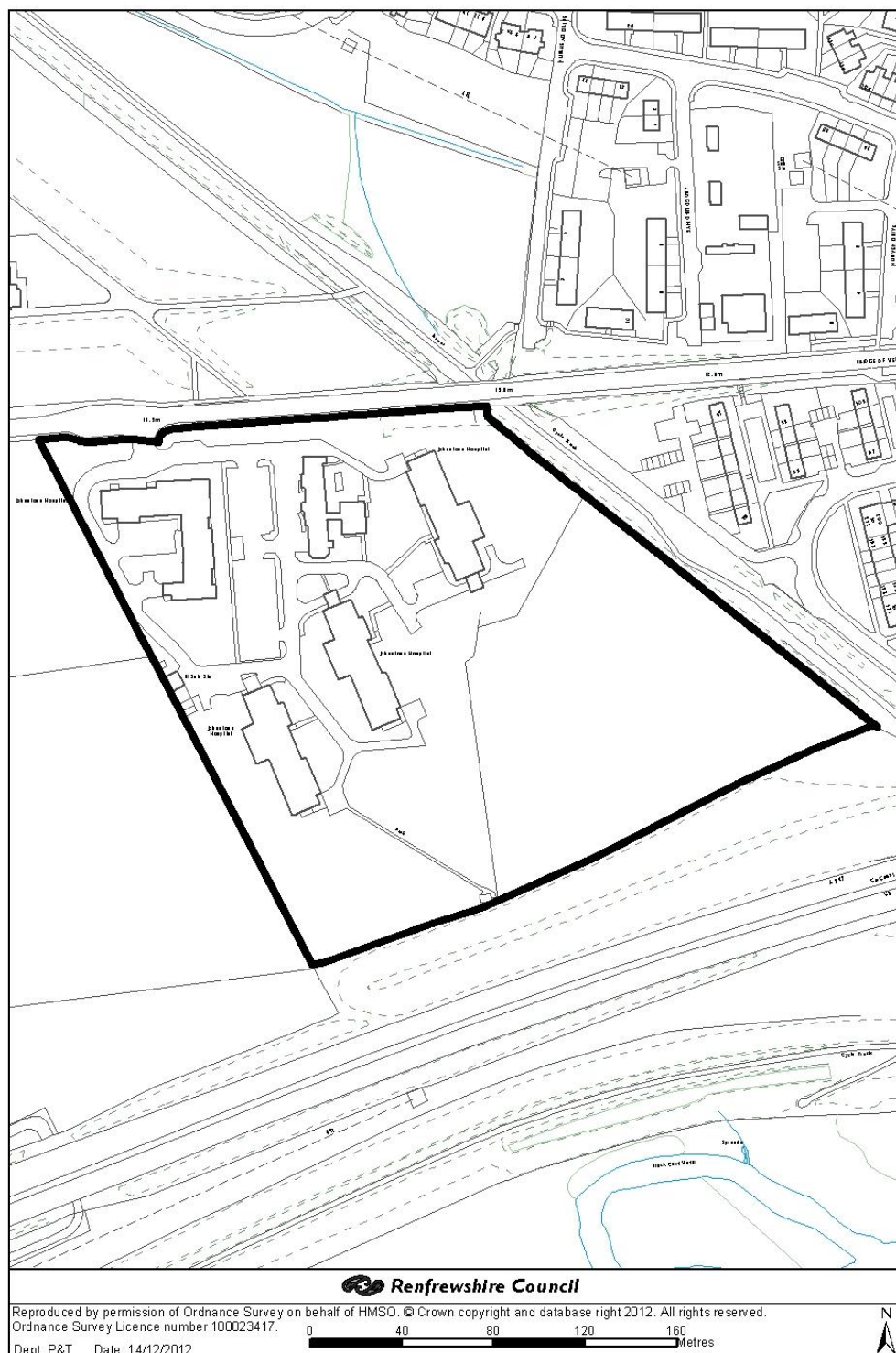
Site Address – Johnstone Hospital, Bridge of Weir Road, Linwood

Proposal – Residential

Site Residential Rank – 31

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P1 & P3



SEA Overall Assessment of the Site -

This site has various vegetation, shrubs, hedging, semi and mature trees to the north eastern and southern side of the site with unmaintained grass covering the rest of the site. There is various biodiversity interest associated with this site. The site is at a low level and has limited contribution to the local landscape setting. A comprehensive drainage system is likely to manage and control the impact from the potential flood risk to the east of the site which may result in betterment of the area.

Planning Overall Assessment of the Site -

Site provides an opportunity for re-development and visual enhancement of the area. Redevelopment of brownfield site has potential for residential development without setting an undesirable precedent for further greenbelt development. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area and not have a detrimental effect on the landscape setting or character of this area. Much of the existing landscaping requires to be retained ensuring a natural edge to the site and area. A comprehensive drainage scheme is likely to manage and control the impact from the potential flood risk to the east of the site would result in overall betterment for the area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This proposal would not set an undesirable precedent elsewhere contrary to the LDP strategy.

Final Site Assessment Summary

Site Reference – 5055

Site Address – Stanely Road Reservoir, Gleniffer Road, Paisley

Proposal – Residential

Site Residential Rank – 32

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This site is relatively flat with water infrastructure plant still in-situ. There is various scrubby grassland around the existing infrastructure with small bushes, shrubs and young trees located across the site. There is limited biodiversity interest. This site is quite prominent in the local landscape setting, any redevelopment would require good design and layout to ensure development does not impact on the character of this area.

Planning Overall Assessment of the Site -

This site is suitable for residential use as it would be compatible with surrounding uses. Development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development of this site provides an opportunity to enhance the overall visual amenity of the area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. Residential development of this site is in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements.

Final Site Assessment Summary

Site Reference – 5047

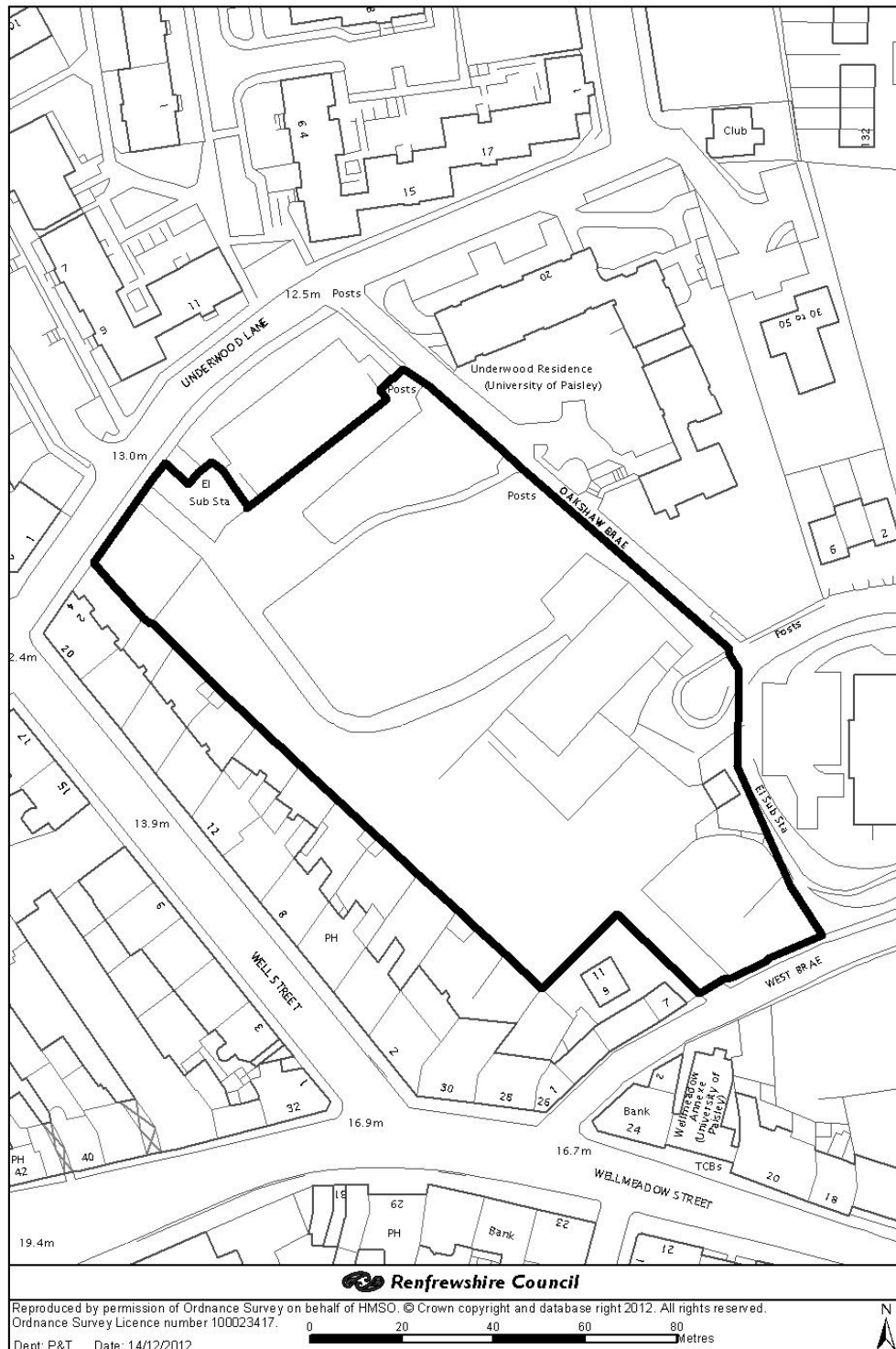
Site Address – Land at Oakshaw, Westbrae, Paisley

Proposal – Residential

Site Residential Rank – 33

Existing Local Plan Policy – H1 & SS6

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a sloping site which has become overgrown with a variety of vegetation, scrubby grasses, shrubs, small and semi-mature trees, there is a variety of biodiversity. This site is concealed by the existing landform and existing land uses, therefore contributes little to the local landscape setting. Other SEA issues relate to minor impact on biodiversity and the limited affect on the historic and cultural aspects. Sensitive redevelopment of this site is required which will be beneficial to the existing built environment and enhance the visual amenity of the area.

Planning Overall Assessment of the Site -

The site is within the existing residential area and no policy change is required. Any development should be in keeping with the established character of the surrounding area. Good design and well proportioned residential units should enhance the overall streetscape and visual amenity of the area.

Does it accord with LDP Strategy -

This submission did not propose a change to the land use zoning within the LDP. Any future development proposal would be considered against Policy P1 in the LDP and would require to be compatible and complementary with existing uses.

Final Site Assessment Summary

Site Reference – 5007

Site Address – Blackhall Lane/ Blackhall Street, Paisley

Proposal – residential

Site Residential Rank – 34

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

The site has existing buildings or areas of hardstanding where buildings have been cleared, there is very little vegetation, therefore low biodiversity value. There is a potential risk from flooding and surface water on this site which will require satisfactory remediation.

Planning Overall Assessment of the Site -

This site is located in a mixed use area. It was previously designated as a local industrial area, this land use is no longer appropriate given the majority of land surrounding this site is residential in nature. The redevelopment of this site for residential use would be acceptable subject to appropriate layout and design. Any development would require to take into account the setting of existing listed buildings which are located within the site. Development of the site would enhance the visual amenity and the character of the area. Development incorporating comprehensive drainage proposals would address flooding and drainage issues and provide betterment for the wider area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Places strategy which focuses on sustainable development within existing settlements. The development of this site will provide a range and choice of residential sites. Development of the site is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

Site Reference – 5061

Site Address – Barbush Farm, Johnstone

Proposal – Residential

Site Residential Rank – 35

Existing Local Plan Policy – GB1, T3a

Proposed Local Development Plan Policy – P1 & P3



SEA Overall Assessment of the Site -

This is an undulating site with a development platform. It is characterised with various overgrown scrubby grassland areas, reeds, shrubs, semi and mature trees. There is a watercourse located to the southern edge with an area of wetland to the north of the watercourse. The site has a variety of biodiversity interest. The site is positioned at a lower level than the surrounding land form and therefore does not have a significant presence in the landscape. There is a risk to flood and surface water which requires to be satisfactorily remediated.

Planning Overall Assessment of the Site -

The site is located adjacent to recently re-developed mixed use area which includes residential development. This brownfield site has potential for residential use without setting an undesirable precedent for further greenbelt development and provides an opportunity to visually enhance and continue the re-development of this area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with its surroundings. Access to the site needs to be improved and further details are required.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites in sustainable locations. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate and effective housing land to meet Renfrewshire's all tenure need and housing demand requirements. This proposal would not set an undesirable precedent elsewhere contrary to the LDP strategy.

Final Site Assessment Summary

Site Reference – 5048

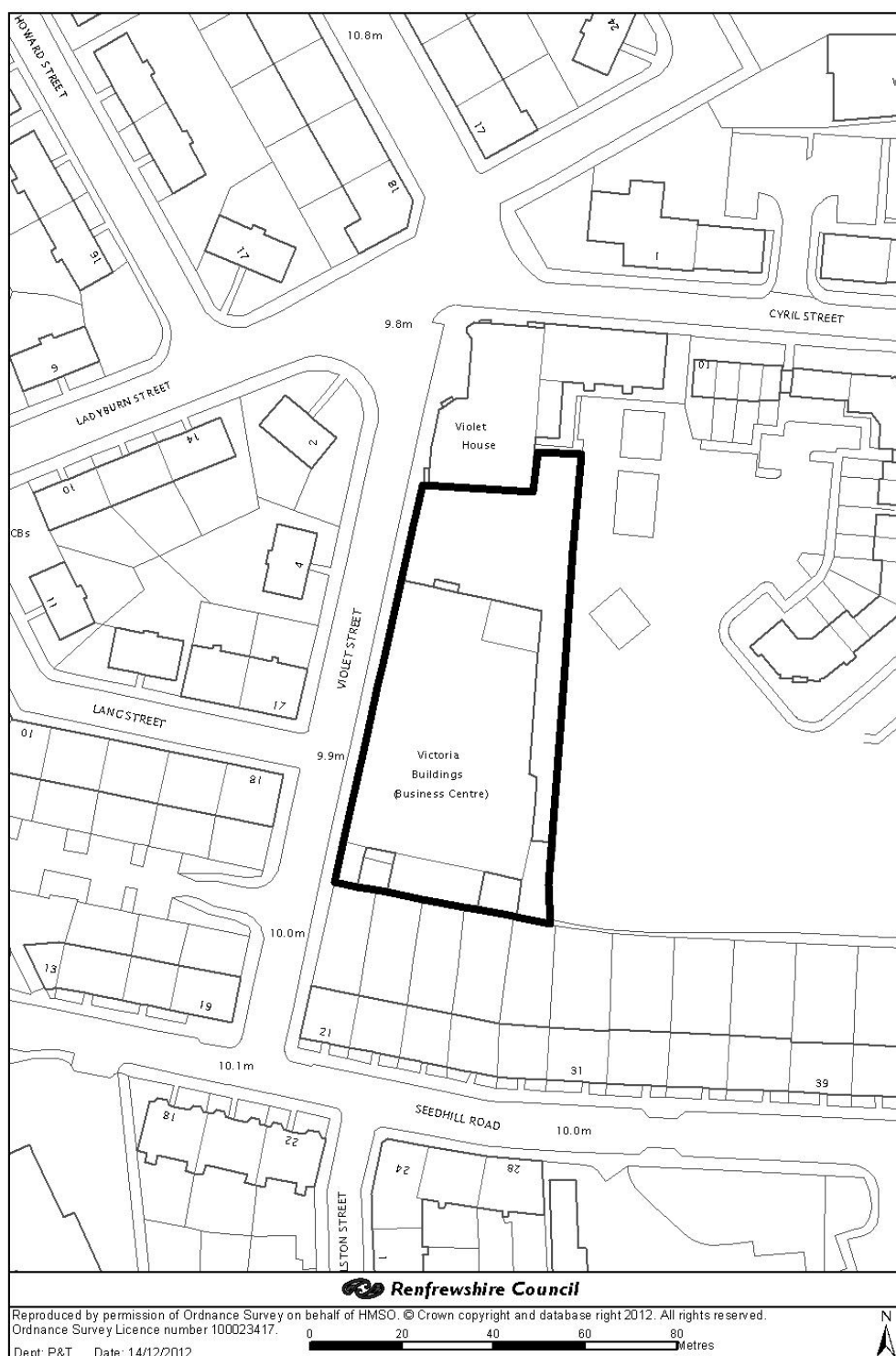
Site Address – Land East of Violet Street, Paisley

Proposal – Residential

Site Residential Rank – 36

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

Buildings are in-situ on this site and cover the entire area, no biodiversity, flora or fauna interest. Redevelopment of this site may have a positive impact on the built environment. Brownfield development could reuse existing infrastructure. Accessibility to public transport and services should limit the potential emissions from the vehicular traffic.

Planning Overall Assessment of the Site -

This site is suitable for residential use, the redevelopment of this site would be compatible with ongoing residential development on the adjoining site. Site provides an opportunity for re-development and visual enhancement of the area. Any development would require to integrate well with the existing developments adjacent to the site. The redevelopment of this site would continue the transformation of this older industrial area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements.

Final Site Assessment Summary

Site Reference – 1099

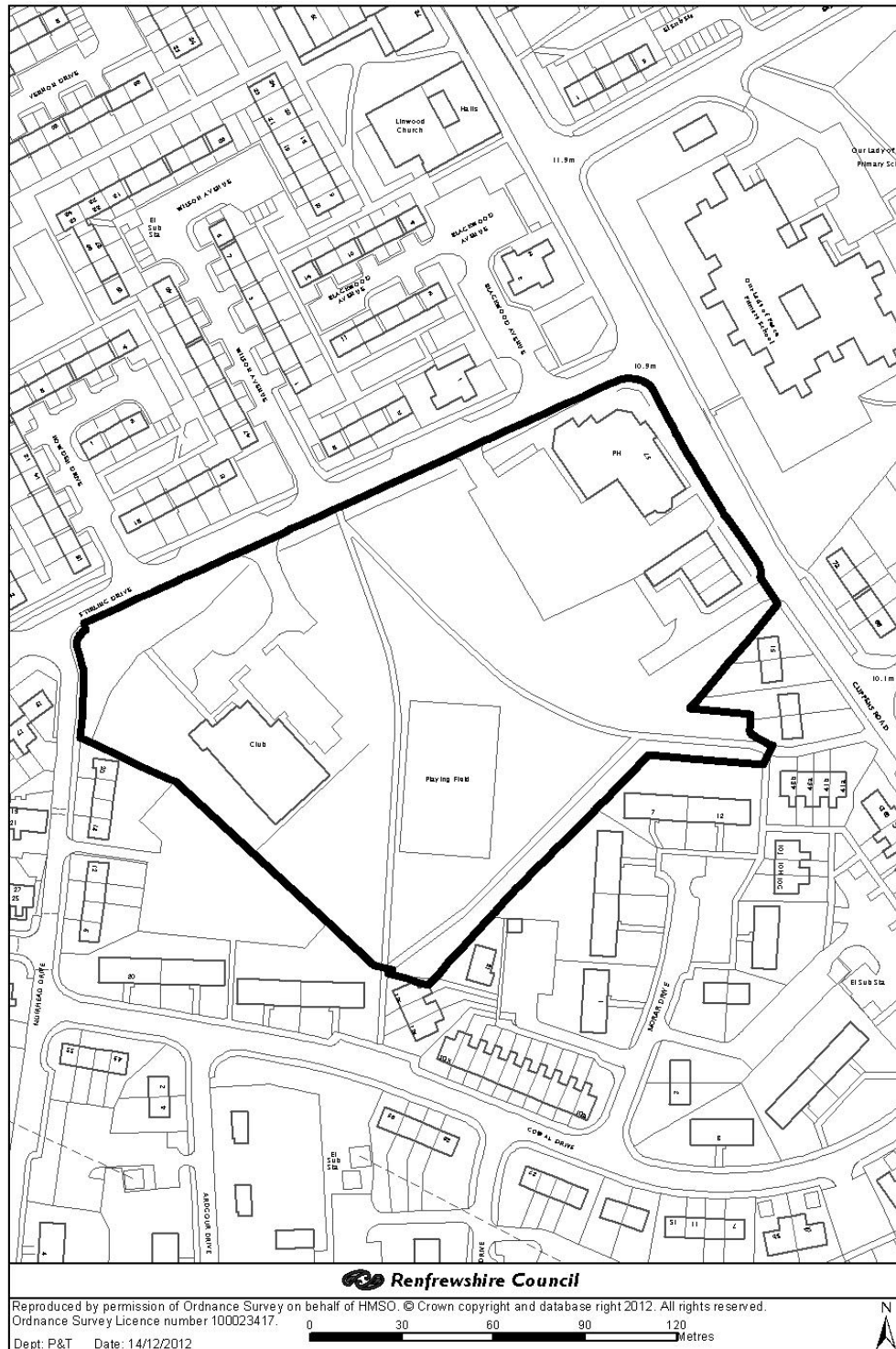
Site Address – Stirling Drive, Linwood

Proposal – Residential

Site Residential Rank – 37

Existing Local Plan Policy – H1 & L3

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

A mixed site with buildings still in-situ to the east and west, maintained grass area and recreational area to the centre of the site. There are shrubs, bushes, trees located on the boundaries of the site. There is some biodiversity interest. There will be a loss of material assets with redevelopment of this site, including the play area, green network and existing footpaths which dissect the site. Any redevelopment will require suitable replacement facilities with no loss to the surrounding community. There are opportunities to enhance the green network and material assets on this site.

Planning Overall Assessment of the Site -

The site is within an existing residential area, comprehensive re-development which includes other sites in the surrounding area would enhance the overall appearance of the area. There is potential to enhance existing residential setting and landscape character improving the sense of place. Any new development should provide replacement play facilities and ensure pedestrian connections are maintained. A comprehensive drainage scheme would result in betterment for the area and would control and manage surface water. No significant constraints to the development of this site.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. The development of this site will provide a range and choice of residential sites and is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

Site Reference – 5032

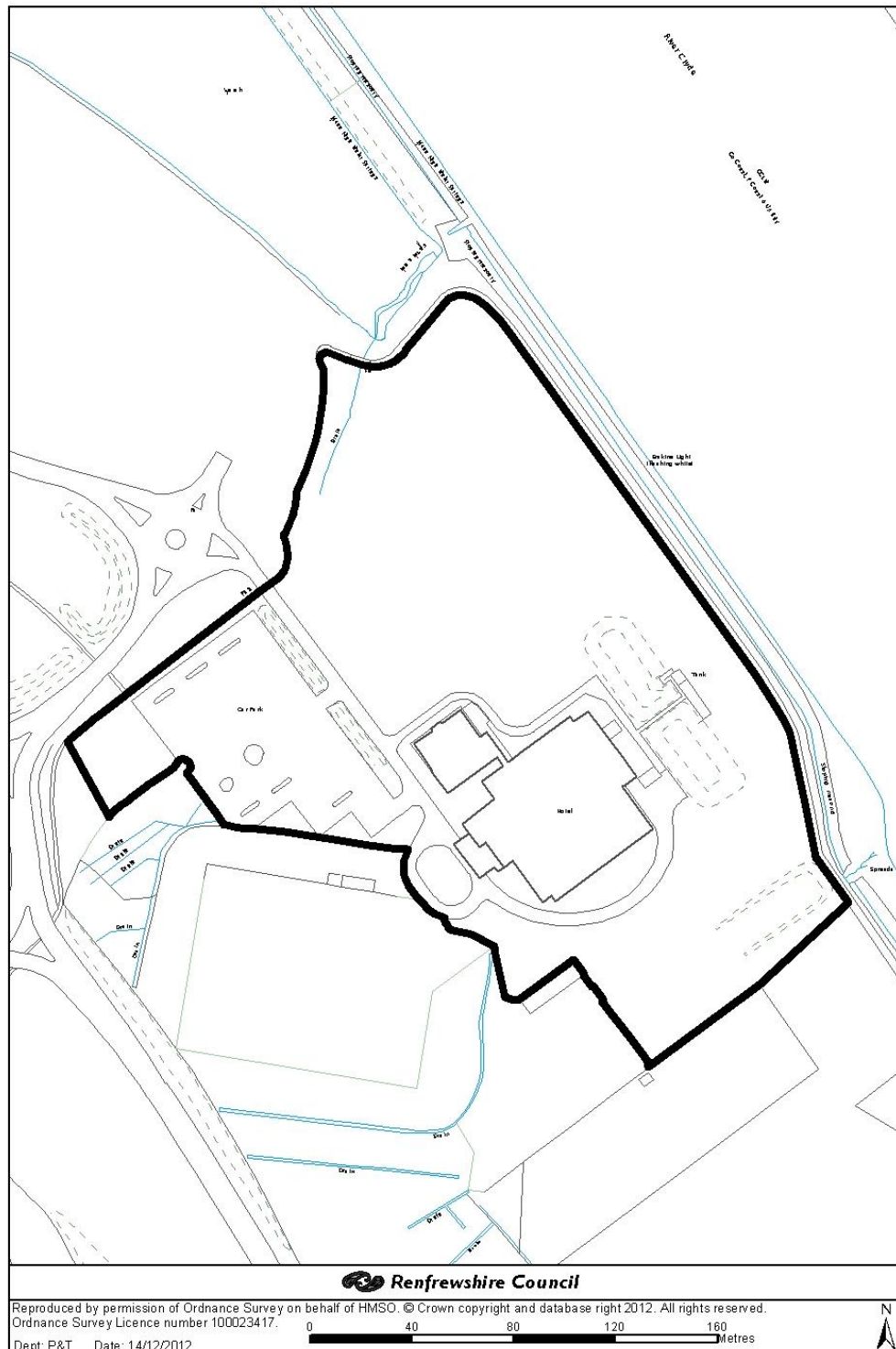
Site Address – Erskine Bridge Hotel, Erskine

Proposal – Residential

Site Residential Rank – 38

Existing Local Plan Policy – IB2 , T3

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

This is a flat site which has various bushes, shrubs, semi and mature trees on the boundaries and also at other locations around the site. There is a large grass area to the north of the site which has areas of wetland. There is biodiversity, flora and fauna interest at this site. The site is also within a Special Protection Area (SPA), any redevelopment will require to ensure protection. There is a risk from flood and surface water which will require to be satisfactorily remediated. This is quite a large site and therefore redevelopment is likely to increase emissions due to increased vehicular movements.

Planning Overall Assessment of the Site -

This site has been identified as part of a transition area in the LDP and a more flexible approach to development in this area is being promoted. There has been little interest expressed in the use of the site for business and industrial use. Any development would require good design, layout and landscaping to ensure that the site integrates well with its surroundings. Sensitive development of the site provides an opportunity to enhance the existing setting, creating a sense of place and improve the overall visual amenity of the transition area. The existing waterfront walkway requires to be retained as part of any development proposal.

Does it accord with LDP Strategy -

The development of this site accords with the Council's LDP Place strategy which focuses on development in sustainable locations. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5033

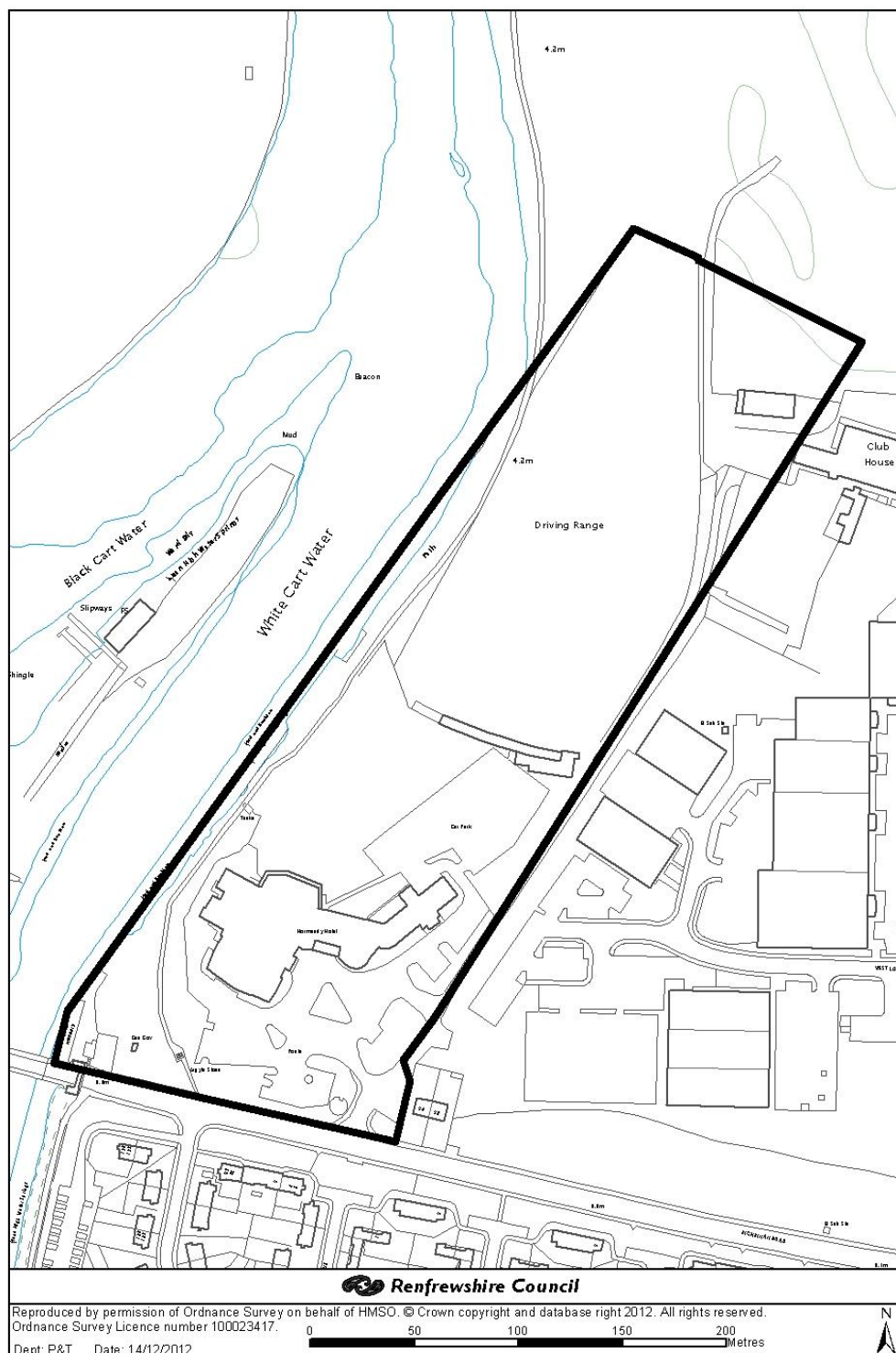
Site Address – Normandy Hotel, Inchinnan Road, Renfrew

Proposal – Residential

Site Residential Rank – 39

Existing Local Plan Policy – L1, H1, GB1

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

This site contains a mix of bushes, shrubs and mature trees, covered with a Tree Preservation Order (TPO) which are located to the southern and western sides of the site. There is an area of hardstanding in front and side and rear of the hotel used for car parking with a former golf driving range which is overgrown and is currently used as an informal parking area. There is biodiversity, flora and fauna interest associated with this site. There is a risk associated with flood and surface water which will require to be satisfactorily remediated.

Planning Overall Assessment of the Site -

This site has been identified as part of a transition area in the LDP and a more flexible approach to development in this area is being promoted. Part of the site is already developed and considered part of the urban area. Residential consent has been given to land adjacent to the site and residential development on this site would fit well with surrounding area. Any development would require good design, layout and landscaping to ensure that the site integrates well with its surroundings. Sensitive development of the site provides an opportunity to enhance the existing setting, creating a sense of place and improve the overall visual amenity of the transition area.

Does it accord with LDP Strategy -

The development of this site accords with the Council's LDP Place strategy which focuses on development in sustainable locations. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5015

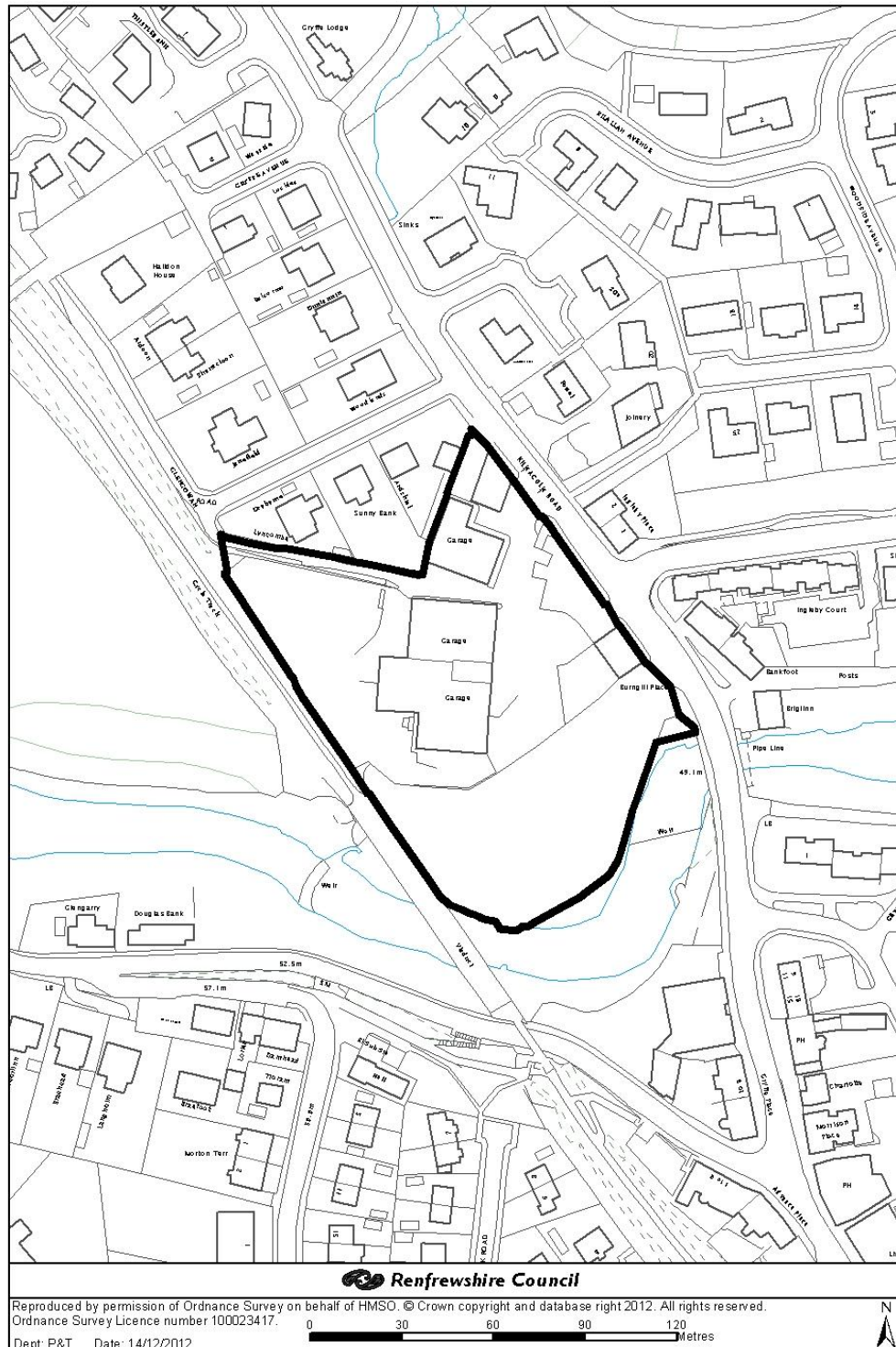
Site Address – Bulls Garage, Kilmacolm Rd, Bridge of Weir

Proposal – Mixed Use

Site Residential Rank – 40

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

The site is split into two sections due to existing levels. The section of the site to the north contains existing buildings with a mix of shrubs, bushes and trees located along the western edge. The section of the site to the south is used for storing cars with various types of vegetation to the western and southern boundaries. There is biodiversity interest on this site. Redevelopment of this site would present a positive opportunity to enhance the built and natural environment.

Planning Overall Assessment of the Site -

This site is suitable for mixed use development including residential and local convenience retail. The redevelopment of this site would be compatible with the surrounding area and provides an opportunity to enhance the built environment and visual amenity while adding to the sense of place. Any development would require good design, layout and landscaping to ensure that the site could integrate well with its surroundings. A comprehensive drainage assessment scheme would address any issues through attenuation and control of water run-off.

Does it accord with LDP Strategy -

The redevelopment of this site for residential use accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. The development of this site for residential use would also provide a range and choice of residential sites. A local convenience supermarket in this location to address local need could be acceptable but this will be dependent on the scale of the proposal. A retail development of an appropriate scale should not have a detrimental impact on the viability of Bridge of Weir Local Service Centre. Development of the site is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

Site Reference – 5051

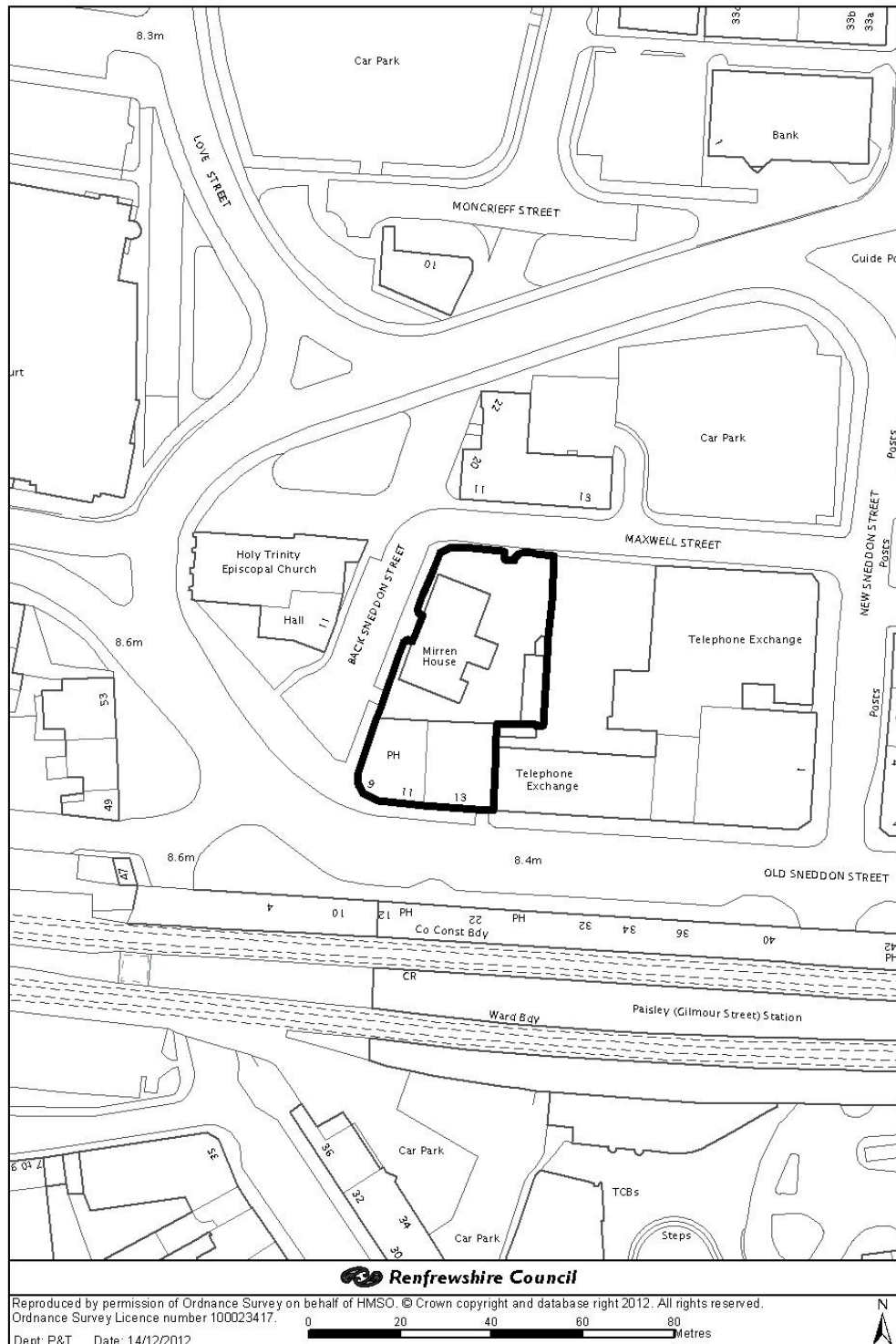
Site Address – Mirrin House, Back Sneddon Street, Paisley

Proposal – Residential/office

Site Residential Rank – 41

Existing Local Plan Policy – IB1, SS3

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This site has building in-situ which cover the entire site, therefore no biodiversity, flora or fauna value. Redevelopment is likely to have a positive impact on the built environment.

Planning Overall Assessment of the Site -

The redevelopment of this site for residential or office use would be acceptable and would add to the vibrancy within this area. Any development should not be detrimental to the character or amenity of the surrounding area. No significant constraints to development.

Does it accord with LDP Strategy -

The development of this site is in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate land to meet Renfrewshire's all tenure need and housing demand requirements. Any future development proposal would be considered against Policy P1 in the Proposed LDP and would require to be compatible and complementary with existing uses.

Final Site Assessment Summary

Site Reference – 2301

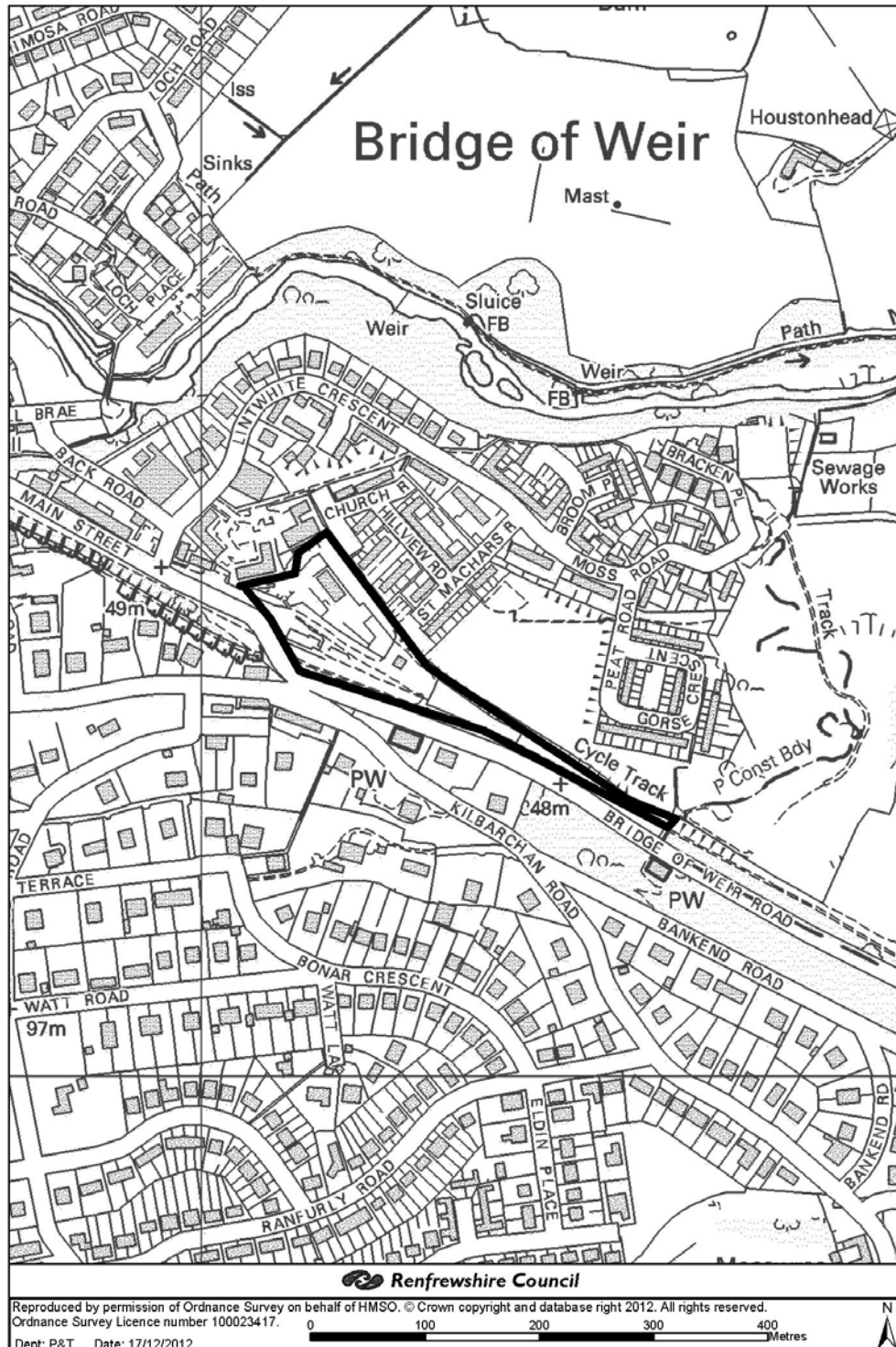
Site Address – Former Station, Bridge of Weir

Proposal – Residential, office, industrial, retail

Site Residential Rank – 42

Existing Local Plan Policy – IB9 & T2

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

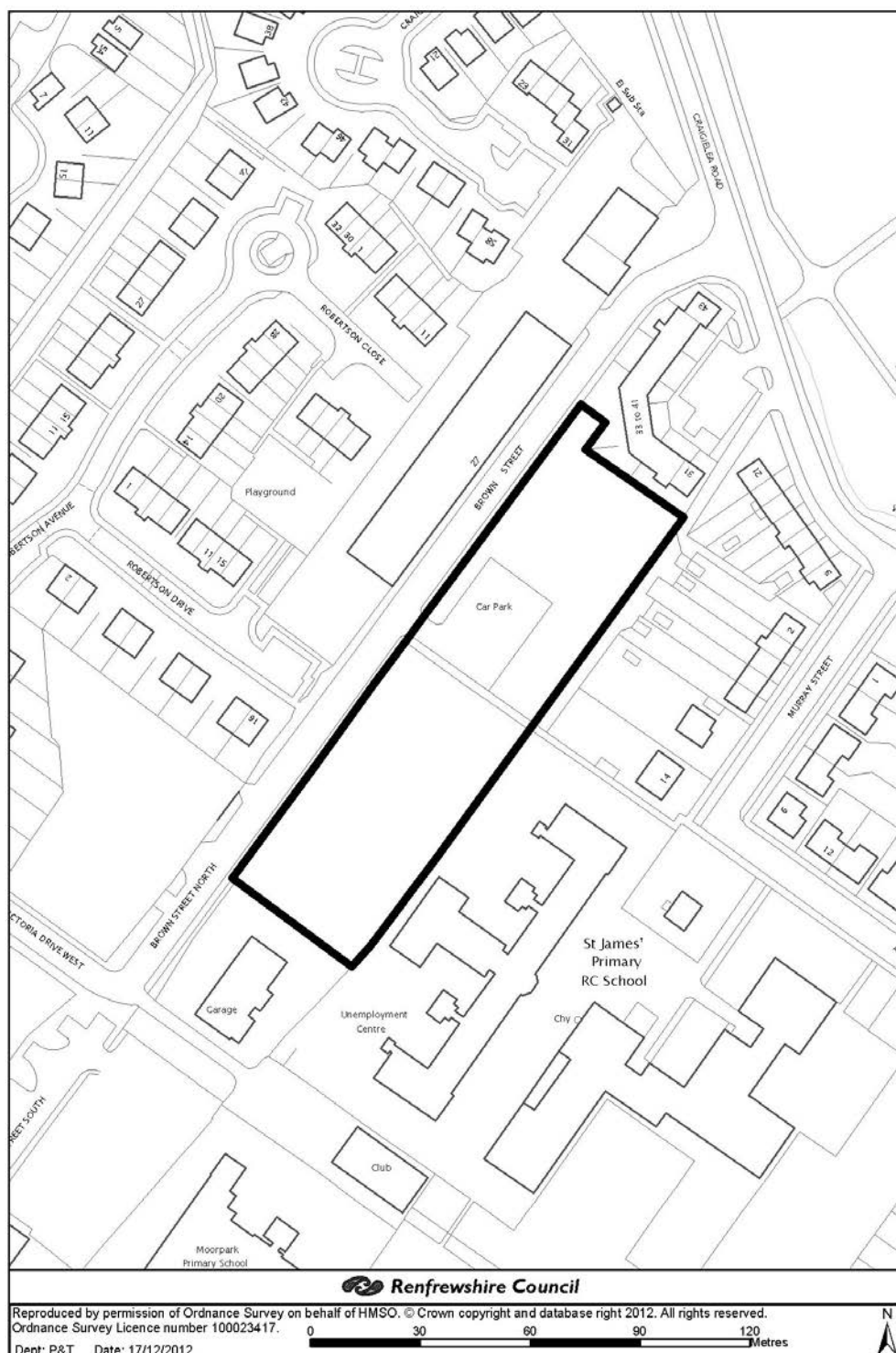
The site has various mixed vegetation including areas of rough grassland, bushes, shrubs and semi-mature trees. There is biodiversity value associated with this site. The site includes a material asset with the National Cycle Route 75 located to the southern section of the site. This asset will require to be retained if redevelopment was to take place. Sensitive redevelopment of this site is required which could be beneficial to the overall built environment and visual amenity of the area.

Planning Overall Assessment of the Site -

Suitable for mixed use development including residential and small scale industry and business uses. The redevelopment of this site would be compatible with the surrounding area and provides an opportunity to enhance the built environment and visual amenity while adding to the sense of place. Any development would require good design, layout and landscaping to ensure that the site could integrate well with its surroundings. A comprehensive drainage scheme would address surface water risk by providing satisfactory storage and the implementation of a suitable sustainable drainage system. The existing cycle path requires to be retained as part of any development proposal.

Does it accord with LDP Strategy -

The redevelopment of this site for residential use accords with the Council's LDP Place strategy which focuses on sustainable development within existing settlements. The development of this site would also provide a range, choice, scale and distribution of residential sites. Industrial and business uses of an appropriate scale would also be acceptable as long as the use is not detrimental to the residential amenity in this area. Development of the site is able to be supported by existing infrastructure, services and facilities. A retail development would not be acceptable on this site.



SEA Overall Assessment of the Site -

The site contains overgrown scrubby vegetation, there will be minimal biodiversity value. This site is vacant and is in the middle of a mixed use area. Redevelopment is likely to have a positive impact on visual amenity and allow for the possibility of a landscape scheme. The site is relatively small and although a residential development at this location is likely to have a slight increase in the amount of vehicular movement, there is good public transport links so any impact on air quality should be minimal. A development incorporating a comprehensive drainage scheme would facilitate storage and treatment of surface water resulting in betterment for the area.

Planning Overall Assessment of the Site -

This is a vacant industrial site within an area of mixed use. This former industrial site is now covered by Policy P1 in the Proposed LDP and a residential development would be acceptable. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development of this site provides an opportunity to enhance the existing setting and landscape character creating a sense of place and improving the overall visual amenity of the area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP Place Strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. Residential development is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements.

Final Site Assessment Summary

Site Reference – 2187

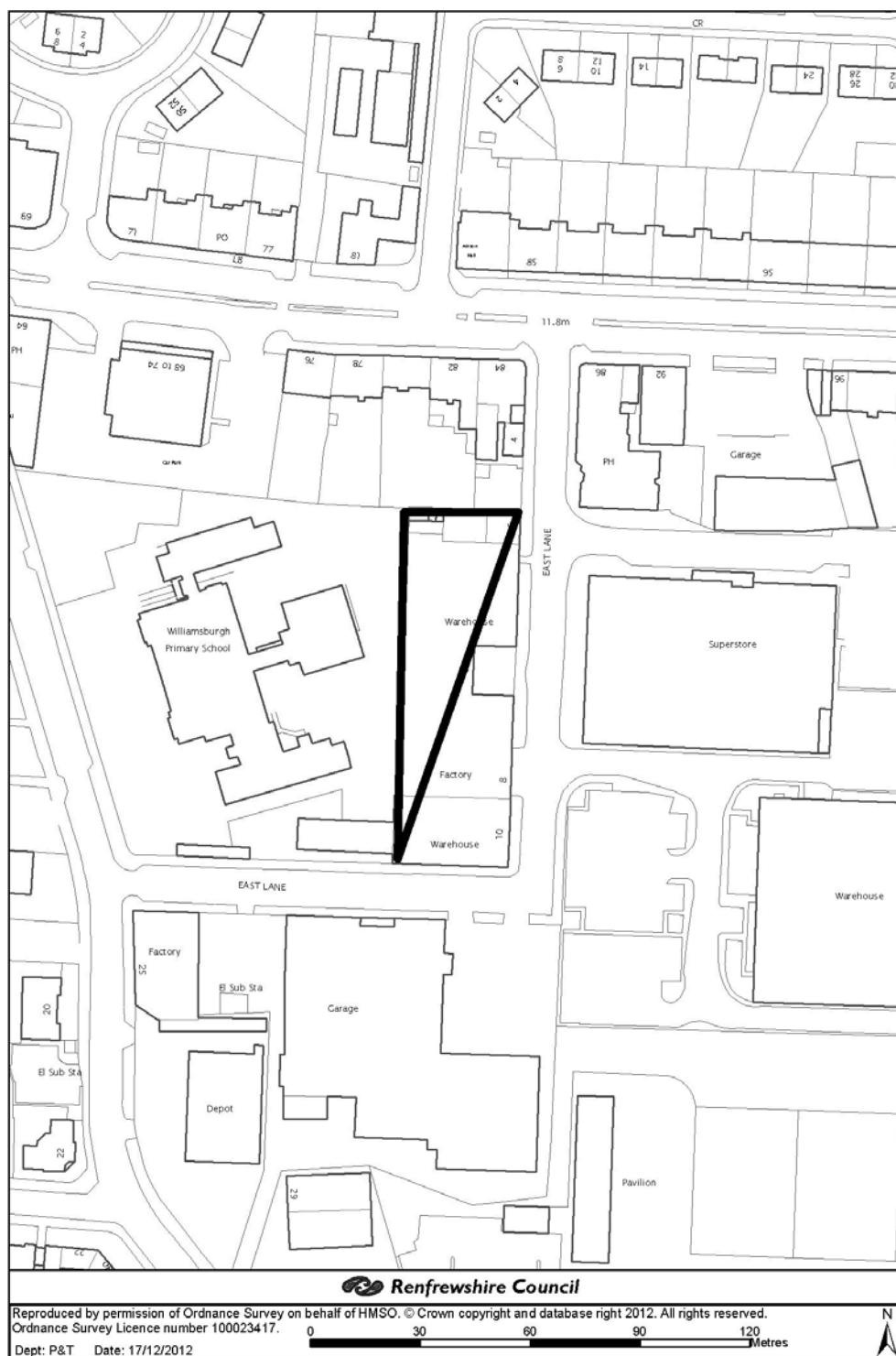
Site Address – 6-10 East Lane, Paisley

Proposal – Residential

Site Residential Rank – 44

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

Buildings remain in-situ and cover the entire site, no biodiversity, flora or fauna value. Redevelopment of the site may have a positive impact on the built environment. Brownfield development could re-use existing infrastructure. Accessibility to public transport networks and services should limit the potential emissions from any additional vehicular use at the site.

Planning Overall Assessment of the Site -

This is a vacant industrial site within an area of mixed use. This former industrial site is identified within a transition area in the LDP and a more flexible approach to development is being promoted. The site has development potential but an acceptable level of amenity for proposed residential use may be an issue given the current commercial operations to the east of this site. The redevelopment of this site would continue the transformation of the area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. Redevelopment provides an opportunity to enhance the existing setting and landscape character creating a sense of place and improving the overall visual amenity of the area.

Does it accord with LDP Strategy -

This site is suitable for various uses, including residential, in line with the LDP's transition areas policy. The redevelopment of this site also accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. Residential development on this site is in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 2194

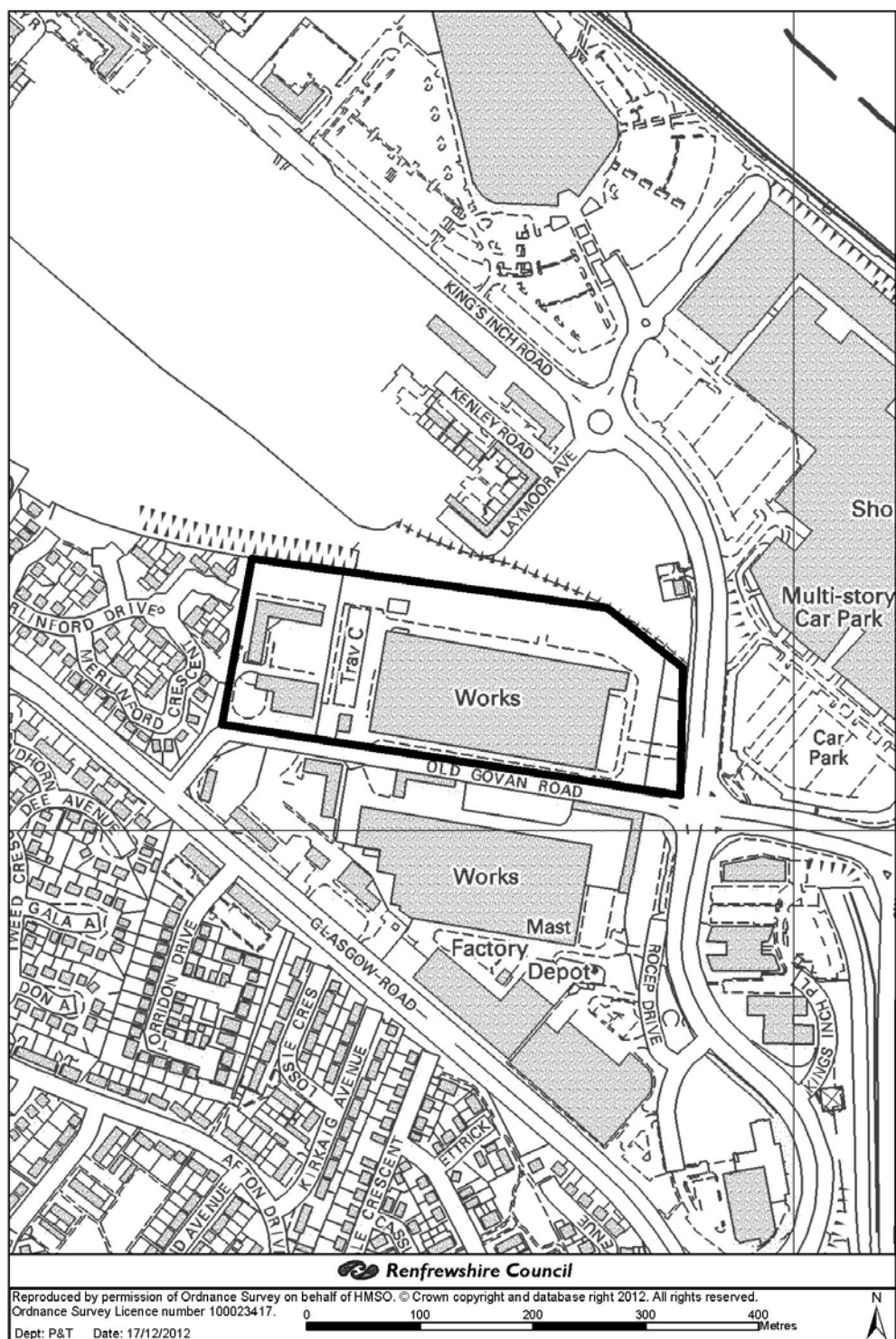
Site Address – Old Govan Road, Renfrew

Proposal – Residential, office research and development and retail

Site Residential Rank – 45

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

The site has a mix of buildings and hardstanding which takes up most of the site. There is a mix of vegetation to the northern boundary with overgrown scrub, bushes and small trees, along with some trees located to the western and southern boundaries. There is some biodiversity interest. The site is currently in use, however, redevelopment provides an opportunity to improve the built environment and landscaping in this area creating a sense of place. A development incorporating a comprehensive drainage scheme would facilitate storage and treatment of surface water resulting in betterment for the area.

Planning Overall Assessment of the Site -

This site has been identified as a transition area in the LDP and a more flexible approach to development in this area is being promoted. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. The development of this site provides an opportunity to enhance the existing setting and landscape character creating a sense of place and improving the overall visual amenity of the area. Mixed use development of this site may be appropriate including residential development on the western portion of this site. Retail development will not be acceptable and will be directed to Renfrewshire's Network of Centres as appropriate.

Does it accord with LDP Strategy -

A mixed use development of this site excluding retail would be in line with the LDP's transition areas policy. The redevelopment of this site also accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. Residential development on part of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5057

Site Address – Lodge Road, Renfrew

Proposal – Residential

Site Residential Rank – 46

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

The site has various bushes, shrubs, semi and mature trees spread across the site. There is biodiversity, flora and fauna interest. The site is concealed by existing land uses surrounding the site, impact on the local landscape setting will be minimal.

Planning Overall Assessment of the Site -

This site has been identified as part of a transition area in the LDP and a more flexible approach to development in this area is being promoted. Development of the site would strengthen the residential offer in this area and improve links with neighbouring residential areas. There are opportunities to enhance the existing setting, creating a sense of place and improving the overall visual amenity of the transition area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with its surroundings.

Does it accord with LDP Strategy -

The development of this site accords with the Council's LDP Place strategy which focuses on development in sustainable locations. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5016

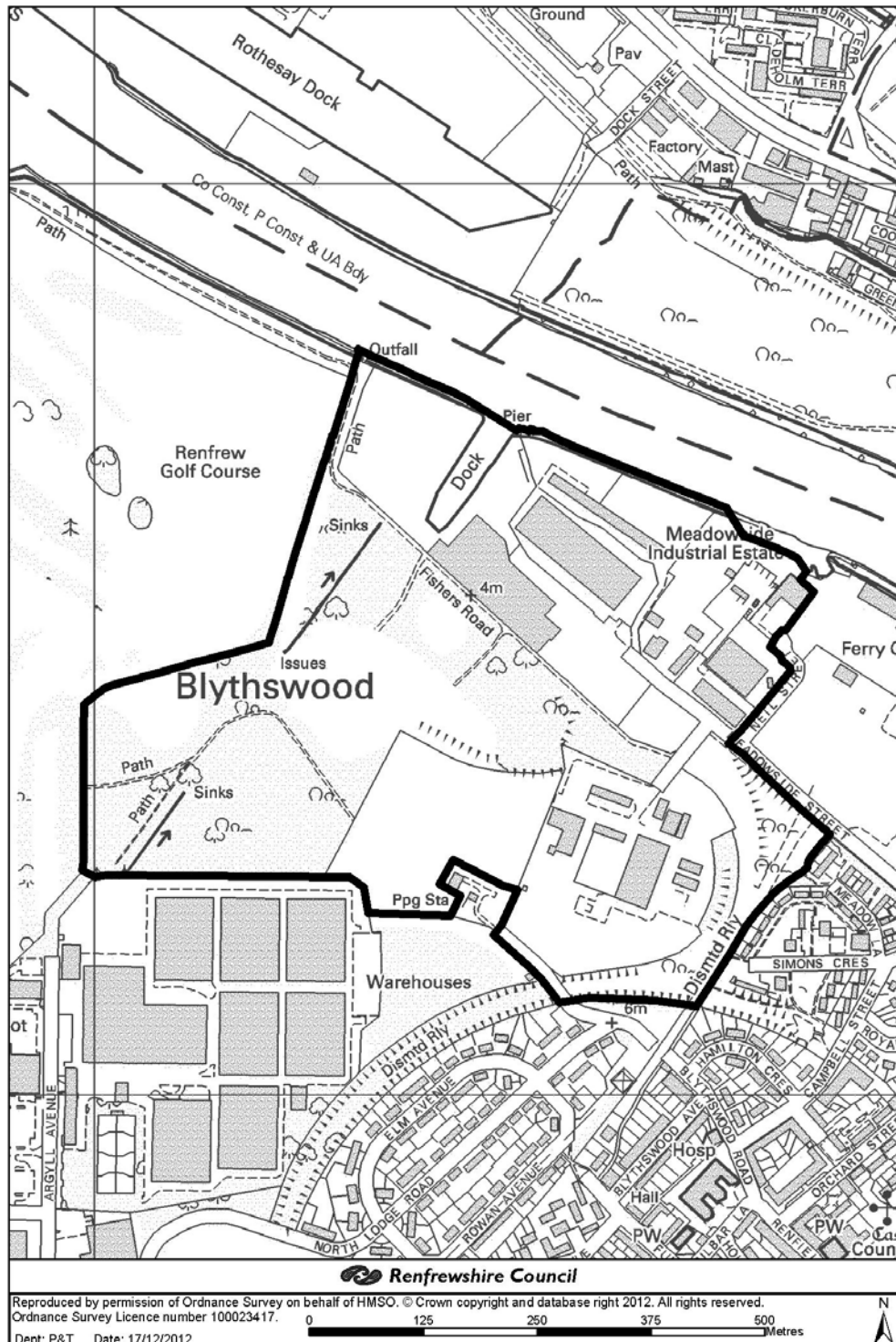
Site Address – Neil Street / Meadowside Street, Renfrew

Proposal – Residential

Site Residential Rank – 47

Existing Local Plan Policy – IB9, ENV3, T3a

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

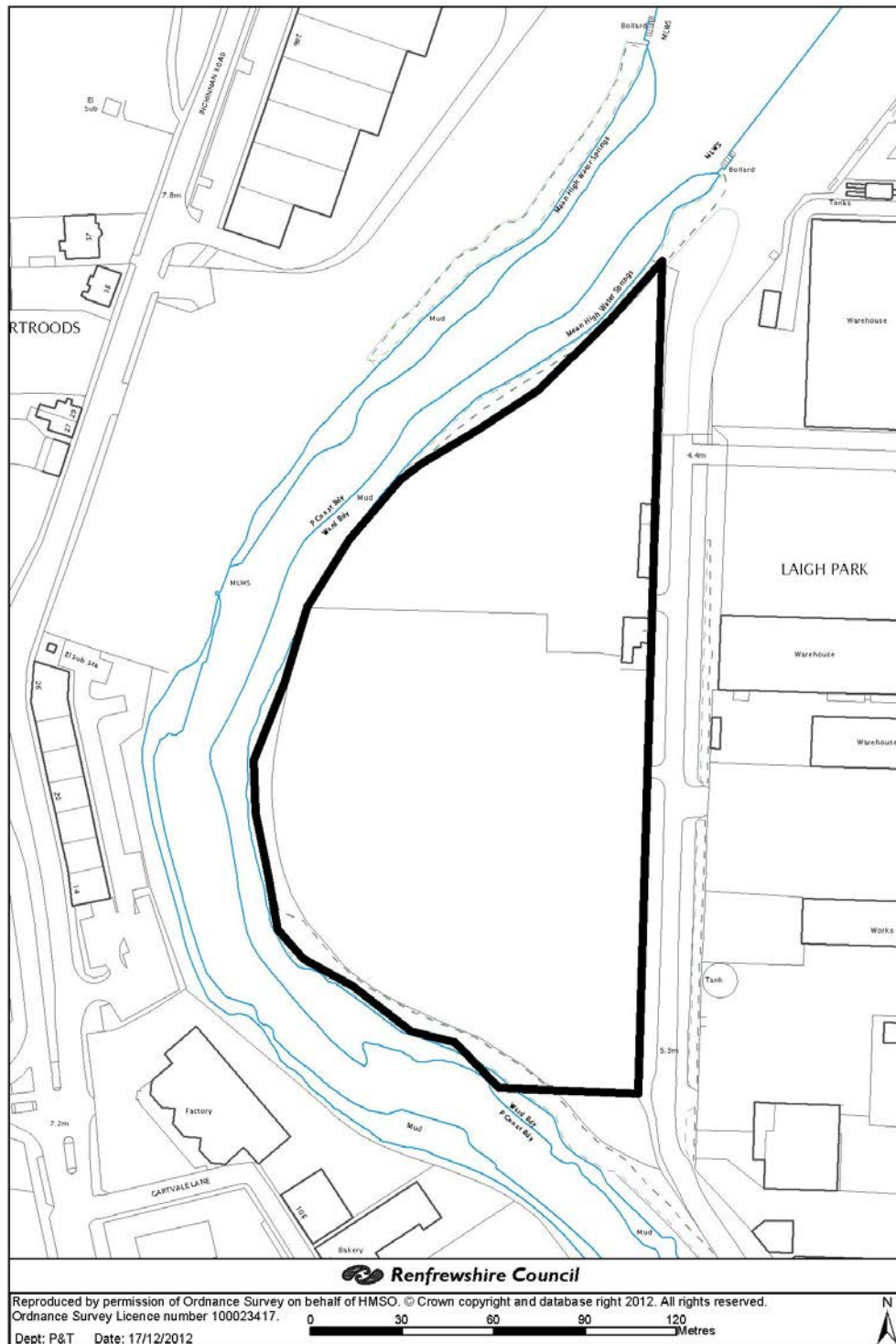
This site has various vegetation located outwith the areas which have existing buildings and hardstanding, including rough grassland, shrubs, semi and mature trees. The site has biodiversity interest. Redevelopment provides the opportunity to improve the built environment and landscaping in this area creating a sense of place. Land raising at the site may be required to reduce the tidal flood risk. A comprehensive and satisfactory drainage scheme should address potential downstream flood risk through attenuation and control of water run-off resulting in betterment for the area. This is a large site and redevelopment is likely to attract an increase in vehicular movement which may result in increased emissions at the site, however given the current use, redevelopment is likely to improve air quality.

Planning Overall Assessment of the Site -

This site has been identified as part of a transition area in the LDP and a more flexible approach to development in this area is being promoted. Development of the site would strengthen the residential offer in this area, improve links with neighbouring residential areas and deliver Renfrew Northern Distributor Road to improve traffic flows within Renfrew Town Centre. There is an opportunity to enhance the existing setting, creating a sense of place and improving the overall visual amenity of the transition area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with its surroundings.

Does it accord with LDP Strategy -

The development of this site accords with the Council's LDP Place strategy which focuses on development in sustainable locations. The development of this site is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.



SEA Overall Assessment of the Site -

Hardstanding covers most of this site with scrubby vegetation, grasses and young trees located to the edges. There is limited biodiversity value associated with this site. There is a potential flood and surface water risk which will require to be satisfactorily remediated. This site is fairly large and outwith the standard walking distance from public transport networks, therefore redevelopment is likely to result in an increase in vehicular movements to and from the site, resulting in an increase in emissions.

Planning Overall Assessment of the Site -

This site has been identified as part of a transition area in the LDP and a more flexible approach to development in this area is being promoted. The site is suitable for redevelopment, however, the surrounding quality of the environment is not ideal for a residential development and the site is currently isolated due to a lack of pathways connecting to the surrounding area. Redevelopment of this site for residential would require to be part of a wider masterplan for the transition area. There is an opportunity to enhance the existing setting, creating a sense of place and improving the overall visual amenity of the transition area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with its surroundings.

Does it accord with LDP Strategy -

This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area. A range of uses may be acceptable in line with the LDP. A residential development is also in accordance with the Council's Local Housing Strategy to provide a generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements.

Final Site Assessment Summary

Site Reference – 2299

Site Address – Former Tennis Club, South Avenue, Paisley

Proposal – Residential

Site Residential Rank – 49

Existing Local Plan Policy – L1, GB1

Proposed Local Development Plan Policy – P6



SEA Overall Assessment of the Site -

This site has disused tennis courts and associated buildings along with various vegetation surrounding them including overgrown scrub, bushes, semi and mature trees. The tennis courts are beginning to see weeds and grass grow through the surface. There is biodiversity value at this site. There is a flood risk which covers most of the site which will require comprehensive assessment. This site is at a much lower level to the road and is concealed by the existing land form and land uses. Redevelopment is likely to have limited impact on the landscape setting depending on layout and design.

Planning Overall Assessment of the Site -

Site may be acceptable for residential or compatible uses if considered as part of a comprehensive masterplan approach to develop the Paisley South Expansion Area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. It is difficult to access this site and further details of access, junctions, parking and turning facilities for the redevelopment of this site would require to be included through a masterplan.

Does it accord with LDP Strategy -

This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario in line with the LDP's Place Strategy. The Paisley South Expansion Area would substantially add to the identified generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements.

Final Site Assessment Summary

Site Reference – 0348

Site Address – Land off South Avenue, Paisley

Proposal – Residential

Site Residential Rank – 50

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P6



SEA Overall Assessment of the Site -

Undulating site which is completely overgrown with a mix of rough grassland, scrub, bushes, semi and mature trees with a stream located on the southern boundary. The site has biodiversity value. There is a flood risk which covers most of the site which will require comprehensive assessment. This site is at a much lower level to the road and is concealed by the existing land form and land uses. Redevelopment is likely to have limited impact on the landscape setting depending on layout and design.

Planning Overall Assessment of the Site -

Site may be acceptable for residential or compatible uses if considered as part of a comprehensive masterplan approach to develop the Paisley South Expansion Area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. It is difficult to access this site and further details of access, junctions, parking and turning facilities for the redevelopment of this site would be required.

Does it accord with LDP Strategy -

This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario in line with the LDP's Place Strategy. The Paisley South Expansion Area would substantially add to the identified generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements.

Final Site Assessment Summary

Site Reference – 2298

Site Address – UWS, Thornly Park Campus, off Caplethill Road, Paisley

Proposal – Residential

Site Residential Rank – 51

Existing Local Plan Policy – GB1 & L1

Proposed Local Development Plan Policy – P6



SEA Overall Assessment of the Site -

The site has a mix of vegetation with well maintained grass sports pitches to the south and other grass areas located around the site. There are various hedgerows, shrubs, semi and mature trees located around the site. There is biodiversity interest associated with this site. There is a risk from surface water which will require to be satisfactorily remediated. The site is relatively large and redevelopment will attract an increase in vehicular movements which is likely to result in increased emissions. Redevelopment of the site will require to consider the impact to the local landscape setting.

Planning Overall Assessment of the Site -

Site may be acceptable for residential or compatible uses if considered as part of a comprehensive masterplan approach to develop the Paisley South Expansion Area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area.

Does it accord with LDP Strategy -

This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario in line with the LDP's Place Strategy. The Paisley South Expansion Area would substantially add to the identified generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements.

Final Site Assessment Summary

Site Reference – PA101

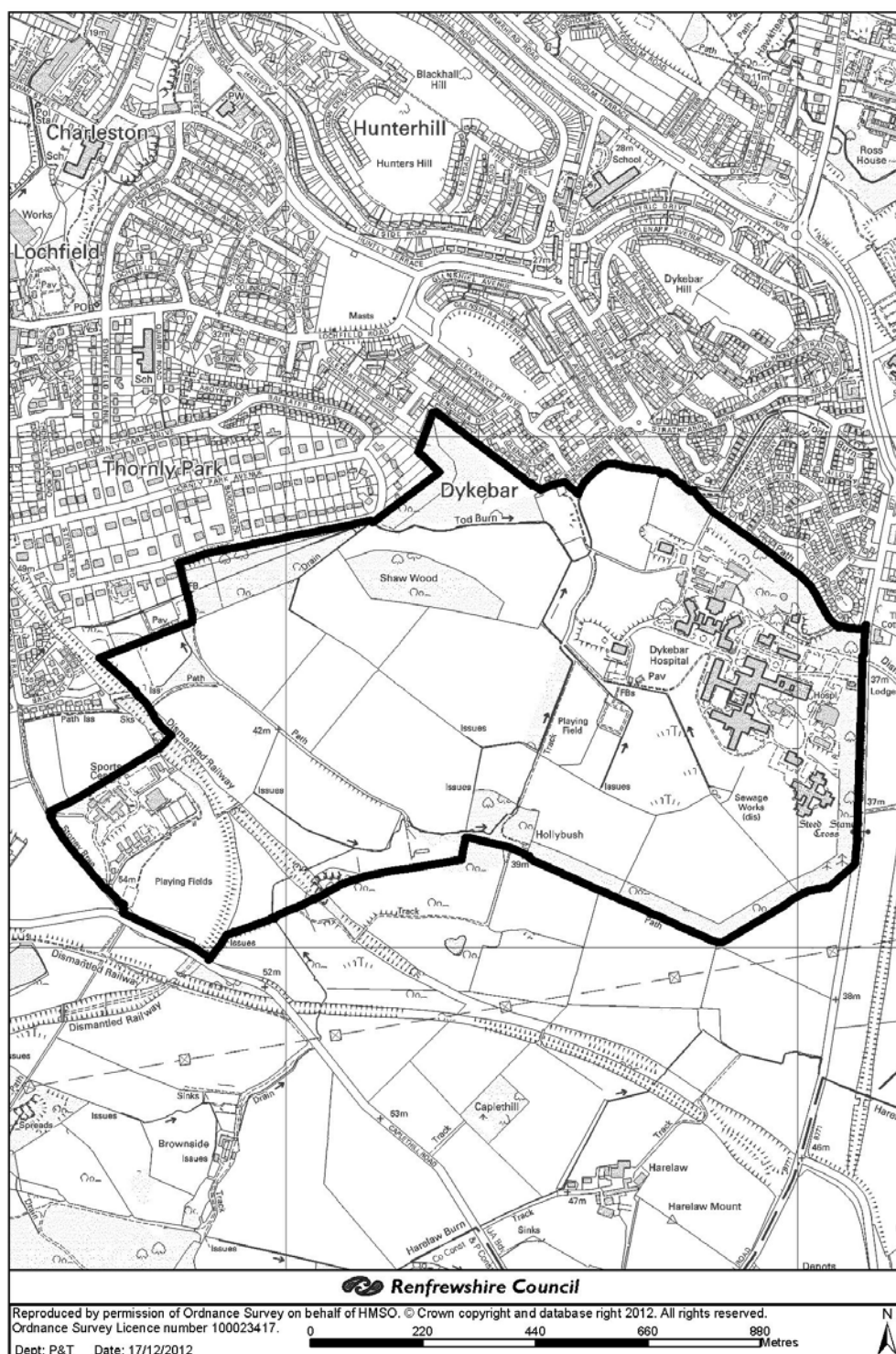
Site Address – Land to the south of Thornly Park, Paisley

Proposal – Residential

Site Residential Rank – 52

Existing Local Plan Policy – GB1 & L1

Proposed Local Development Plan Policy – P6



SEA Overall Assessment of the Site -

Subject to Paisley South Expansion Area investigation.

Planning Overall Assessment of the Site -

Subject to Paisley South Expansion Area investigation.

Does it accord with LDP Strategy -

This area has been identified as a potential residential expansion area to deliver an optimistic growth scenario in line with the LDP's Place Strategy. The Paisley South Expansion Area would substantially add to the identified generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements.



SEA Overall Assessment of the Site -

This is a sloping site which has overgrown scrub to the eastern section, with maintained grass to the middle section and a playing field to the west. There is limited biodiversity value associated with this site. This site has a material asset including the playing field, green network and footpaths dissecting the site. Redevelopment of this site would require suitable replacement facilities with retention of the footpaths. There is a potential risk to surface water which will require to be suitably remediated. This site is located in the middle of a residential area and is very visible adding to the overall local landscape of the place. Development of this site is likely to have an impact on the local landscape setting.

Planning Overall Assessment of the Site -

This site provides an area of formal and informal open space within a relatively high density housing area. There is a network of footpaths which provides good connectivity within this area which the Council wishes to retain. The area is close to existing services and community facilities as well as public transport networks.

Does it accord with LDP Strategy –

Development of this site does not accord with the Place Strategy which supports the protection of open space when its loss would have an adverse affect on the amenity of the surrounding area. The Council wishes to protect the green network throughout this area and recognises that there may be opportunities to enhance the quality of this open space. The proposed development is not considered to be appropriate and this area will remain an area of open space.

Final Site Assessment Summary

Site Reference – 2289 / 2201

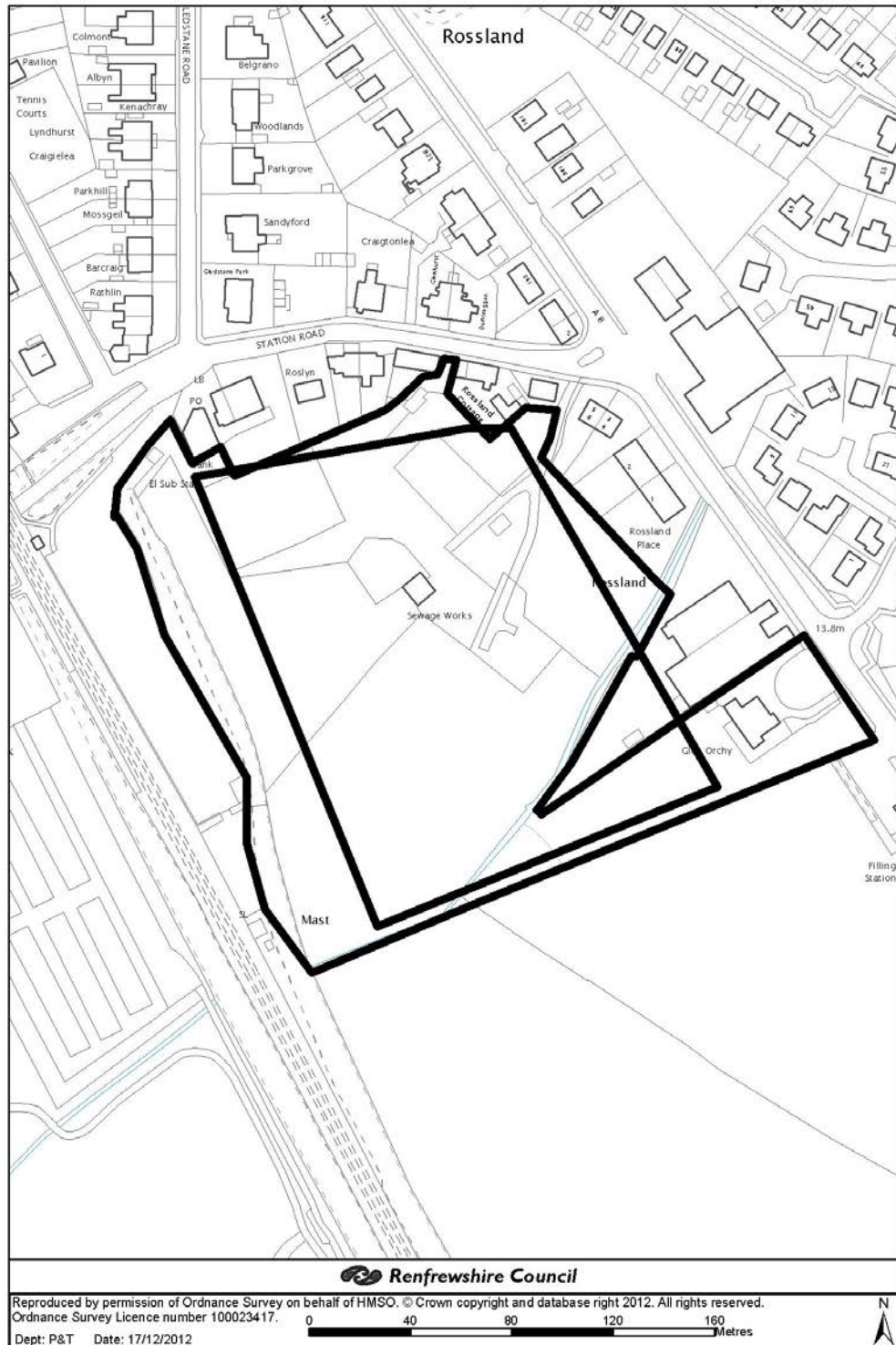
Site Address - Former Scottish Water Works at Station Road, Bishopton

Proposal – Mixed Use

Site Residential Rank – 54

Existing Local Plan Policy - GB1, SS2

Proposed Local Development Plan Policy – ENV 1



SEA Overall Assessment of the Site -

Development of this site is likely to have some impact to biodiversity, flora and fauna. Development at this location is likely to see a limited increase the amount of vehicular movements resulting in an impact on air quality, however this is unlikely to be significant given the close proximity of the site to public transport networks. This site is concealed by existing uses surrounding the site and therefore does not have a significant presence in the landscape. The impact on the local landscape setting will be minimal. There is a flood and surface water risk to the site which will require to be satisfactorily remediated.

Planning Overall Assessment of the Site -

Although centrally located within Bishopton close to existing services, facilities as well as active travel and public transport networks, this green belt site has access issues and would represent backland development lacking a frontage onto the road.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Key to this strategy is the development of Bishopton CGA on the former ROF site. The close proximity of this site to the CGA is likely to be detrimental to the delivery of this development. There is already an adequate range, choice and future supply of housing sites identified to serve Bishopton and the surrounding area to 2025. If developed the site would constitute backland development which is contrary to the Places Strategy within the LDP.

Final Site Assessment Summary

Site Reference – 0094

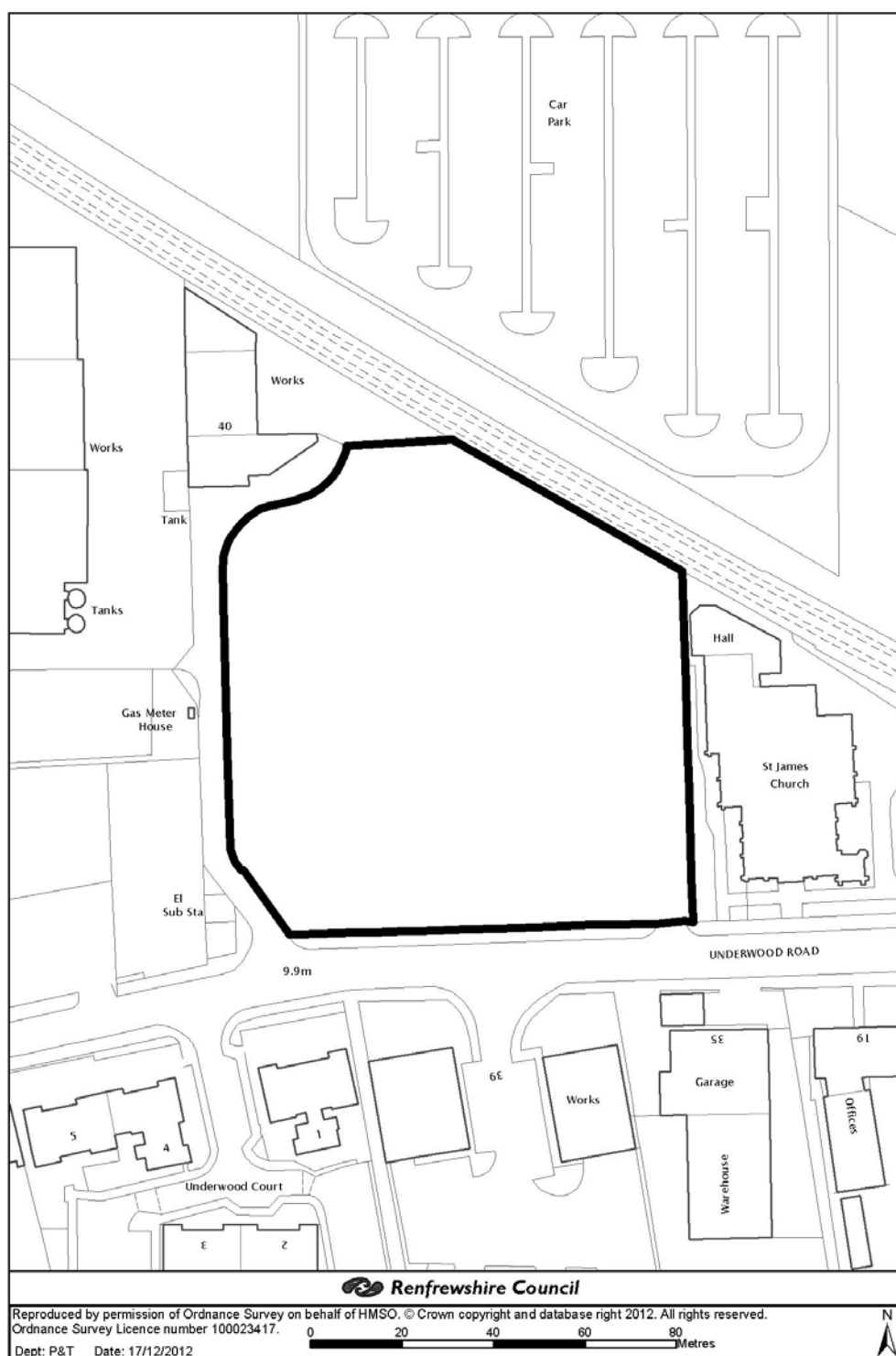
Site Address – Underwood Road, Paisley

Proposal – Mixed use (Residential & Retail)

Site Residential Rank – 55

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

Potential positive SEA benefits associated with the redevelopment of this site. The site is currently vacant and detracts from the surrounding townscape. Redevelopment would be beneficial to the existing built environment and enhance the visual amenity of the area. Accessibility to public transport, services and facilities should limit car usage, resulting in minimal impact on air quality. The implementation of a satisfactory drainage scheme would address the potential surface water risk resulting in betterment for the area.

Planning Overall Assessment of the Site -

Vacant industrial site within an area characterised with a mix of uses. This former industrial site is identified within a transition area in the LDP and a more flexible approach to development is being promoted. Site has development potential for a wide range of uses but an acceptable level of amenity for proposed residential use may be an issue given the current commercial operations to the north and west of this site. A retail development would not be acceptable on this site given the out of centre location. Any development would require good design, layout and landscaping to ensure that the site integrates well with the surrounding area. Redevelopment provides an opportunity to enhance the existing setting and landscape character creating a sense of place and improving the overall visual amenity of the area.

Does it accord with LDP Strategy -

Site is suitable for various uses, excluding retail, in line with the LDP's transition areas policy. The redevelopment of this site also accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing places. Any proposal would require to be considered in relation to the Place Strategy. An acceptable level of amenity for any proposed residential use may be challenging given the nature of the surrounding uses. This site is part of a transition area within the LDP and therefore any development should be compatible with uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5011

Site Address – Meadowside Farm, Johnstone

Proposal – Residential

Site Residential Rank – 56

Existing Local Plan Policy – GB1, ENV3

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

Part of the site contains Milliken Park SINC and given the proximity to the watercourse the site has considerable benefits for biodiversity and local habitat connectivity.

Significant flood risk constraints affect much of this site. Surface water risk extends along northern boundary and down to south west and approximately half of the site to the west is subject to direct flood risk from the River Cart. Residential development at this location is likely to increase the amount of car journeys resulting in an impact on air quality, however there are good public transport links in close proximity, so this impact should be minimal.

Planning Overall Assessment of the Site -

This is a rough grassland site in the green belt. The site is sensitive but could accommodate a degree of appropriate development in small areas of the site without having a significant detrimental impact on the greenbelt, however, the site is constrained by many factors making it unviable and unlikely to be developed in the lifetime of the plan. Surface water risk extends along northern boundary and down to south west with approximately half of the site to the west subject to direct flood risk from the River Cart. It is considered that providing access and accommodating a suitable and safe junction at this site is likely to be challenging to achieve.

Does it accord with LDP Strategy -

There is already an adequate range, choice and future supply of housing sites identified to serve Johnstone and the surrounding area to 2025. The LDP will support the Council's Local Housing Strategy to provide a generous supply of appropriate housing land to meet Renfrewshire's all tenure need and housing demand requirements. However, this site is constrained by many factors making it unviable, therefore not deliverable or effective and will not be identified for development in this LDP.

Final Site Assessment Summary

Site Reference – 0060

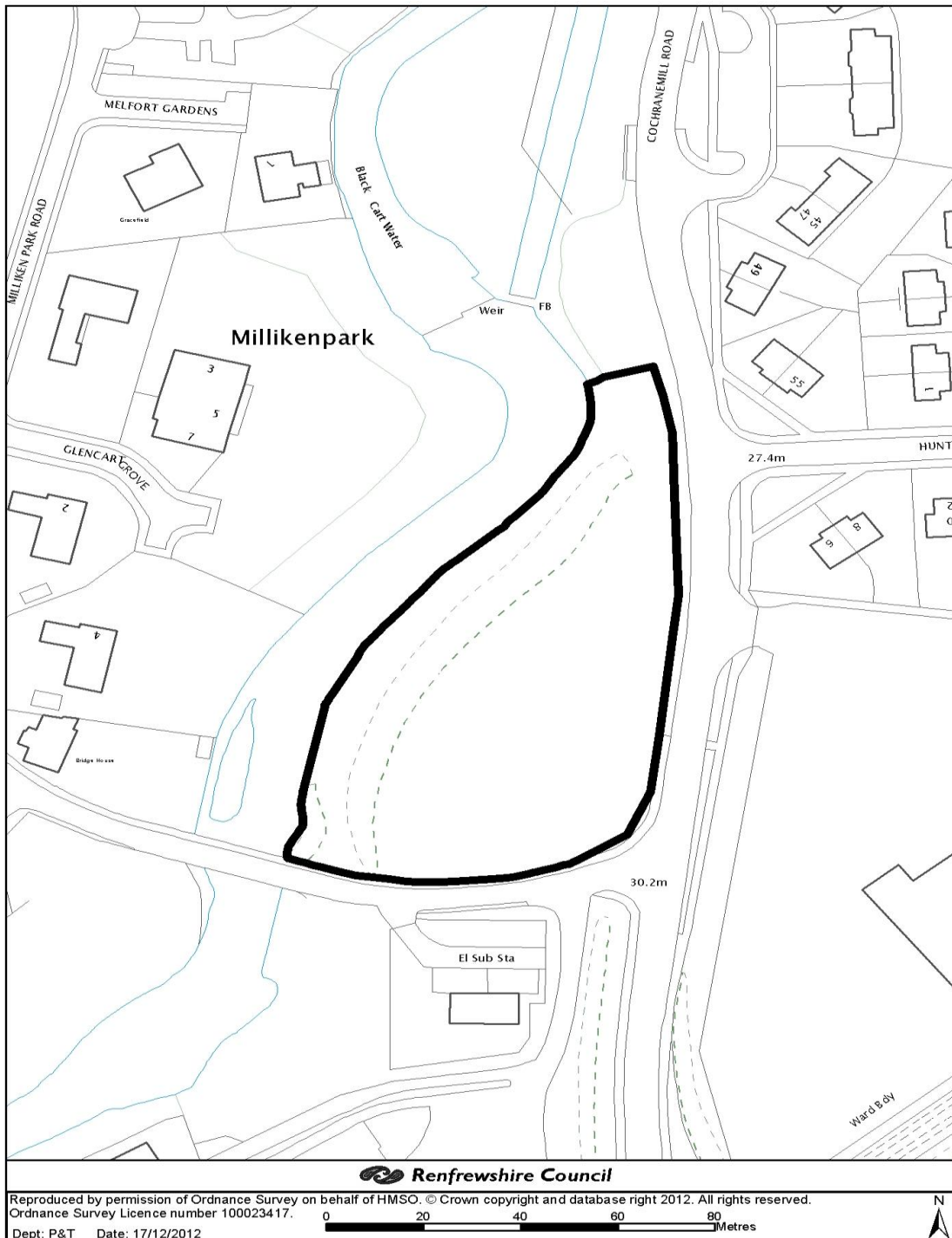
Site Address – Milliken Park Road, Johnstone

Proposal – Residential - potential junction improvements associated with residential development

Site Residential Rank – 57

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site is within the Milliken Park SINC and the greenbelt. It has considerable benefits for biodiversity. Development of this site may have an effect on the local landscape setting which would result in the loss of woodland, part of the green network and therefore impact on local habitat connectivity. There is a potential flood risk along the western edge of the site which will require suitable measures to prevent or lessen potential impact from the river.

Planning Overall Assessment of the Site -

This is a small site not suitable for residential development on its own. A residential development is likely to impact on the existing SINC and biodiversity in this area. This site is constrained by flood risk and a suitable and safe access at the site is likely to be challenging to achieve.

Does it accord with LDP Strategy -

The identification of this site as a part of a design solution to improve access into Milliken Park Road would not require a change to the land use designation in the LDP. This site has to be considered in relation to a residential proposal for the neighbouring land, however, this neighbouring land is not considered suitable for a residential development. There is already an adequate range, choice and future supply of housing sites identified to serve Johnstone and the surrounding area to 2025.

Final Site Assessment Summary

Site Reference – 5049

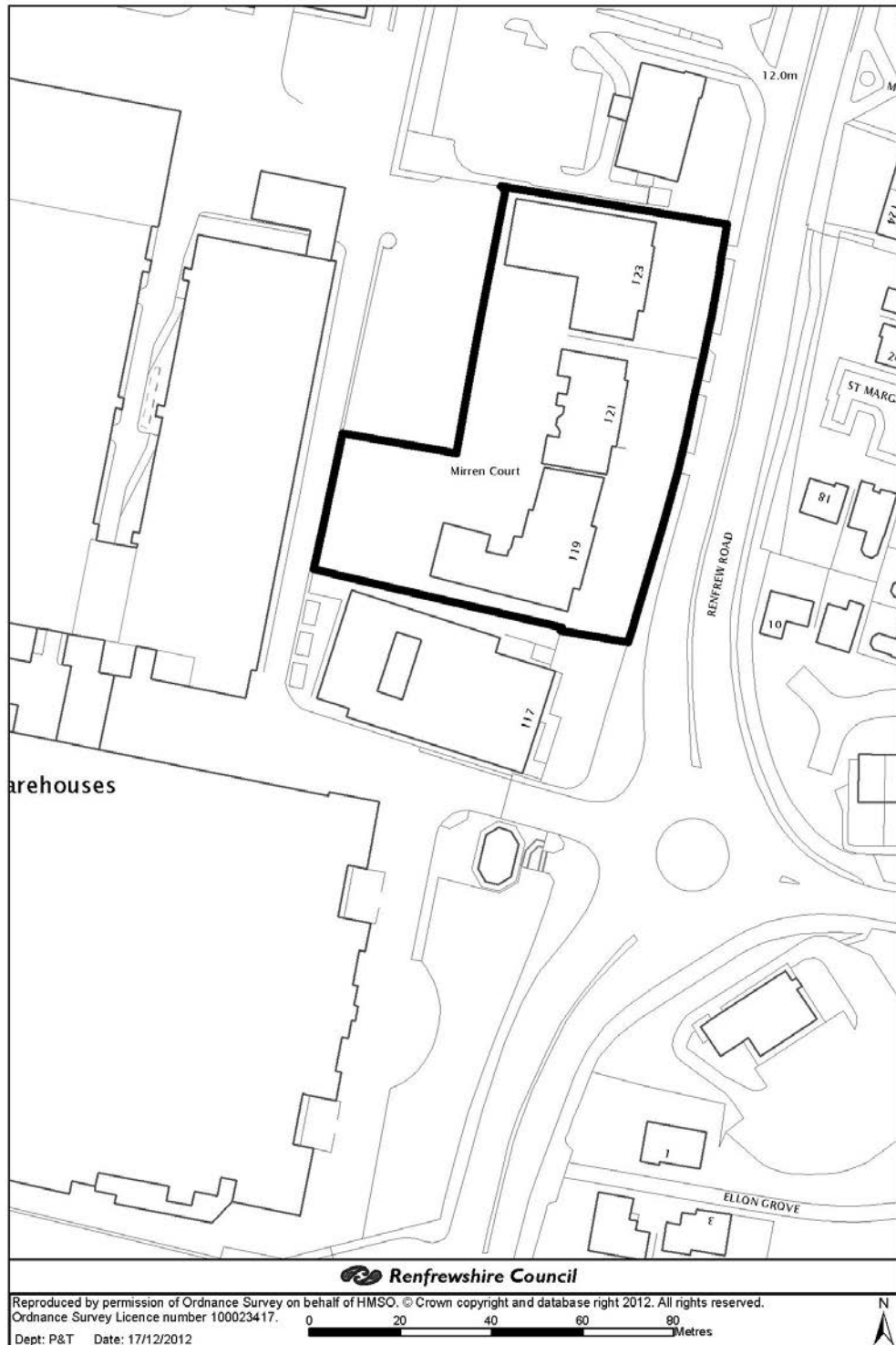
Site Address – 125 Renfrew Road & Mirrin Court Complex, Paisley

Proposal – Residential

Site Residential Rank – 58

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E1



SEA Overall Assessment of the Site -

There is unlikely to be SEA issues related to the reuse of the existing buildings for residential use. However should the suggestion be to remove the existing buildings and replace them with residential units, then this is likely to lead to minor SEA issues in relation to the setting and built environment. Accessibility to public transport, services and facilities should limit car usage when travelling to and from this site and the resulting impact on air quality should be minimal.

Planning Overall Assessment of the Site -

This site is located between industrial and commercial uses therefore an acceptable level of amenity for proposed residential use may be an issue given the current 24 hour operation of the uses surrounding this site. Should redevelopment be proposed, it would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area.

Does it accord with LDP Strategy -

Any proposal would require to be considered in relation to the Place Strategy. An acceptable level of amenity for the proposed residential use may be an issue given the nature of the surrounding uses. This site is part of a local industrial area within the LDP and therefore any development should be compatible with uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5046

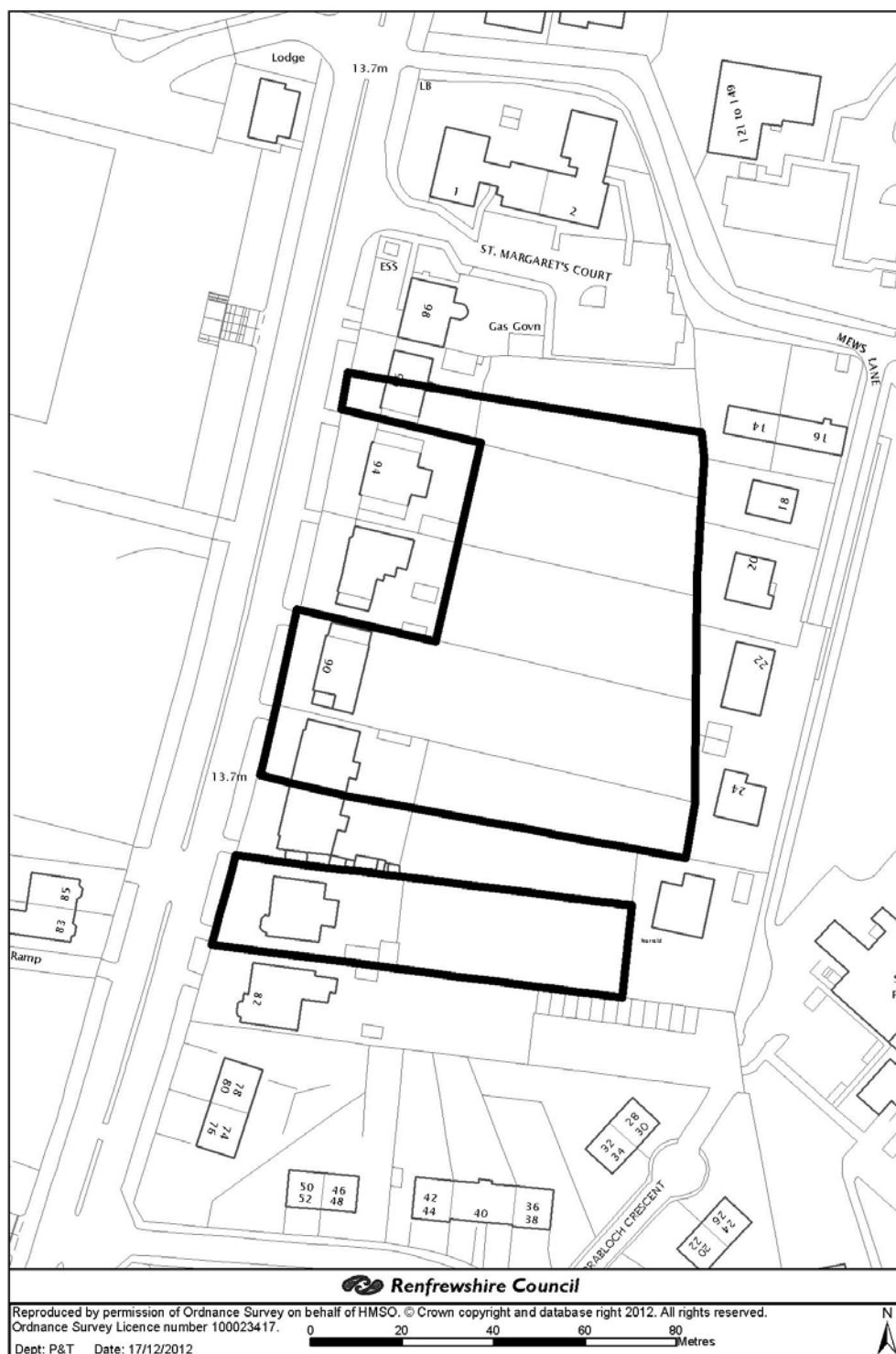
Site Address – Land east of Renfrew Road

Proposal – Residential

Site Residential Rank – 59

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

No significant SEA issues. The site is small and although development at this location is likely to have a slight increase in the amount of car journeys there are good public transport links in close proximity, so any impact on air quality should be minimal. A development incorporating a comprehensive drainage scheme would facilitate storage and treatment of surface water.

Planning Overall Assessment of the Site -

The site lies within an established residential area, therefore, a change to the land use designation is not required. However, the land identified for residential development is difficult to access and would result in back land development to the detriment of the current uses, residential amenity and layout of this area.

Does it accord with LDP Strategy -

If this site was to be developed it would constitute back land development which is contrary to the Place Strategy within the LDP.

Final Site Assessment Summary

Site Reference – 5058

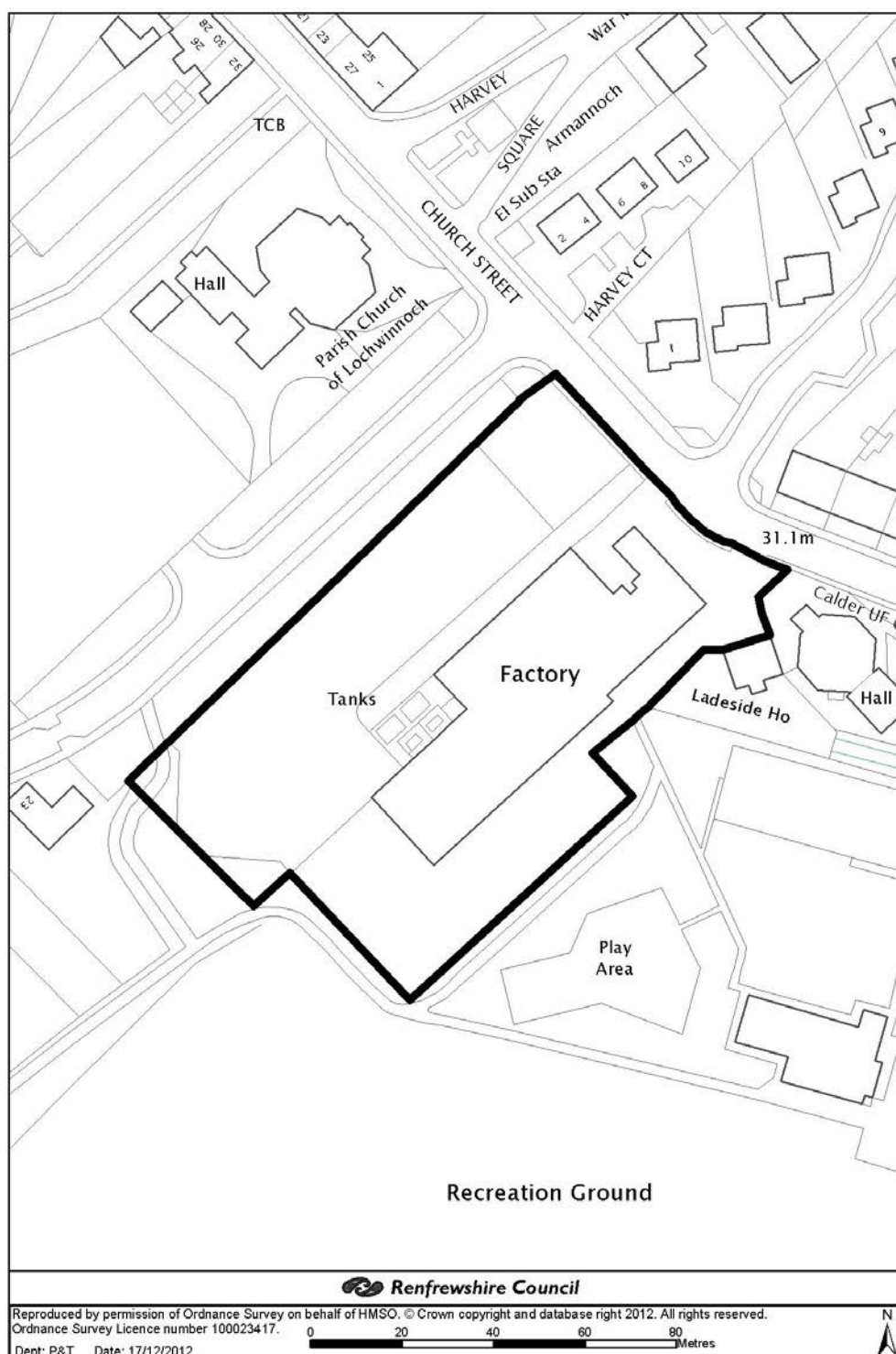
Site Address – Former Struthers Factory Site, Church Street, Lochwinnoch

Proposal – Mixed/Residential

Site Residential Rank – 60

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

Development of this small site would only result in a slight increase in the amount of car journeys and any potential impact on air quality as a result should be minimal. Potential positive SEA benefits associated with the redevelopment of this site. The site is currently underused and detracts from the surrounding townscape. Sensitive redevelopment of this site is required which would be beneficial to the existing built environment and it would enhance the visual amenity of the area. Potential also exists to improve biodiversity and the green network. Flood risk on the site from an underground watercourse would require further investigation.

Planning Overall Assessment of the Site -

The redevelopment of this site would be beneficial to the surrounding area providing an opportunity to enhance the built environment and visual amenity while adding to the sense of place. Any development would require good design, layout and landscaping to ensure that the site integrates well with its surroundings. Site is constrained by the natural spring and underground watercourse.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites and sustainable development within existing settlements. Any proposal would require to be considered in relation to the Place Strategy. The existing constraints on the site including the natural spring and underground watercourse make the site challenging to redevelop.

Final Site Assessment Summary

Site Reference – 5029

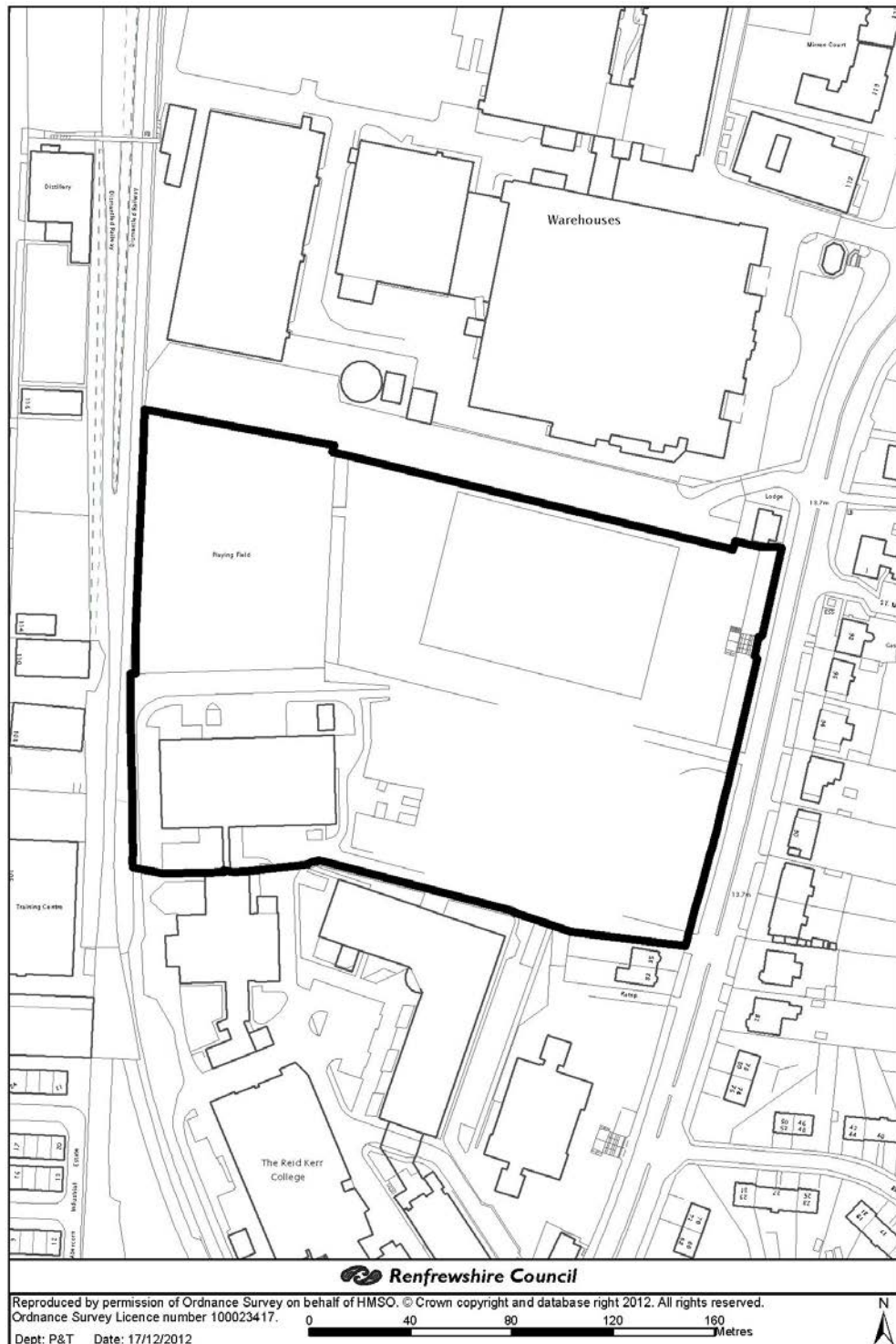
Site Address – Reid Kerr College, Renfrew Road, Paisley

Proposal – Residential, Office, Industrial, Retail

Site Residential Rank – 61

Existing Local Plan Policy – ED1 & IB1

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

No significant SEA issues. This is a flat site which has buildings and hardstanding covering most of the site with a playing field to the far west of the site. The biodiversity at this site is minimal. Accessibility to public transport, services and facilities should limit car usage with the resulting impact on air quality being minimal. A comprehensive drainage scheme should promote attenuation and control of water run-off from the site resulting in betterment for the area. Redevelopment provides an opportunity to enhance the green network connections in this area, enhancing species dispersal corridors within this urban area.

Planning Overall Assessment of the Site -

This site is identified within a transition area in the LDP and a more flexible approach to development is being promoted. Site has development potential but an acceptable level of amenity for proposed residential use may be an issue given the current 24 hour industrial operations to the north of this site. Site currently used for college car parking and redevelopment of this site would substantially reduce available parking at this site, therefore a comprehensive solution to redevelopment of this site is required. Should redevelopment be proposed, the development would require good design, layout and landscaping to ensure that the site integrates well with the surrounding area.

Does it accord with LDP Strategy -

The site is suitable for various uses in line with the LDP's transition areas policy. Any proposal would require to be considered in relation to the Place Strategy. An acceptable level of amenity for the proposed residential use may be an issue given the nature of the surrounding uses. This site is part of a transition area within the LDP and therefore any development should be compatible with development and uses within the wider transition area.

Final Site Assessment Summary

Site Reference – 5038

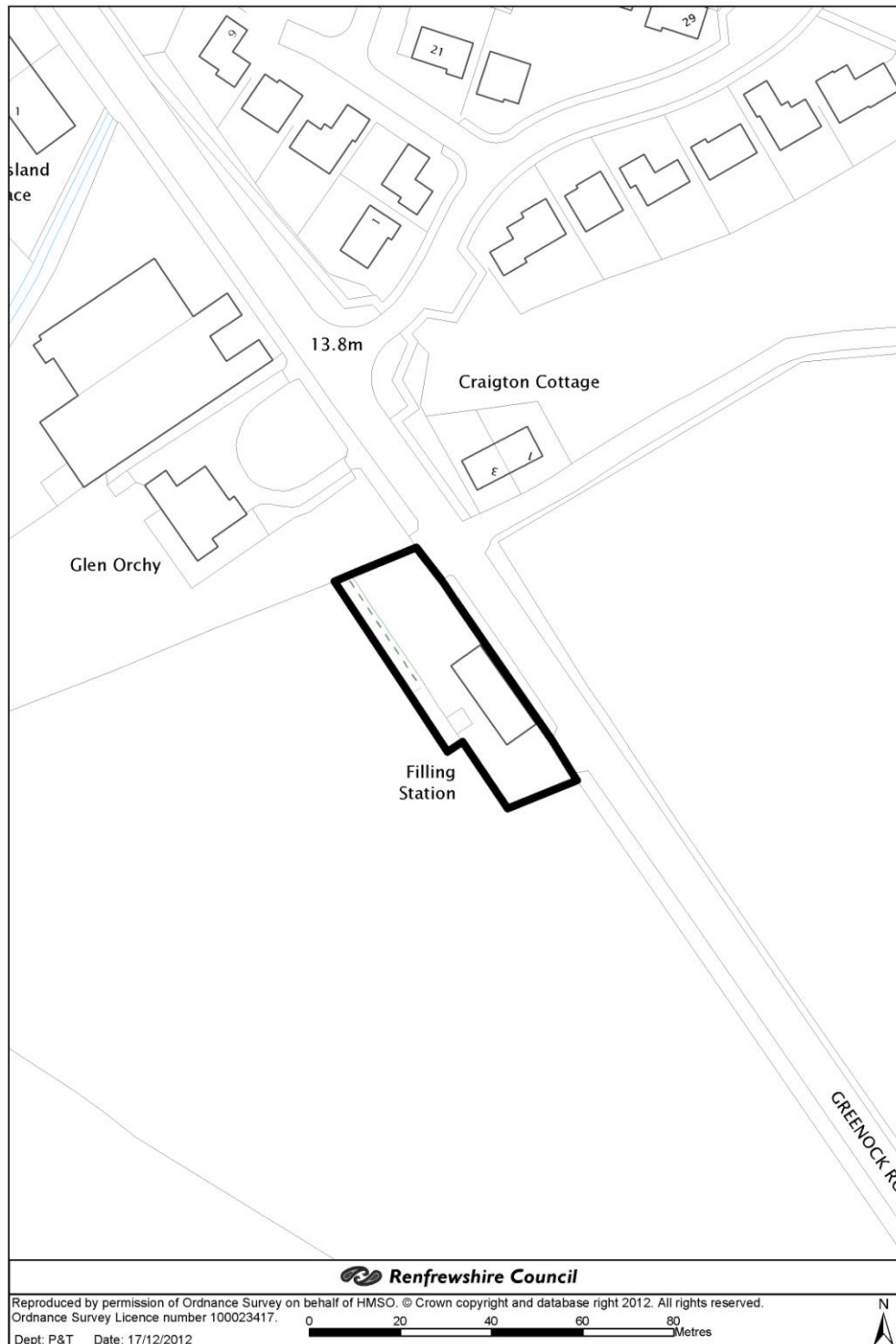
Site Address – 144 Greenock Road, Bishopton

Proposal – Mixed

Site Residential Rank – 62

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – E1



SEA Overall Assessment of the Site -

Much of the site is taken up by either the building or hardstanding. Given the existing use as well as the size of the site, there is very little biodiversity, flora and fauna interest. There is also likely to be very limited impact on air quality. Development of this site is likely to have a potential impact on local landscape setting.

Planning Overall Assessment of the Site -

Although an existing developed site, it is beyond the boundary of the settlement. The site is at a gateway location into Bishopton, development is likely to have a visual impact. Development would be inappropriate and could set an undesirable precedent, resulting in no defensible green belt edge.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Key to this strategy is the development of Bishopton CGA on the former ROF site. The close proximity of this site to the CGA is likely to be detrimental to the delivery of this development. Removing this site from the greenbelt would be inappropriate resulting in no defensible green belt edge, which would set an undesirable precedent contrary to the LDP Spatial Strategy. There is already an adequate range, choice and future supply of housing sites identified to serve Bishopton and the surrounding area to 2025.

Final Site Assessment Summary

Site Reference – 2200

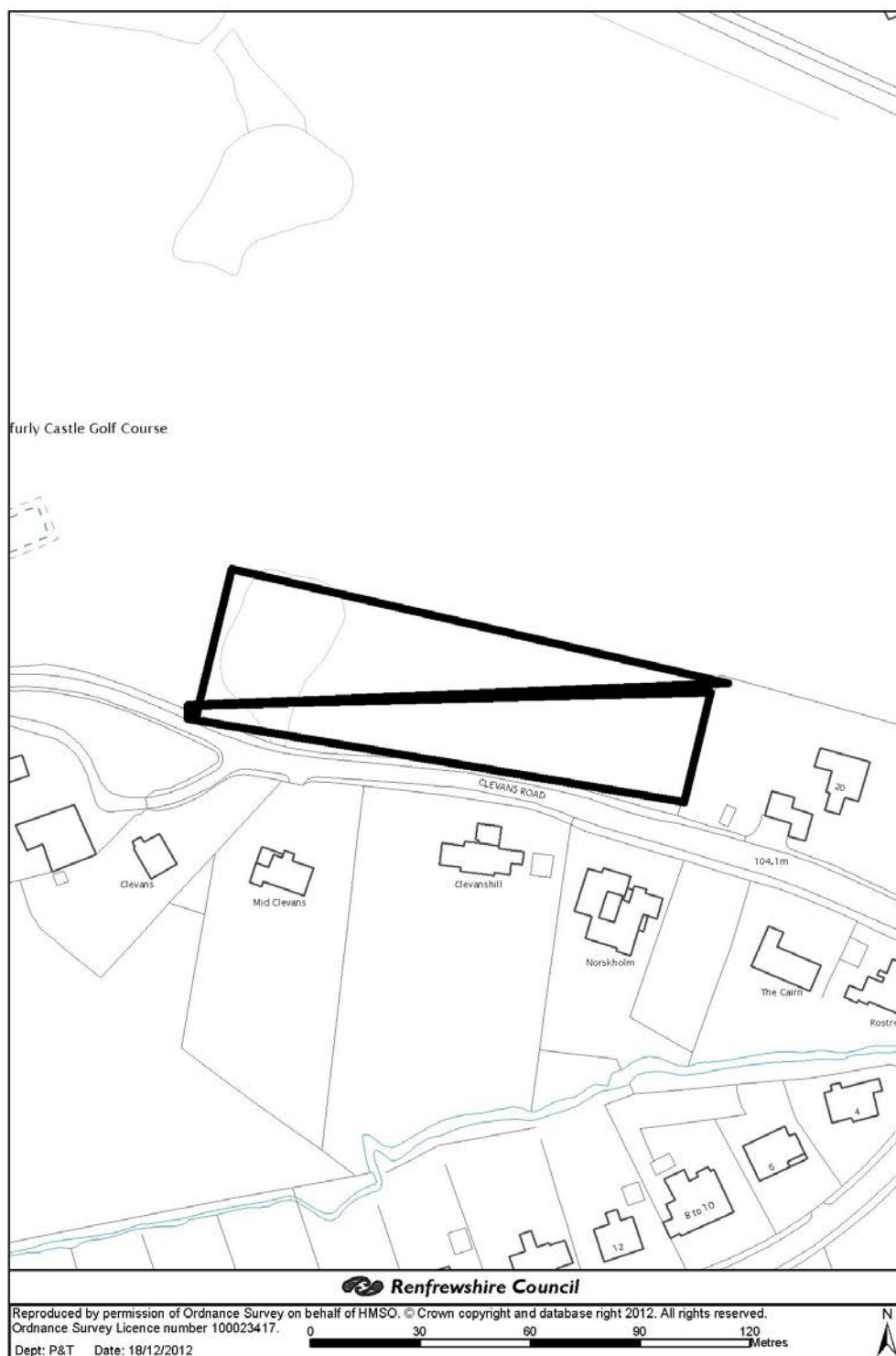
Site Address – Ranfurly Golf Club, Clevans Road, Bridge of Weir

Proposal – Residential

Site Residential Rank – 63

Existing Local Plan Policy – ENV11, L1, GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site is located on the southern boundary of an existing golf course and contains areas of rough grass, scrub, bushes, young and mature trees. There will be a degree of biodiversity on this site. This area contributes positively to the natural environment and landscape setting for the area. Any development would require mitigation measures to ensure that any negative impact on the biodiversity and landscape character is minimised. This is a small site, redevelopment is not likely to encourage a large increase in vehicular movements, therefore the impact to air quality is likely to be limited.

Planning Overall Assessment of the Site -

This site is part of an existing golf course within Bridge of Weir. The golf course is considered an important asset to the place for recreational, green network, local landscape and open space qualities. Although this site is an area of rough to the side of the golf course, development is likely to set an undesirable precedent for residential development elsewhere.

Does it accord with LDP Strategy -

Developing a section of open space would not comply with the Place or Environment Strategy set out in the LDP. The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Development of this site does not accord with the LDP which aims to support the protection of recreational space and green network.

Final Site Assessment Summary

Site Reference – 5001

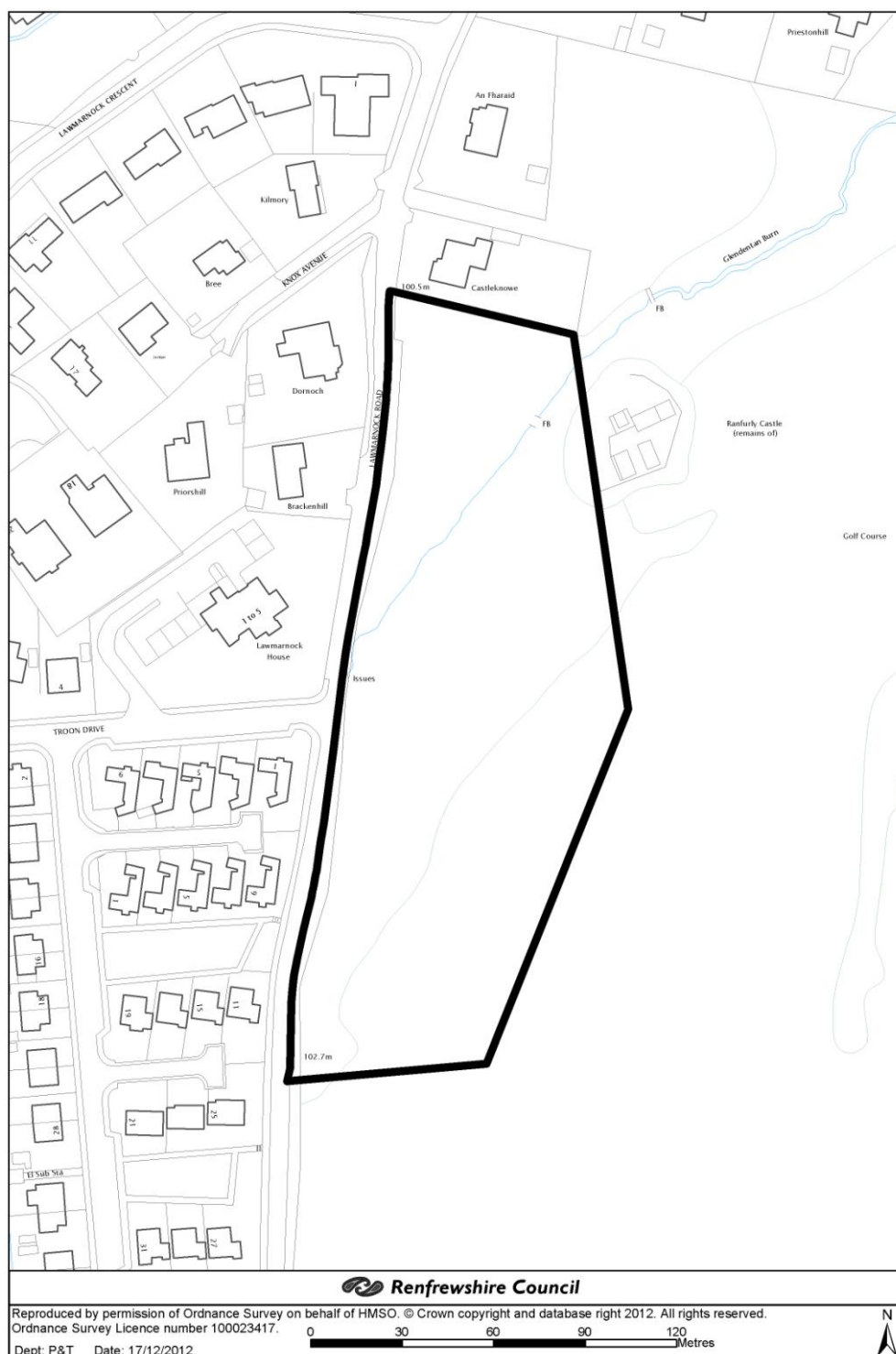
Site Address – Ranfurly Golf Club, Lawmarnock Road, Bridge of Weir

Proposal – Mixed

Site Residential Rank – 64

Existing Local Plan Policy – GB1, L1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site is an area of rough to the side of an existing golf course. It has various bushes, shrubs and trees with a stream running through the middle of the site which is likely to provide varied biodiversity. Redevelopment is likely to result in culverting of the existing watercourse which would be detrimental to the biodiversity of the site. This area contributes positively to the natural environment and landscape setting for the area. This is a small site and redevelopment is not likely to encourage a large increase in vehicular movements, therefore the impact to air quality is likely to be limited. Redevelopment will have an impact on the soil.

Planning Overall Assessment of the Site -

This site is part of an existing golf course in the middle of the settlement. The golf course is considered an important asset to the place for recreational, green network, local landscape and open space qualities. Although this site is an area of rough to the side of the golf course, development would set an undesirable precedent for residential development to continue the length of Lawnmarnock Road. A sufficient effective and generous supply of land for housing has already been identified for this local development plan.

Does it accord with LDP Strategy -

Developing a section of open space, landscaped, green network would not comply with the Place or Environment Strategy set out in the LDP. The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Development of this site does not accord with the LDP which aims to support the protection of open space.

Final Site Assessment Summary

Site Reference – 0030

Site Address – Manse Crescent, Houston

Proposal – Residential

Site Residential Rank – 65

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

An area of amenity space within an existing residential area which is relatively open with some small shrubs, bushes and deciduous trees scattered along the boundaries. Low level of biodiversity. Development of the site will result in the loss of open space, green network and therefore have impact on material assets of the settlement. There are surface water issues to the northern section of the site where ponding can be an issue. There are some elevated sections of this landform which clearly add to the local landscape character within this area.

Planning Overall Assessment of the Site -

This amenity space is located in the middle of a residential area and is considered an asset to the place for open space, green network and local landscape qualities. An additional residential site has been proposed to the north of this site along with another site to the west of the settlement. It is considered that, along with other existing residential sites that are outlined in the Houston area, sufficient residential land has been identified to provide a range and choice of sites to meet the housing need and demand.

Does it accord with LDP Strategy -

Developing an existing section of amenity space and green network would not comply with the Place Strategy of the LDP which aims to support the protection of open space and strengthen the green network throughout Renfrewshire.

Final Site Assessment Summary

Site Reference – 2189 / 5030

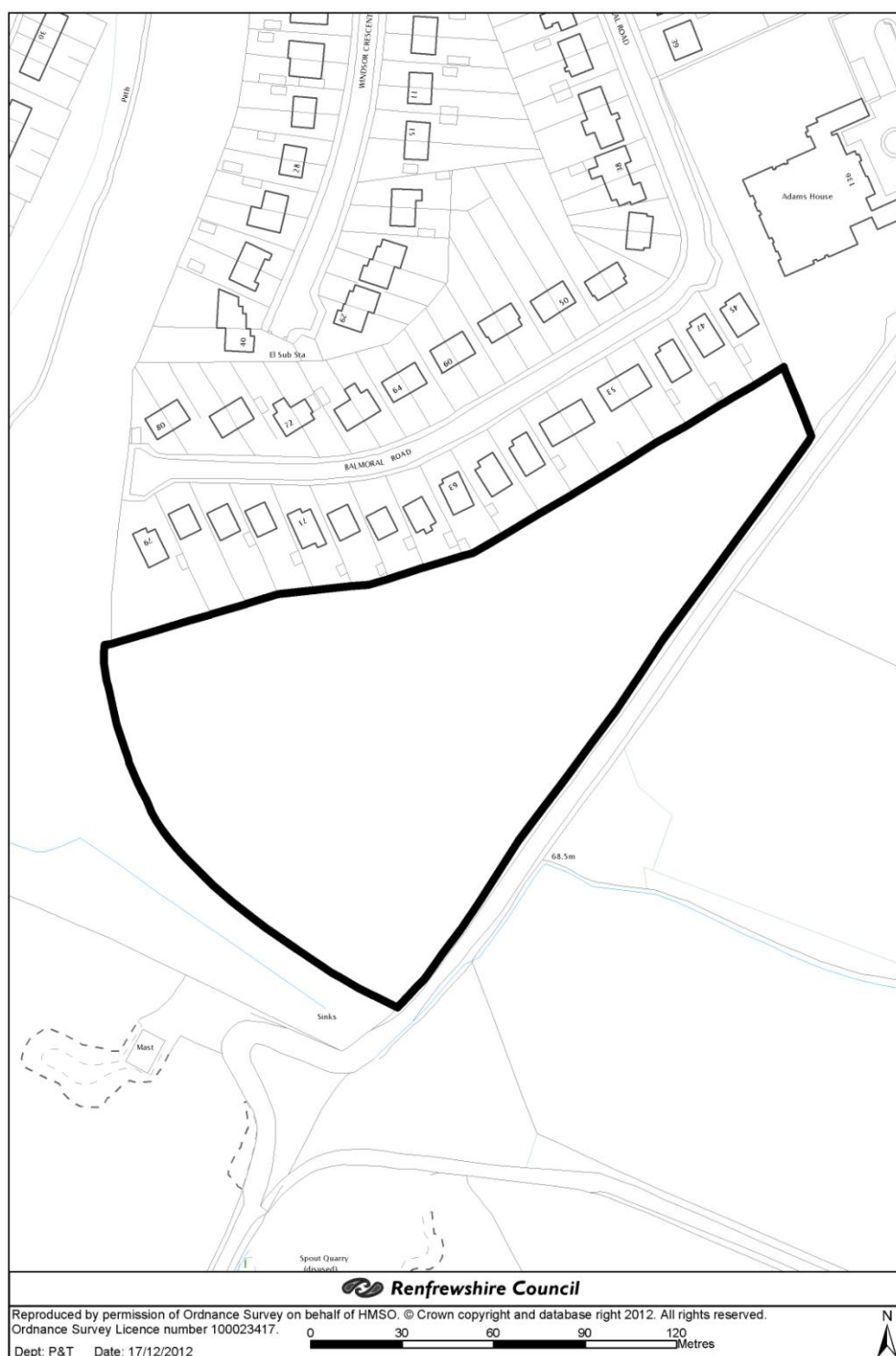
Site Address – Auchenlodment Road, Johnstone

Proposal – Residential

Site Residential Rank – 66

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site is a greenfield site with rough grassland, shrubs, an established hedgerow and a mix of deciduous trees. There is likely to be a range of biodiversity interests associated with this site. This site has informal tracks which lead to Johnstone Castle green network and Craigston Wood allowing for human and species dispersal. Development of this site is likely to lead to an increase in emissions having some impact on air quality. There is a potential flood risk on the site which would require suitable measures to limit the impact. Development of the site is likely to have an impact on biodiversity, flora and fauna due to the removal of this green network corridor.

Planning Overall Assessment of the Site -

This site is characterised by scrubby overgrown vegetation which is clearly used as part of the local green network with informal routes dissecting the site. Development of this site would result in a loss of this important local asset. It is also difficult to see how this site can be designed to integrate well with the existing built form and appear part of the settlement. The site is beyond the settlements' envelope and is considered inappropriate for development.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. This site would be contrary to the Place and Environment Strategy of the LDP, due to the loss of green network and the site not being able to integrate well with the existing built environment and therefore not positively adding to the place. As there is an adequate range, choice and future supply of housing sites identified in the LDP, this site is not required for this LDP.

Final Site Assessment Summary

Site Reference – 2280

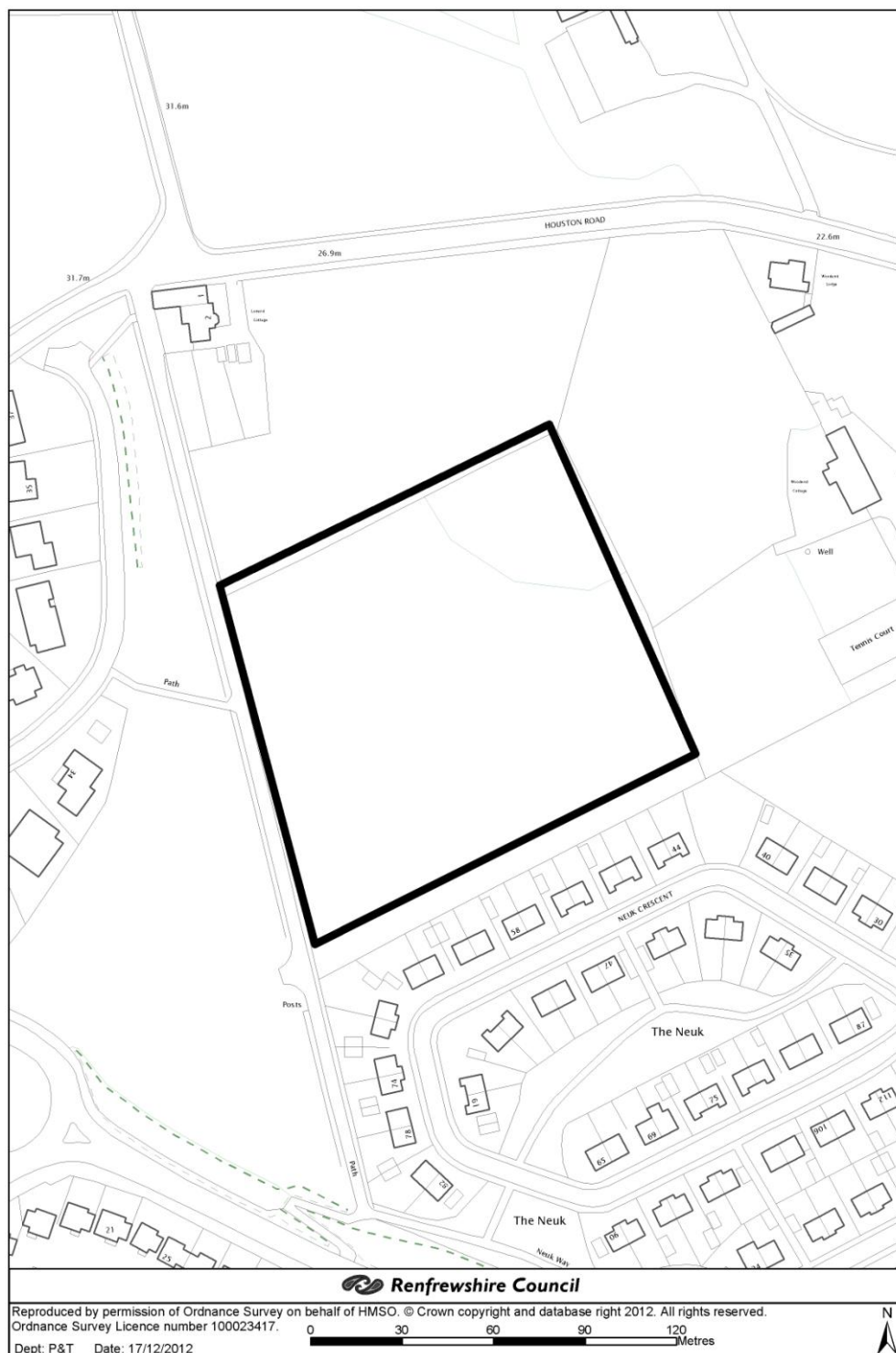
Site Address – North of Neuk Crescent, Houston

Proposal – Residential

Site Residential Rank – 67

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site has a mix of mature deciduous trees, bushes and shrubs and therefore supports a range of biodiversity. There are a number of informal footpaths dissecting the site and therefore the site is an important part of the local green network helping human and species dispersal. Development of this site would result in the loss of this woodland resource, biodiversity, flora and fauna, green network, as well as an impact on the local landscape setting.

Planning Overall Assessment of the Site -

This site supports an important local asset and well used green network. It is considered that development of this site is unlikely to add anything positive to the area. The development of this site would have a detrimental impact on the character of the place.

Does it accord with LDP Strategy -

Development of this site for residential use would fail to comply with the principles set out in both the Place and the Environment Strategy in the LDP. Development would result in the loss of well used green network and it is considered challenging to design a residential layout which positively adds to the place. There is already an adequate range, choice and future supply of housing sites identified for this LDP, one of which is to the north of the site which is considered more appropriate for small scale residential development for Houston.

Final Site Assessment Summary

Site Reference – 2303

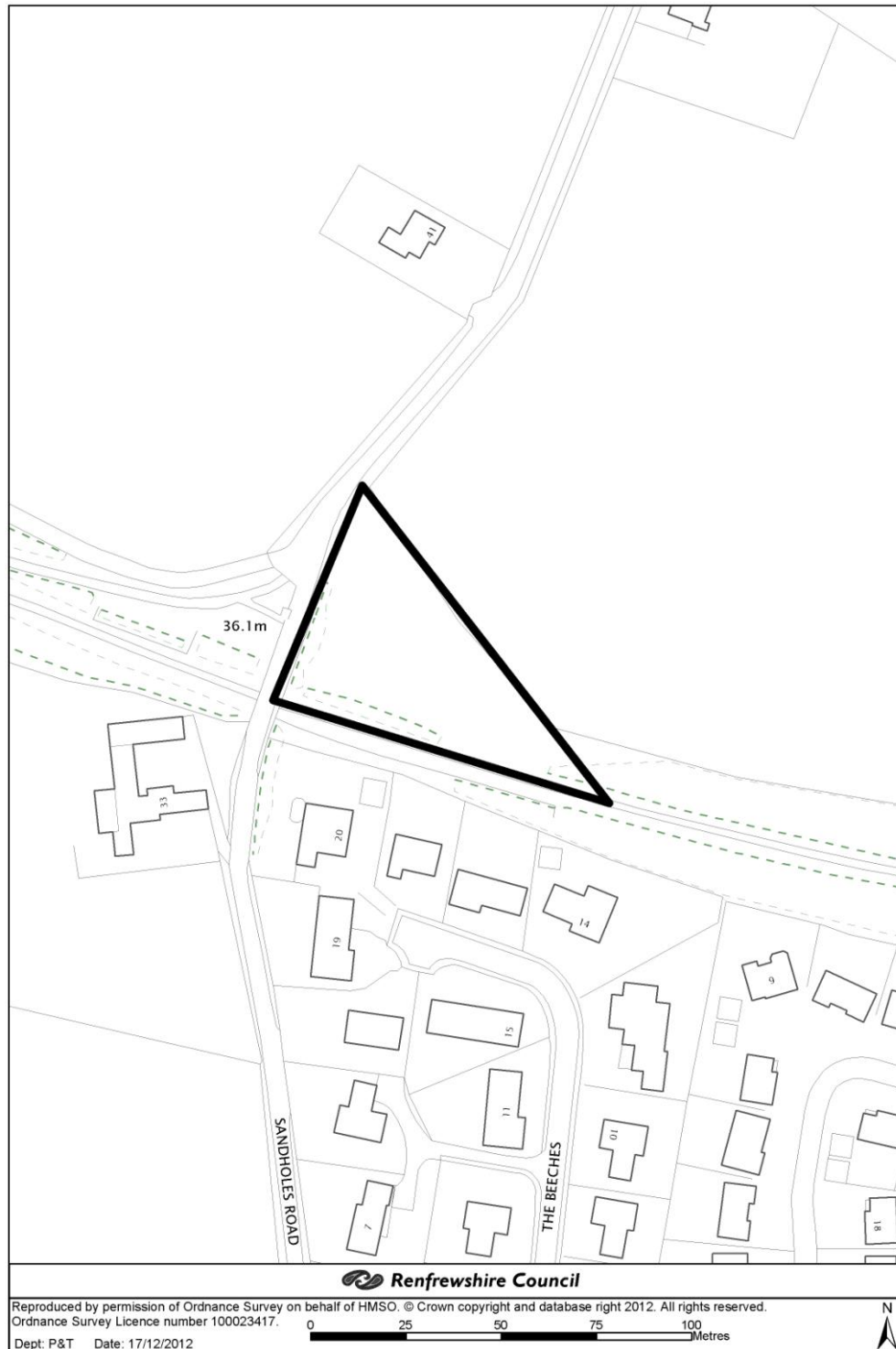
Site Address – 6 Sandholes Road, Brookfield

Proposal – Residential

Site Residential Rank – 68

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site is a densely wooded sloping site with a mix of small shrubs, bushes and semi-mature trees. There is likely to be some biodiversity interest. This is a small site on the edge of Brookfield and although located next to the National Cycle Route 75 it is anticipated that development of this site is likely to result in increased vehicular movement and therefore, an increase in emissions. Development of this site will have an impact on the landscape and soil.

Planning Overall Assessment of the Site -

This small sloping site is considered unacceptable for development given its position in relation to the existing settlement envelope. The site would sit in isolation and would set an undesirable precedent for further development in the green belt.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Although a small site, the development of this area of land is likely to have an adverse impact on the character and appearance of the place and therefore contrary to the Place Strategy outlined in the LDP.

Final Site Assessment Summary

Site Reference – 5054-4

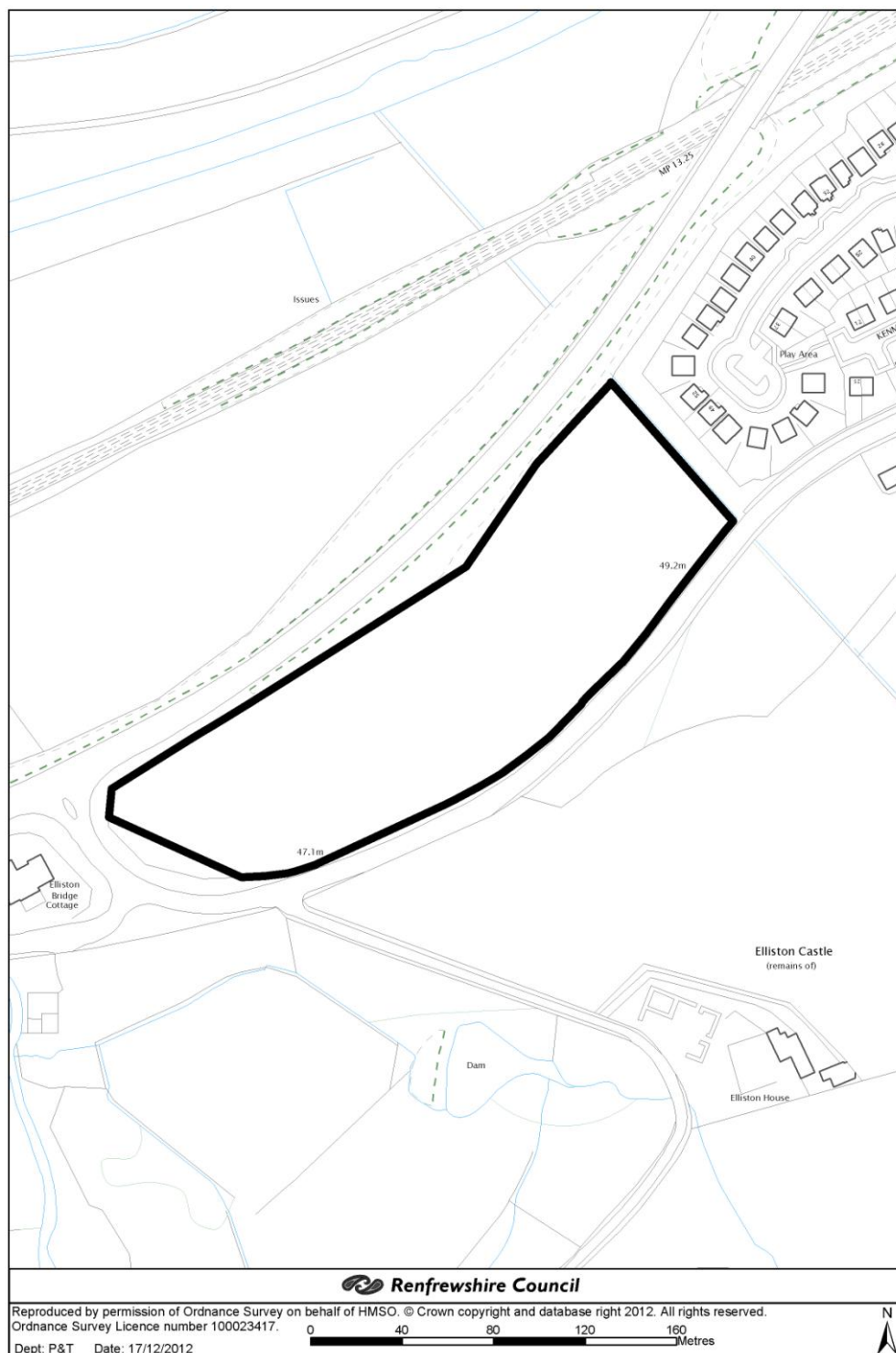
Site Address – Howwood

Proposal – Residential

Site Residential Rank – 69

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

Undulating grazing field which is open in character. There is an established hedgerow with some semi-mature and mature trees located along the boundaries of the site. There is some biodiversity interest. Development of this site would have some impact on landscape and soil. There is also likely to be an impact on air quality with the additional vehicular movements from the residential development. However this impact is likely to be limited given that public transport connections are within walking distance of the site. There are issues with both surface water and potential flood risk and any development would require to ensure that this impact is satisfactorily resolved.

Planning Overall Assessment of the Site -

This is a green belt site located beyond the edge of the settlement envelope. Development of this site for residential use would result in an undesirable precedent for further development along the B787 road. To provide an effective, generous range and choice of residential sites, the LDP has indicated a preferred site in the middle of the settlement which is considered more sustainable than this site.

Does it accord with LDP Strategy -

The Place Strategy within the LDP aims to create strong communities and place following sustainable patterns of development. Although this site is on the edge of the settlement, the LDP strategy is to concentrate development within existing built up areas where possible. The LDP identifies a site in the middle of Howwood that complies with this criterion. There is an adequate range, choice and future supply of housing sites identified in the LDP, therefore this site is not required to meet the housing need and demand.

Final Site Assessment Summary

Site Reference – 5054-3

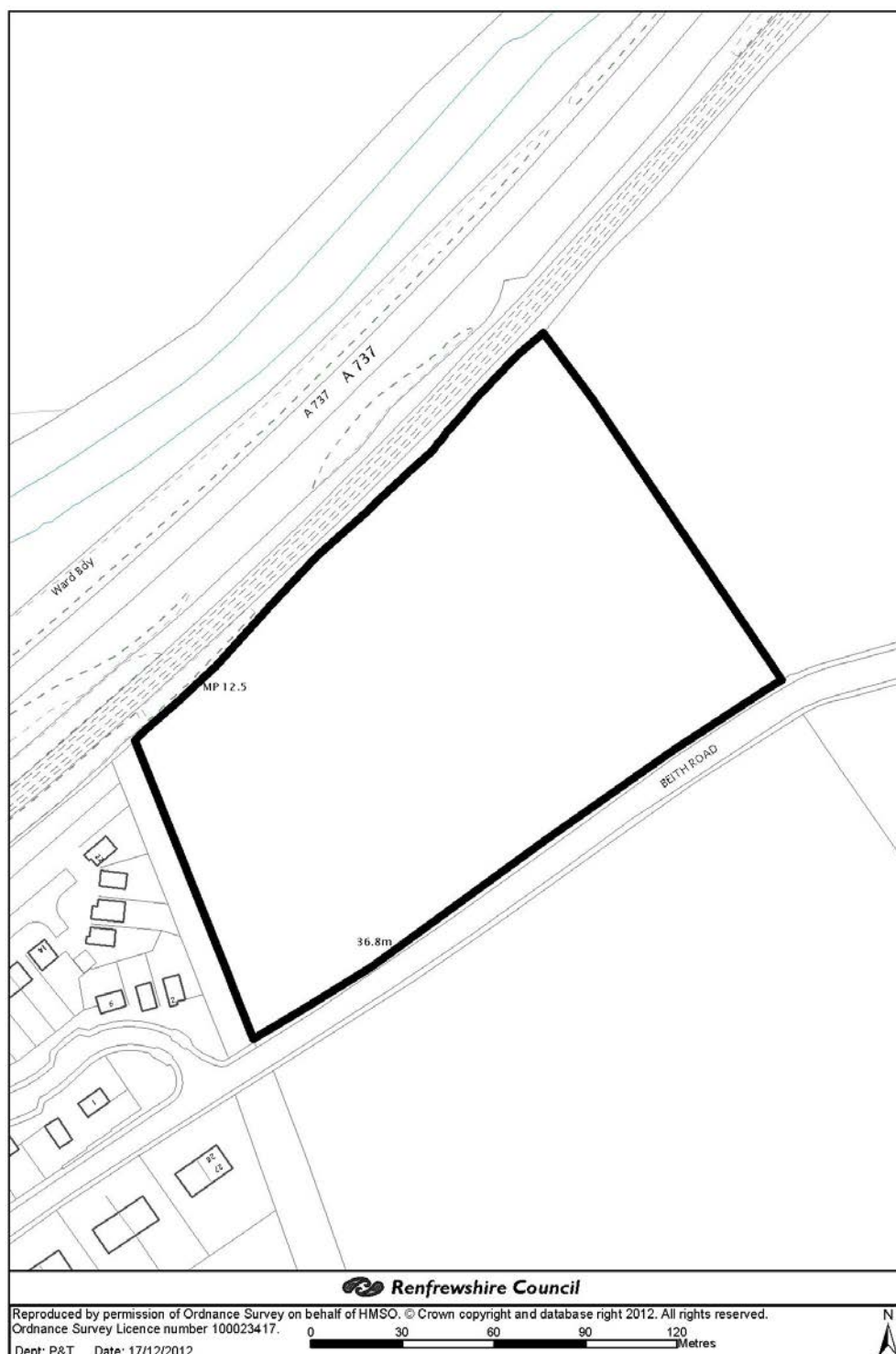
Site Address – Howwood

Proposal – Residential

Site Residential Rank – 70

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

Slightly undulating grazing field with established hedgerows and mature trees to the boundaries of the site. There is some biodiversity interest associated with this site. The is a prominent site on the edge of the settlement, therefore, likely to be an impact to local landscape character. There is also likely to be an impact on air quality with the additional vehicular movements from the residential development. However, this impact is likely to be limited given that public transport connections are within walking distance of the site. There is some potential surface water risk at this site which will require satisfactory remediation measures.

Planning Overall Assessment of the Site -

This is a green belt site located beyond the edge of the settlement envelope. Development of this site for residential use would result in an undesirable precedent for further development along Beith Road. To provide an effective, generous range and choice of residential sites, the LDP has indicated a preferred site in the middle of the settlement which is considered is more sustainable than this site.

Does it accord with LDP Strategy -

The Place Strategy within the LDP aims to create strong communities and place following sustainable patterns of development. Although this site is on the edge of the settlement, the LDP strategy is to concentrate development within existing built up areas where possible. The LDP identifies a site in the middle of Howwood that complies with this criterion. There is an adequate range, choice and future supply of housing sites identified in the LDP, therefore this site is not required to meet the housing need and demand.

Final Site Assessment Summary

Site Reference – 5054-2

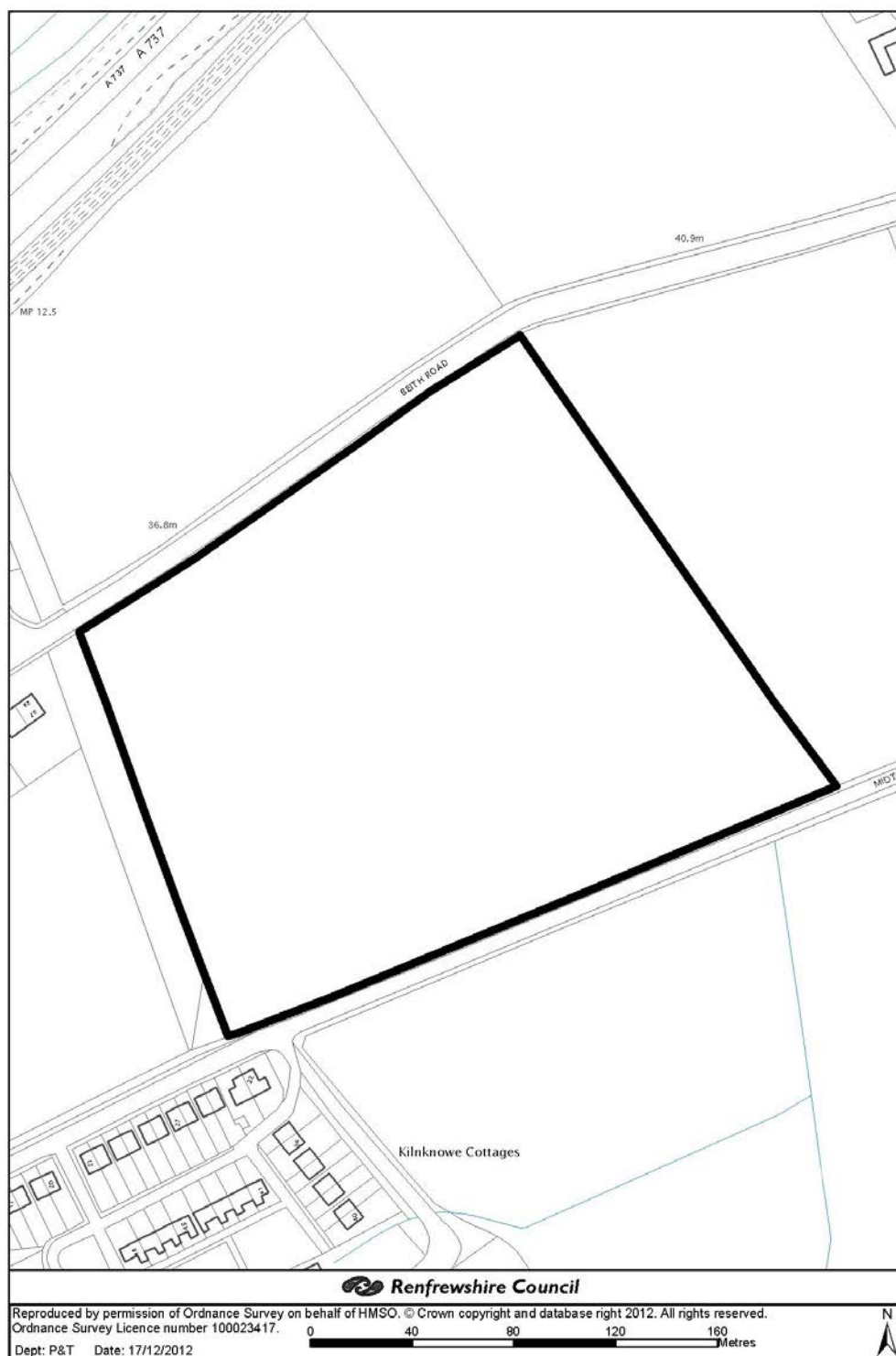
Site Address – Howwood

Proposal – Residential

Site Residential Rank – 71

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is an open undulating grazing field with established hedgerows and mature trees to the boundaries of the site. There will be some biodiversity interest. This is a prominent site on the edge of the settlement, therefore, likely to be an impact to local landscape character. There is also likely to be an impact on air quality with the additional vehicular movements from the residential development. However, this impact is likely to be limited given that public transport connections are within walking distance of the site. There is some potential surface water risk at this site which will require satisfactory remediation measures.

Planning Overall Assessment of the Site -

This is a green belt site located beyond the edge of the settlement envelope. Development of this site for residential use would result in an undesirable precedent for further development along Beith Road. To provide an effective, generous range and choice of residential sites, the LDP has indicated a preferred site in the middle of the settlement which is considered is more sustainable than this site.

Does it accord with LDP Strategy -

The Place Strategy within the LDP aims to create strong communities and place following sustainable patterns of development. Although this site is on the edge of the settlement, the LDP strategy is to concentrate development within existing built up areas where possible. The LDP identifies a site in the middle of Howwood that complies with this criterion. There is an adequate range, choice and future supply of housing sites identified in the LDP, this site is not required to meet the housing need and demand.

Final Site Assessment Summary

Site Reference – 2293

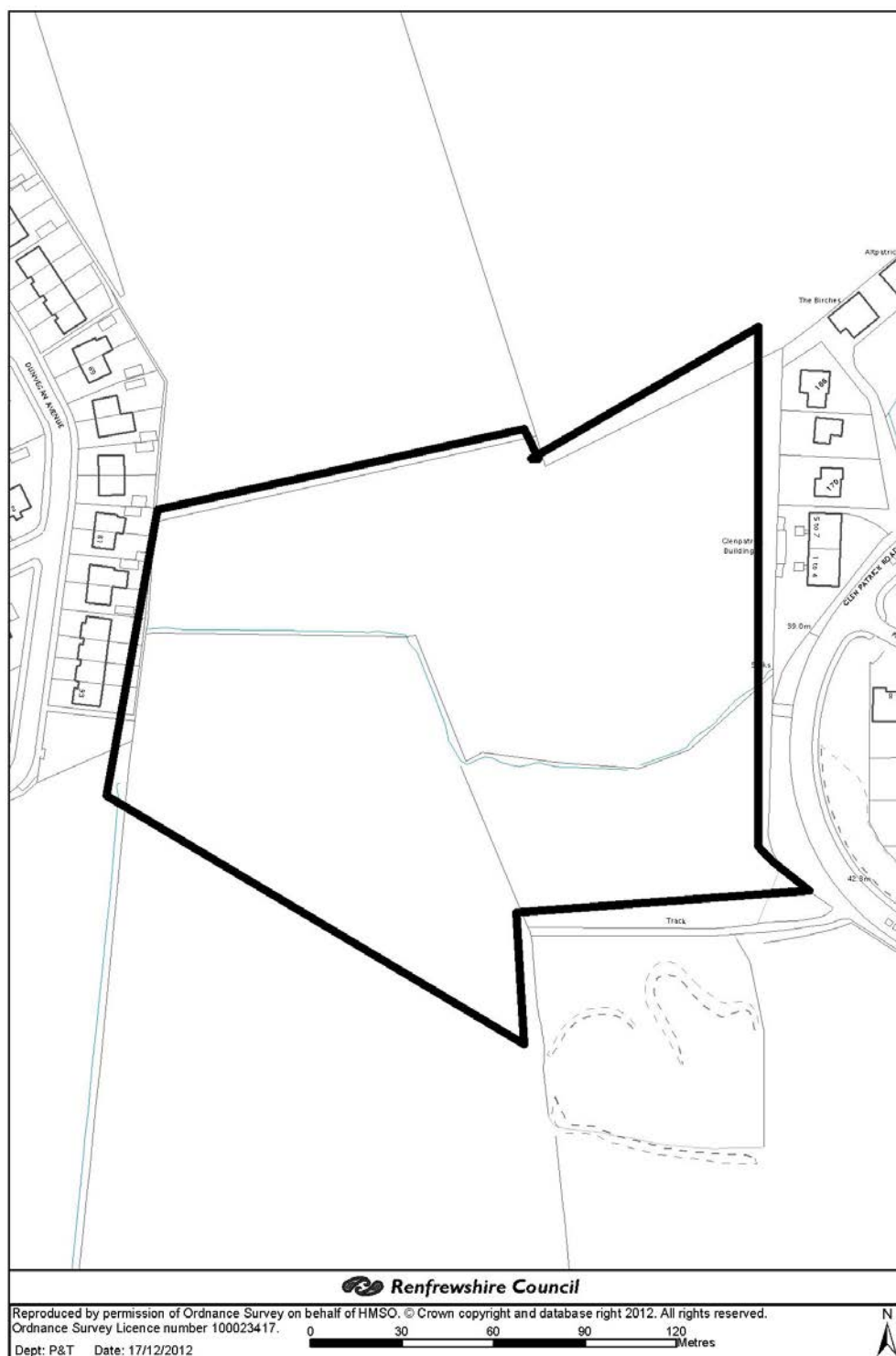
Site Address – Land between Dunvegan Avenue and Glenpatrick Road, Elderslie

Proposal – Residential

Site Residential Rank – 72

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is an open undulating grazing field with established hedgerows, bushes, shrubs and trees around the boundaries and across the site. There is some biodiversity interest. There is a potential risk from flooding affecting middle section of the site from existing watercourse. The risk from flooding will require to be addressed as well as any potential impact to water quality. This is a prominent wedge in the green belt and landscape, therefore, there is likely to be an impact on the local landscape character as well as an impact on soil. There may be an increase in emissions due to increased vehicular movements to and from the site if developed.

Planning Overall Assessment of the Site -

The site is located between two existing residential areas. If developed on its own, the site would not relate well to the existing built form of the area. The field to the north of this site has been included as a potential new residential site as it has frontage access onto an existing road and the ability to integrate well with the existing built form. As the LDP identifies an adequate range, choice and future supply of housing sites to meet the housing need and demand, this site is not required.

Does it accord with LDP Strategy –

If developed in isolation this site is unlikely to provide a positive addition to the character and appearance of the settlement and therefore, it does not support the principles of place making that the LDP aims to achieve through the policies and proposals set out in the LDP and the guidance provided in the New Development Supplementary Guidance.

Final Site Assessment Summary

Site Reference – 5036

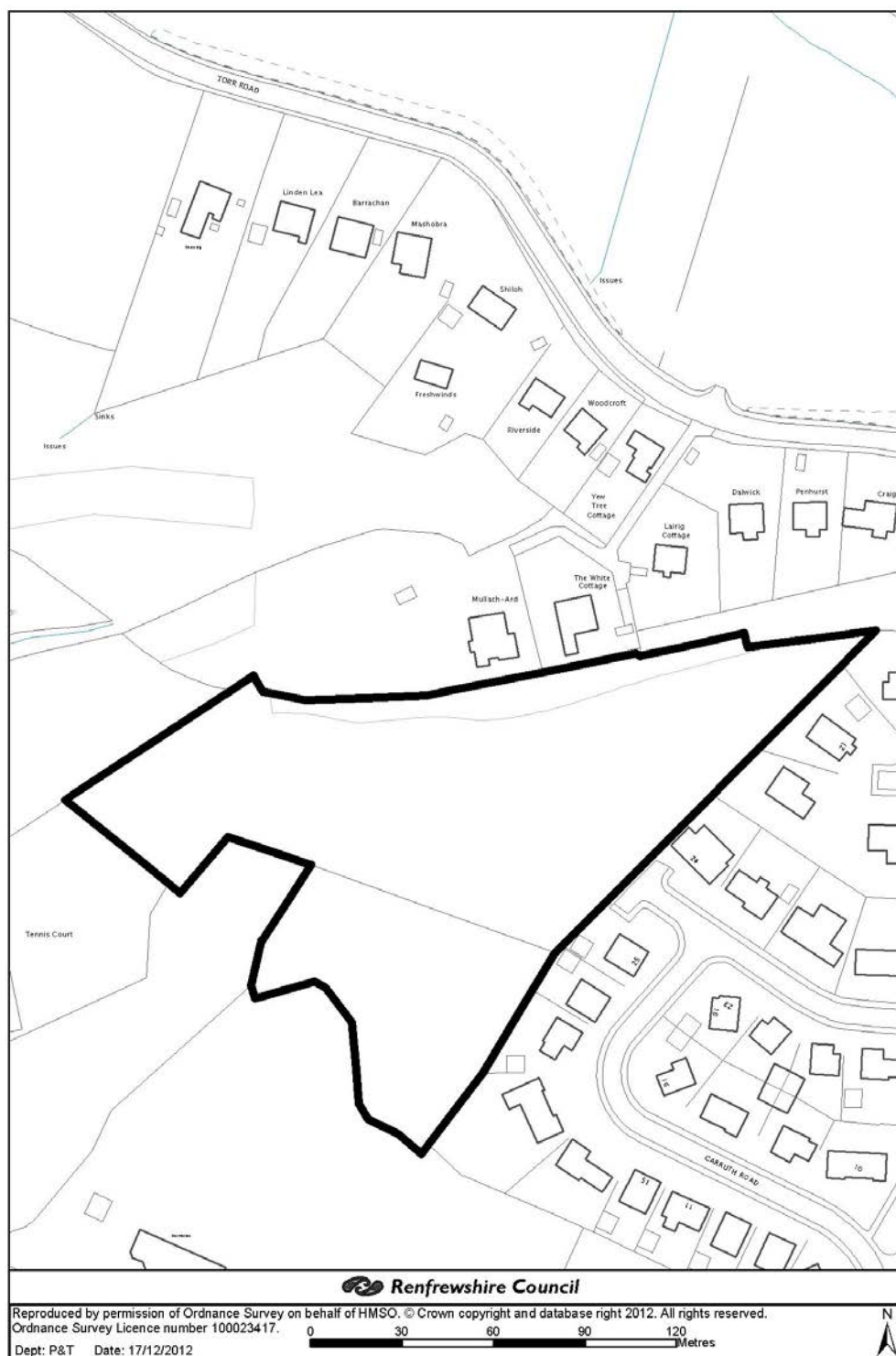
Site Address – Land to the West of Thriplee Rd, Bridge Of Weir

Proposal – Residential

Site Residential Rank – 73

Existing Local Plan Policy – BG1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site consists of unmaintained grassland with marsh areas in parts. There are a range of shrubs, bushes and trees as well as an established hedgerow. The site contains a variety of biodiversity, flora and fauna. There is a potential flood risk affecting part of the site which would require satisfactory remedial works as well as ensuring that water quality is not adversely affected. The landscape setting and soil will be impacted upon if developed. Increase in vehicular movements to and from the site will result in increased emissions.

Planning Overall Assessment of the Site -

Although located within the settlement with existing land uses on three sides, this site is not suitable for residential development. It is currently an asset to the overall place given the biodiversity, flora and fauna interest. It is likely to be challenging to design a layout which would achieve a positive outcome and integrate well with the surrounding land uses. As there are other residential sites within Bridge of Weir which are able to provide the range and choice to meet the housing need and demand, this site is not appropriate.

Does it accord with LDP Strategy -

This site is unlikely to provide a positive addition to the character and appearance of the settlement and, therefore, it does not support the principles of place making that the LDP aims to achieve through the policies and proposals set out in the LDP and the guidance provided in the Supplementary Guidance.

Final Site Assessment Summary

Site Reference – 1062

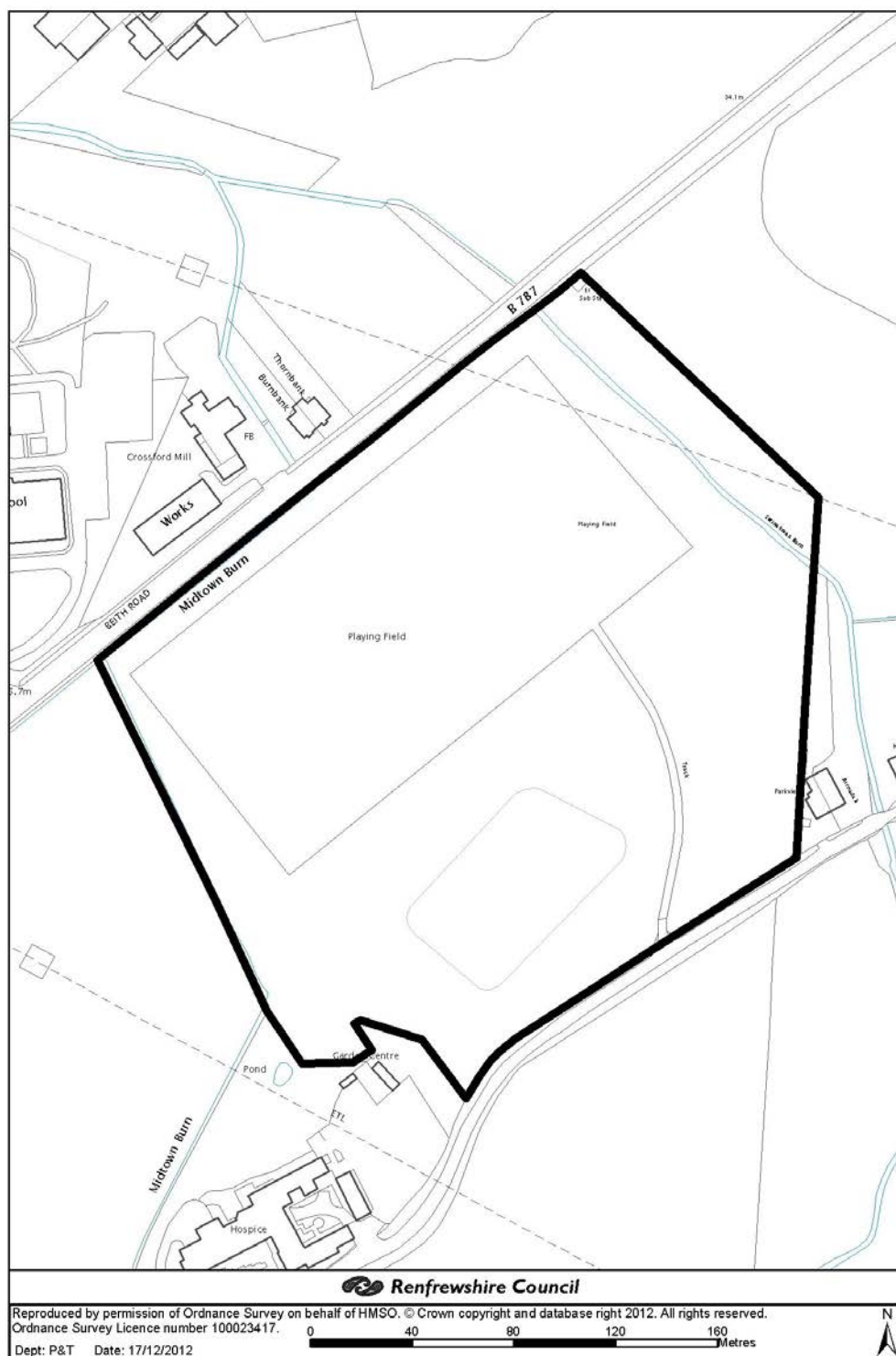
Site Address – Former St Cuthbert's Playing Field, Johnstone

Proposal – Residential

Site Residential Rank – 74

Existing Local Plan Policy – GB1, L1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site was previously a playing field associated with a school. This site is no longer in use and is not maintained. The pitch has consequently regenerated with reeds and grasses. There is an existing hedgerow with bushes and trees along the boundary of the site. A degree of biodiversity is present on this site. There is a flood risk associated with the Swinetrees Burn which is located to the east of the site and there is also significant surface water risk on the site. Both would require to be remediated with the impact to water quality assessed. There is likely to be an increase in emissions due to increase vehicular movements. However the site is within walking distance of services, facilities and good active travel and public transport links therefore any impact is not likely to be significant.

Planning Overall Assessment of the Site -

This site is on the edge of the settlement and given the amount of land identified for residential development in Johnstone South West Community Growth Area there is no requirement to release this site from green belt.

Does it accord with LDP Strategy -

The emphasis within the Place Strategy of the LDP is to concentrate on consolidating development within existing built up areas on sites which are considered most sustainable. A number of sites for residential development have been identified in the heart of the Johnstone South West community and there is no requirement for this isolated green belt site to meet the housing need and demand for this area.

Final Site Assessment Summary

Site Reference – 5053

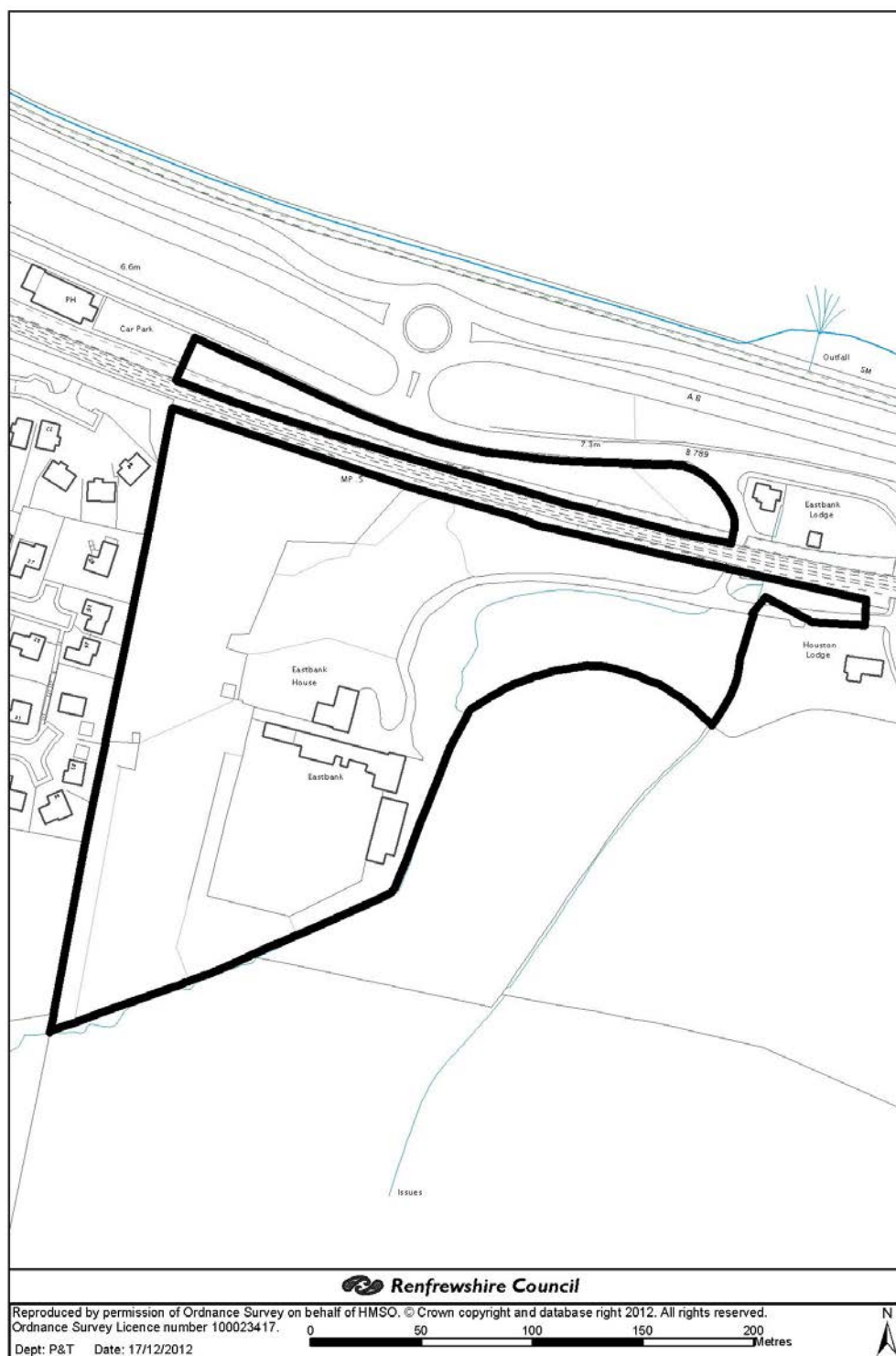
Site Address – East Bank, Houston Road, Langbank

Proposal – Residential

Site Residential Rank – 75

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site has an abundance of shrubs, bushes, trees and therefore has a range of biodiversity, flora and fauna interests. Development of this site is likely to result in increased emissions, however the site is centrally located in the settlement, this increase is unlikely to be significant. There is a potential flood risk due to a watercourse at both the eastern and western ends of the site. This risk would require to be satisfactorily remediated. The water quality would also require to be protected and where possible enhanced.

Planning Overall Assessment of the Site -

The site has an existing house and some flats with other buildings associated with the residential use. The site is set in well maintained grounds. Redevelopment of the land where there are currently existing buildings would be acceptable, however there is an access issue associated with this site which would limit the extent of development. The landscaping and flora surrounding the site would be important to maintain. Development of the land outwith that already built on would be unacceptable due to the significant impact that this would have on the character and appearance of the site and settlement.

Does it accord with LDP Strategy -

Development of the entire site would lead to significant visual intrusion to the detriment of the place and therefore this would be contrary to the Place Strategy of the LDP. Development would be unlikely to provide a positive addition to the character and appearance of the settlement and would therefore not support the principles of place making that the LDP aims to achieve through the policies and proposals set out in the LDP and the guidance provided in the New Development Supplementary Guidance.

SEA Overall Assessment of the Site -

This is an undulating grazing field with an area of marsh to the northern boundary consisting of shrubs, bushes and mix of deciduous trees with a wooded riparian corridor to the southern boundary along the river edge. A degree of biodiversity is present on this site. Houstonhead Dam overflow sluice and burn are located to the northern boundary. Parts of this site often ponds, therefore the flood risk will require to be addressed as well as the impact from surface water flows from Loch Road. The water quality would also require to be protected and where possible enhanced.

Planning Overall Assessment of the Site -

Although on the edge of the settlement, if this field was developed it is considered that the defensible green belt boundary would be lost resulting in many of the other fields to the east of this site being under threat from development. The development of this site would also appear quite isolated, as it would be difficult to integrate the site with the surrounding residential area given the current land form and level difference at the site.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Although a handful of greenfield sites have also been identified throughout Renfrewshire, these sites were considered appropriate as they could integrate well and have a positive effect on the settlement, adding to the place. It is difficult to see how this site could provide a positive addition and therefore it is considered contrary to the Place Strategy.

Final Site Assessment Summary

Site Reference – 5003

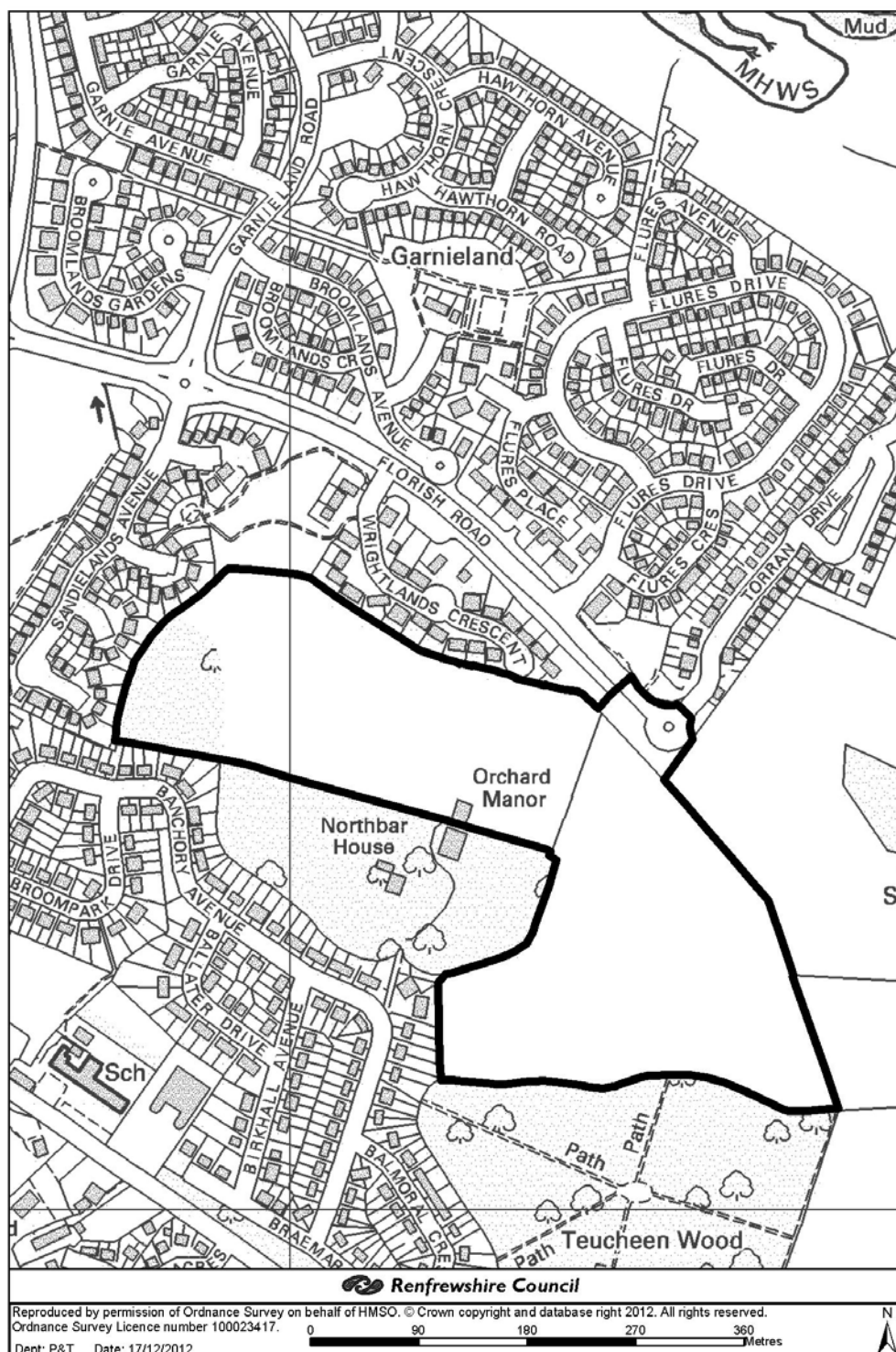
Site Address – Florish Road (Northbar), Erskine

Proposal – Residential, Affordable Housing, Waste, Energy

Site Residential Rank – 77

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site contains two fields, one to the west which consists of rough grassland and at an elevated position above the field, and one to the east which is used for grazing. The boundaries of the site have a number of shrubs, hedges, bushes and trees, many of the trees are mature. The site supports biodiversity, flora and fauna interest. Given the size of the site, development is likely to increase emissions. However this is unlikely to be significant given the good bus service in close proximity to the site. The western field, although elevated, is not highly prominent given the surrounding land form. The eastern field is visible and therefore development of the site is likely to have some impact on the local landscape character.

Planning Overall Assessment of the Site -

It is considered that this is a green wedge which prevents the coalescence of Erskine and Inchinnan. If development was to occur on this site this may set an undesirable precedent allowing the potential for incremental expansion of Erskine to the east. Although the site is bound by existing residential units, it is considered that any layout for this site would be self contained and insular with a limited relationship with the existing residential form.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Although a handful of greenfield sites have been identified in this LDP, these sites are considered to have the ability to integrate well with the surrounding area and therefore have a positive effect on the settlement. It is considered that it would be challenging for this site to be designed to fully integrate with the existing residential form and therefore is unlikely to be a positive addition to the place, and contrary to the Place Strategy of the LDP.

Final Site Assessment Summary

Site Reference – 5024

Site Address – Kilbarchan - Glebe

Proposal – Residential

Site Residential Rank – 78

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

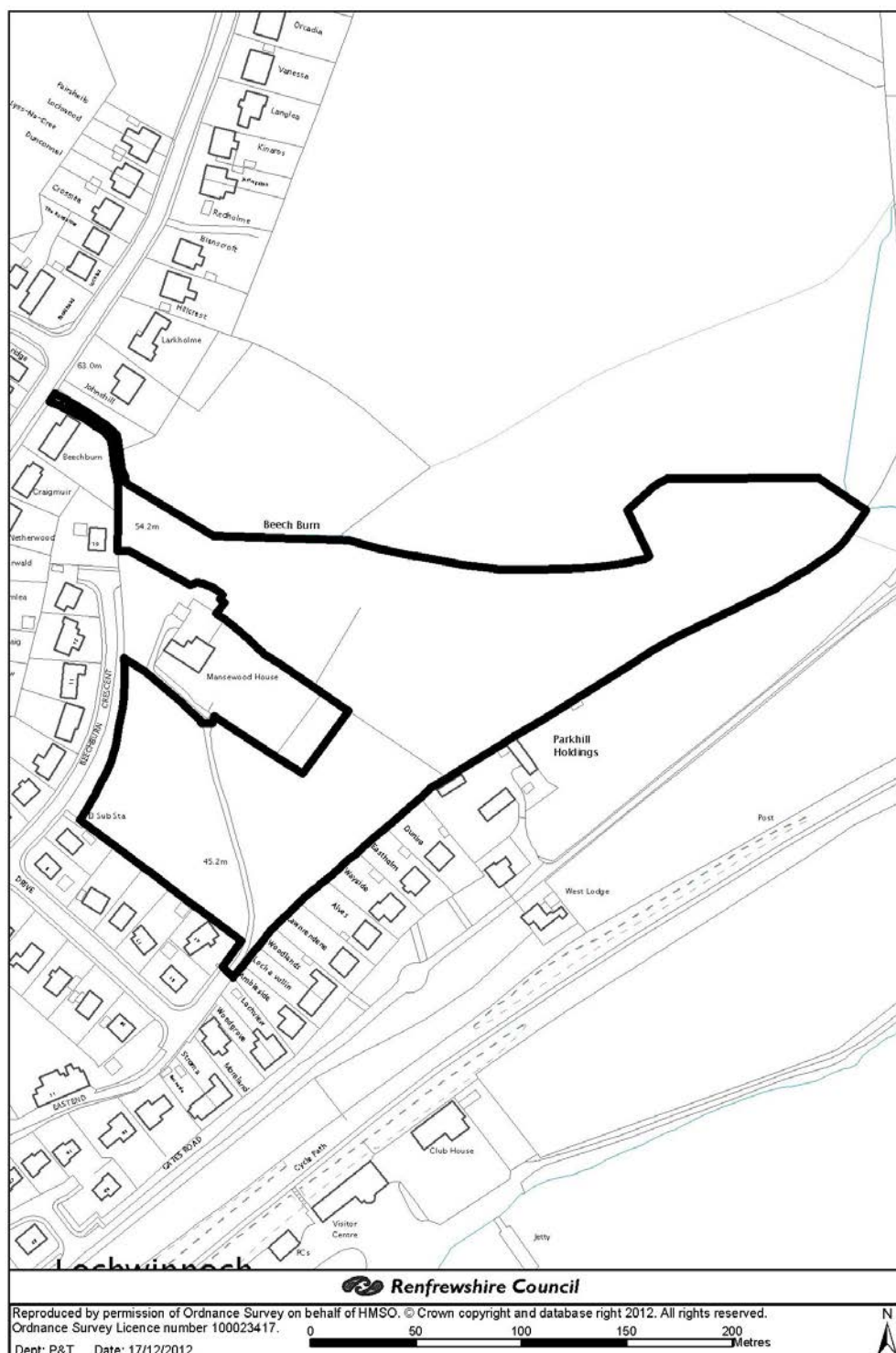
This is an undulating grazing field with a hedgerow along the north, east and southern boundary which also contains a mix of small shrubs, semi-mature and mature trees. The western boundary has a more open aspect where a watercourse flows. The site has some biodiversity interest. The burn to the west of the site causes a degree of flood risk with surface water risk to the centre of the site and to the north western corner of the site where ponding occurs and the land form is low and marshy. Water quality will require to be protected. The site is quite a contained and is only visible from the National Cycle Network 7, therefore the impact on the local landscape character and setting is limited.

Planning Overall Assessment of the Site -

Although this site has residential development surrounding it on three sides there are issues over access and flooding with the development of this site which constrain the effectiveness of the site and therefore it cannot be included within the LDP.

Does it accord with LDP Strategy -

This site fails to accord with both the Infrastructure and Place Strategies. The LDP aims to identify development in the right place where infrastructure is not a constraint to development. The LDP Place Strategy identifies sites for residential development which are capable of becoming effective in the lifetime of the LDP, however it is considered that given the financial climate and uncertainty, this site has too many constraints to provide this certainty.



SEA Overall Assessment of the Site -

This site is split into two fields, the eastern field is overgrown with rough grass land, reeds, bushes, shrubs and trees around the boundaries and throughout the site with the western field a maintained grazing area. This site contains a variety of biodiversity, flora and fauna. There is a watercourse that runs along the northern boundary with a small stream down the middle section which presents a flood risk. There is also a surface water risk to the eastern corner of the site where the land is low lying. In terms of landscape, the eastern section of the site is visible from certain vantage points whereas the western section is quite contained with residential development on almost all sides. The impact on the local landscape character and setting is not considered to be significant.

Planning Overall Assessment of the Site -

This site appears as backland development for the most part with only a small amount of frontage on Beechburn Crescent, therefore it is considered difficult to see how development of this site will have a positive outcome on the overall character and appearance of the settlement. Any development would appear very self contained and insular with limited relationship to the surrounding area.

Does it accord with LDP Strategy -

The Place Strategy in the LDP aims to ensure development has a positive effect on places. It is considered that given the form and location of this site, it would be challenging for this site to fully integrate with the surrounding area and therefore unlikely to be a positive addition to the settlement. There is also concern that this site has too many constraints to make this an effective site and therefore it cannot be considered as a potential development site in the LDP.

Final Site Assessment Summary

Site Reference – 2230

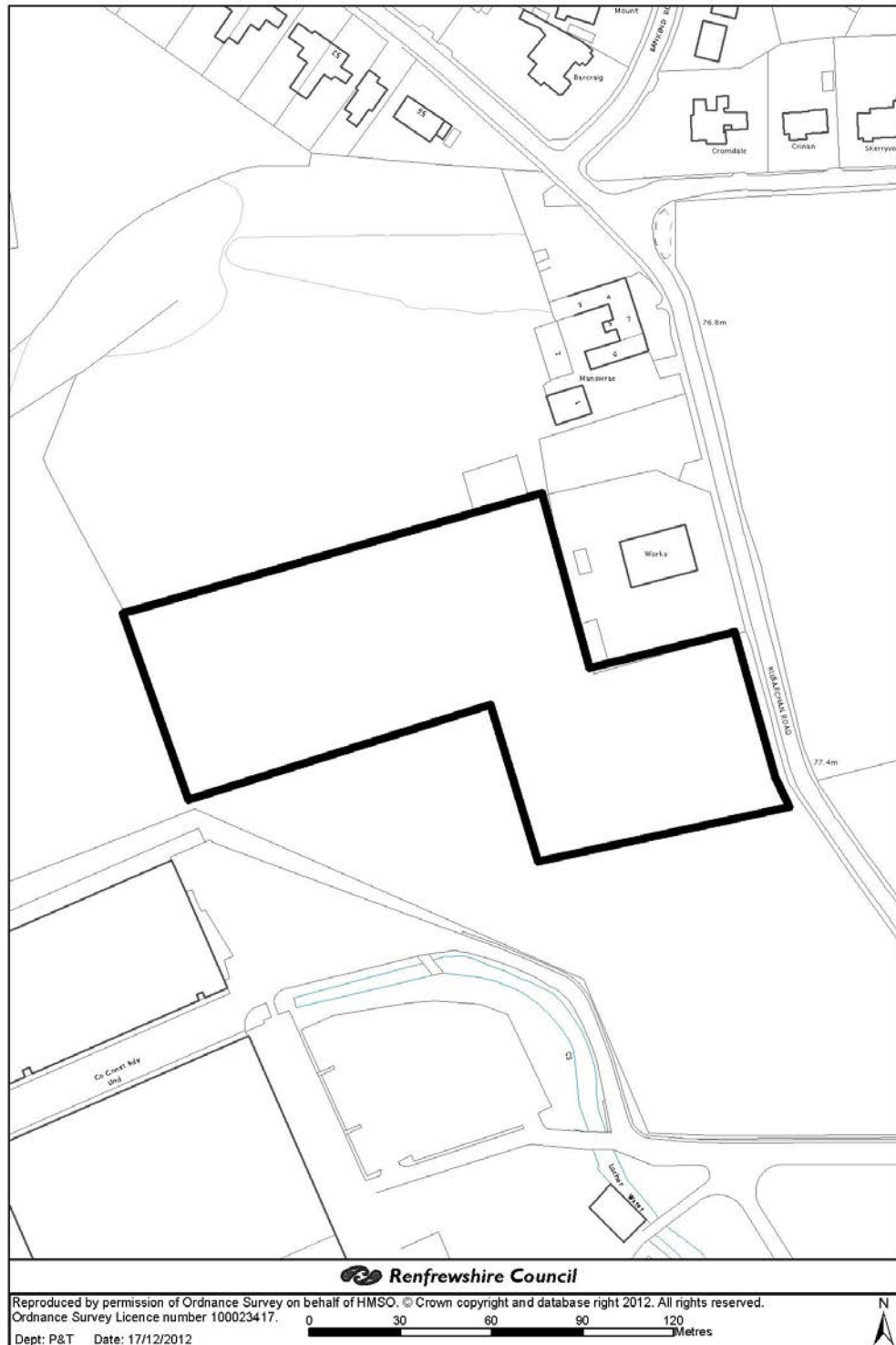
Site Address – Kilbarchan Road, Bridge of Weir

Proposal – Residential

Site Residential Rank – 80

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is a relatively flat and open rough grazing land with marsh to the western portion of the site, where there is a degree of ponding. There are some small bushes, shrubs and trees along the northern boundary of this site. There is some biodiversity interest on the site. There are very few distinctive landscape features, although the eastern section of the site is prominent on the approach into Bridge of Weir. Development of this site would have an impact on the local landscape and the character and appearance of the settlement.

Planning Overall Assessment of the Site -

Development of this site would be inappropriate as it would be isolated from the settlement as well as being sandwiched between two non-residential uses.

Does it accord with LDP Strategy -

The overall spatial strategy supports development which contributes positively to the character and appearance of a place protecting the built and natural environment and their setting. Development of this site is unlikely to be able to achieve this and therefore cannot be supported by the LDP.

Final Site Assessment Summary

Site Reference – 5004

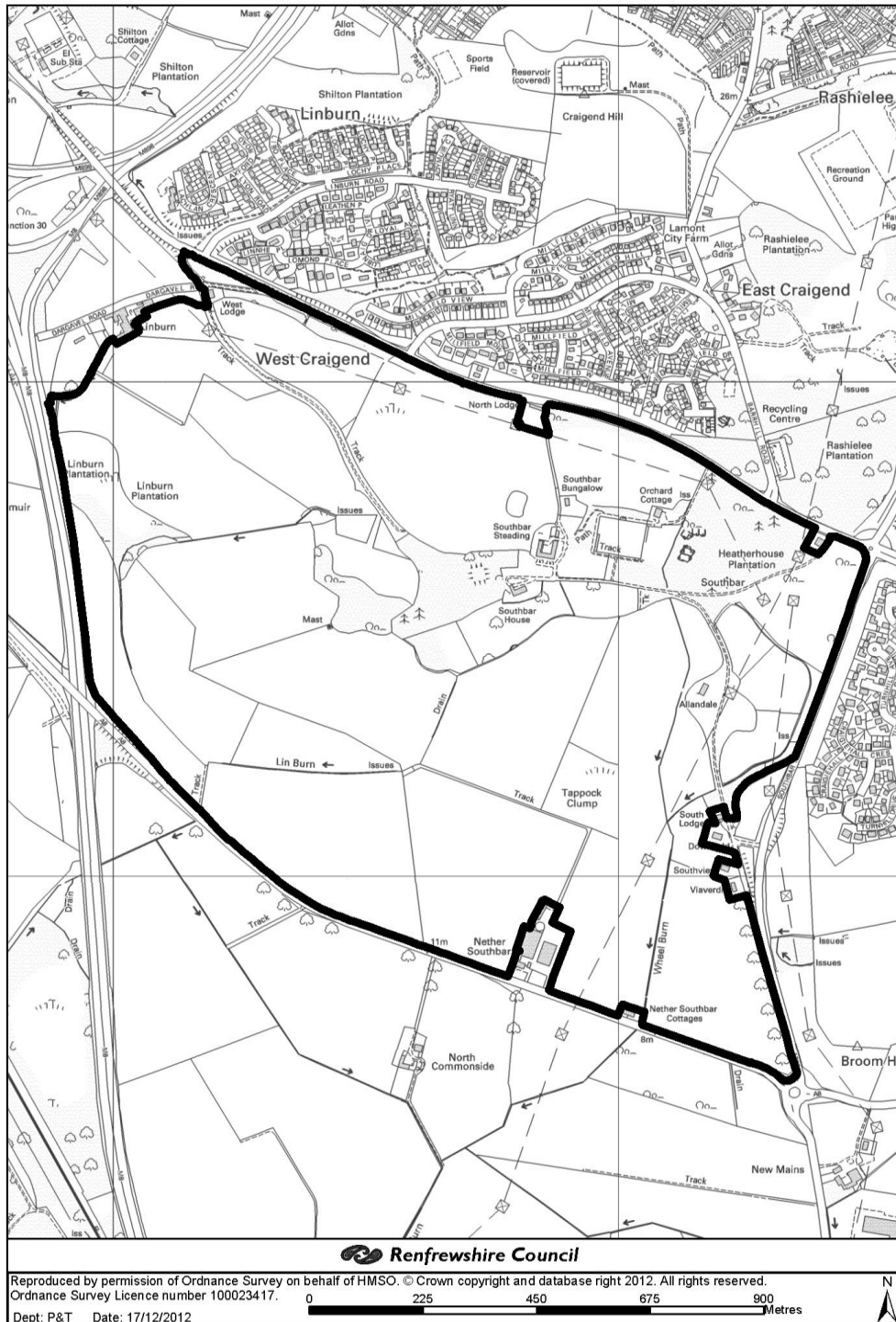
Site Address – Southbar/Linburn (Bounded by Old Greenock Rd, Southbar Rd, Greenock Rd. and M8, Erskine)

Proposal – Residential/Affordable Housing/Community Facilities/Sport & Leisure/Waste/Energy

Site Residential Rank – 81

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site predominantly consists of an agricultural field with a woodland plantation to the north east, and a walled garden to the centre of the site. There are a variety of bushes, hedgerows, shrubs and trees spread throughout the site. The site has a range of biodiversity, flora and fauna. The Lin Burn dissects the site as well as the Wheel Burn tributary, both have a potential flood risk. The water quality will require to be protected. Given the size of site, emissions will significantly rise due to the potential volume of additional vehicular trips that this development would generate. Sections of this site are fairly prominent and therefore development is likely to have an impact on the local landscape setting.

Planning Overall Assessment of the Site -

Development of this site would result in quite a substantial extension to Erskine. Given the proximity of the site to Bishopton Community Growth Area, a site of this size is not required. An adequate range, choice and future supply of housing has already been identified to serve the surrounding area.

Does it accord with LDP Strategy -

The LDP Place Strategy is to focus firstly on the regeneration of brownfield sites. Key to this strategy is the redevelopment of Bishopton Community Growth Area (CGA). The close proximity of this site to the CGA is likely to be detrimental to the delivery of this development.

Final Site Assessment Summary

Site Reference – 5018

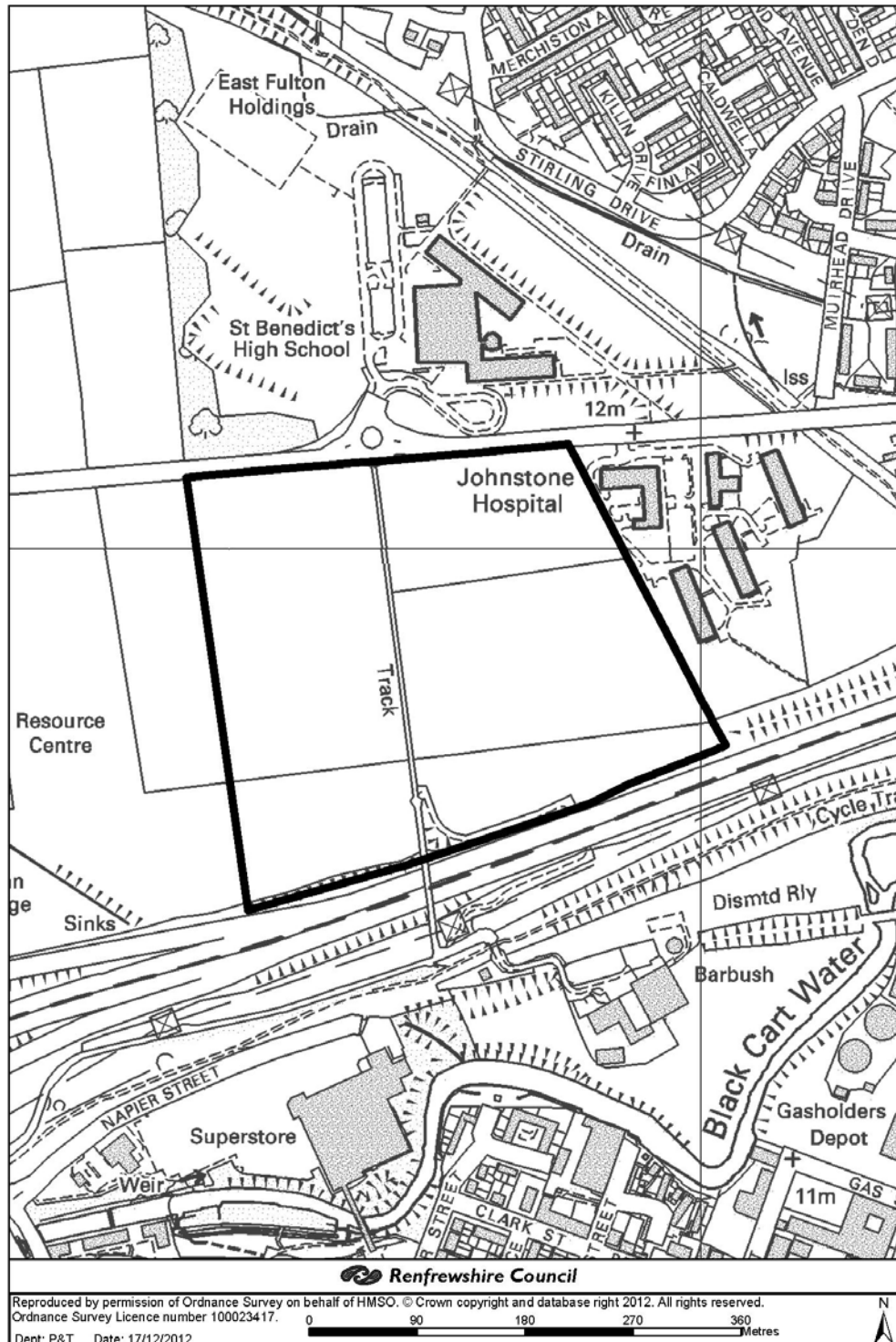
Site Address – Barbush Farm North, Johnstone

Proposal – Residential

Site Residential Rank – 82

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is a flat, open grazing field with hedgerows surrounding all boundaries of the site, biodiversity, flora and fauna value is low. There is a risk to the site from surface water with ponding to the south east and central areas of the site. A satisfactory attenuation scheme would be required to lessen this risk. There are few distinctive landscape features on this site. The field is fairly prominent on the entrance and exit to Linwood.

Planning Overall Assessment of the Site -

Although on the edge of the settlement, if this field was to be developed it is considered that the defensible green belt boundary would be lost resulting in many other fields to the west of this site being under potential threat from development.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites and although a handful of greenfield sites have been identified for potential development within this LDP, these sites are considered to have the ability to integrate well with the surrounding area. The Place Strategy in the LDP aims to ensure development had a positive effect on places. It is considered that given the location of this site, that it would be difficult for this site to fully integrate with the surrounding area and therefore would unlikely to be a positive addition to the settlement and place.

SEA Overall Assessment of the Site -

This is an undulating grazing field which consists of rough grassland, scrub vegetation, a variety of shrubs, bushes and trees with a wooded area to the north which separates the site from a flooded quarry. There is a variety of biodiversity, flora and fauna interest. There is evidence of localised flooding in the south west of the site which will require drainage attenuation and control mechanisms. This is a relatively large site and any development will encourage an increase in vehicular movement which will have an impact on emissions at the site. The site is relatively well contained by the surrounding land uses and difficult to see from many vantage points, therefore impact on the local landscape setting will be minimal.

Planning Overall Assessment of the Site -

Although bound by residential use on three sides and located on the edge of the settlement, development of this site is constrained by having no frontage. Therefore it would represent backland development as well as having access issues. Development of this site would not be appropriate.

Does it accord with LDP Strategy -

The Place Strategy in the LDP aims to ensure development has a positive effect on places. It is considered that given the form and location of this site, it would be challenging for it to fully integrate with the surrounding area and therefore unlikely to be a positive addition to the settlement. There is also concern that the site has too many constraints to make this an effective site and therefore it cannot be considered as a potential development site in the LDP.

Final Site Assessment Summary

Site Reference – 2281

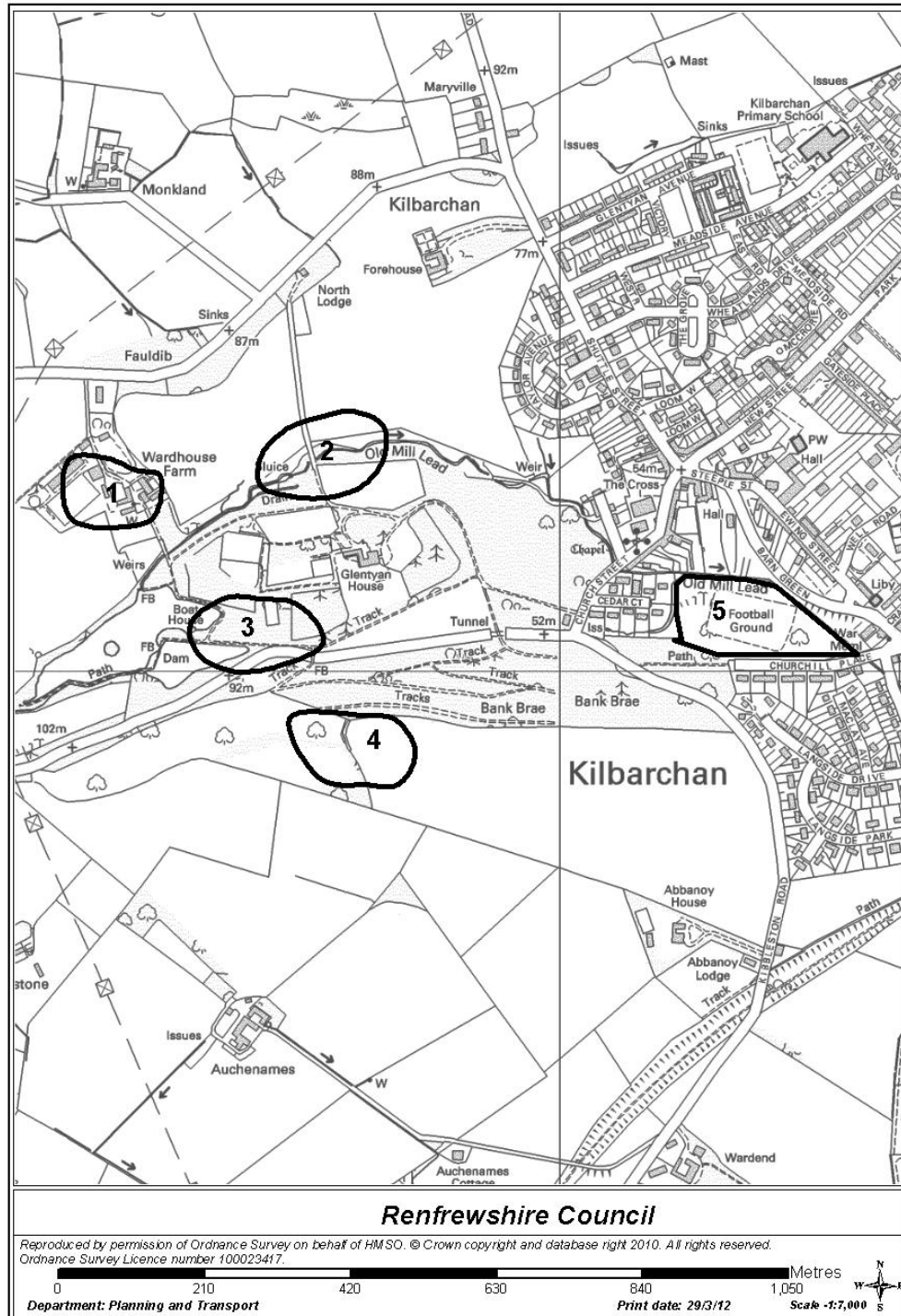
Site Address – Glentyan Estate, Kilbarchan

Proposal – Residential, community facilities, access and recreation

Site Residential Rank – 84

Existing Local Plan Policy – GB1, L1, L3, ENV3

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

Site 1 – The site comprises buildings associated with the farm which covers the entire site, therefore no biodiversity, flora or fauna value. There is a listed building to the west of site, its setting will require to be protected.

Site 2 – The site contains an existing walled garden with a variety of flora. The site is covered by a TPO. Biodiversity, flora and fauna value associated with the site.

Site 3 – This site is located beside an area of open water with marshy vegetation to the edge leading on to maintained grass with bushes and trees positioned around the edges. A TPO covers the site. Impact from the water body requires consideration.

Site 4 – The site has an undulating land form with rough grassland with some marshy depressions. The site is sunken in the landscape with bushes and trees around the edges. Drainage issues associated with the marsh landform will require assessment.

Site 5 – This is a flat grass site with the edges consisting of scrubby vegetation along with mature woodland. The site is covered by a TPO. Kilbarchan Burn flows is located in the north and eastern side of the site. There is evidence of historic flooding on this site. Flood and surface water risk will require a comprehensive assessment.

Planning Overall Assessment of the Site -

Site 1 – This is a small site which is located within the Glentyan Estate. The change of use of this land to residential should be tested through the submission of a planning application rather than through the development plan.

Site 2 - This is a small site which is located within the Glentyan Estate. The change of use of this land to residential should be tested through the submission of a planning application rather than through the development plan. There is though concern regarding potential impact to the walled garden by development of this site.

Site 3 - This is a small site which is located within the Glentyan Estate. The change of use of this land to residential should be tested through the submission of a planning application rather than through the development plan.

Site 4 – This site is inappropriate for development. It is located in the middle of undulating land where there is currently no building or structure present. Therefore it would appear as isolated development in the middle of a field which is likely to have an impact on the local landscape setting as well as the landscape character.

Site 5 – This site is inappropriate for development and would result in the loss of open space and green network to the centre of Kilbarchan on a site known for issues of historic flooding. There are also issues over access.

Does it accord with LDP Strategy -

Site 1 – This is a small site which is located within the Glentyan Estate. The change of use of this land to residential should be tested through the submission of a planning application rather than through the development plan.

Site 2 - This is a small site which is located within the Glentyan Estate. The change of use of this land to residential should be tested through the submission of a planning application rather than through the development plan.

Site 3 - This is a small site which is located within the Glentyan Estate. The change of use of this land to residential should be tested through the submission of a planning application rather than through the development plan.

Site 4 – Development of this site for residential use would not comply with the Place or Environment Strategy within the LDP. The isolated nature of the site would not add anything positive to the overall place. It would detract from the visual amenity at this gateway point into the village and would have an impact on natural heritage as well as landscape setting.

Site 5 – Although the emphasis within the Place Strategy is to concentrate on consolidating development within existing built up areas, the development of this site would result in the loss of open space and green network resource which is an asset to Kilbarchan. Development would have an impact in terms of overall visual amenity, as well as the contribution it has to the natural and built environment for the surrounding community and place. This development would fail to comply with the LDP.

Final Site Assessment Summary

Site Reference – 5056

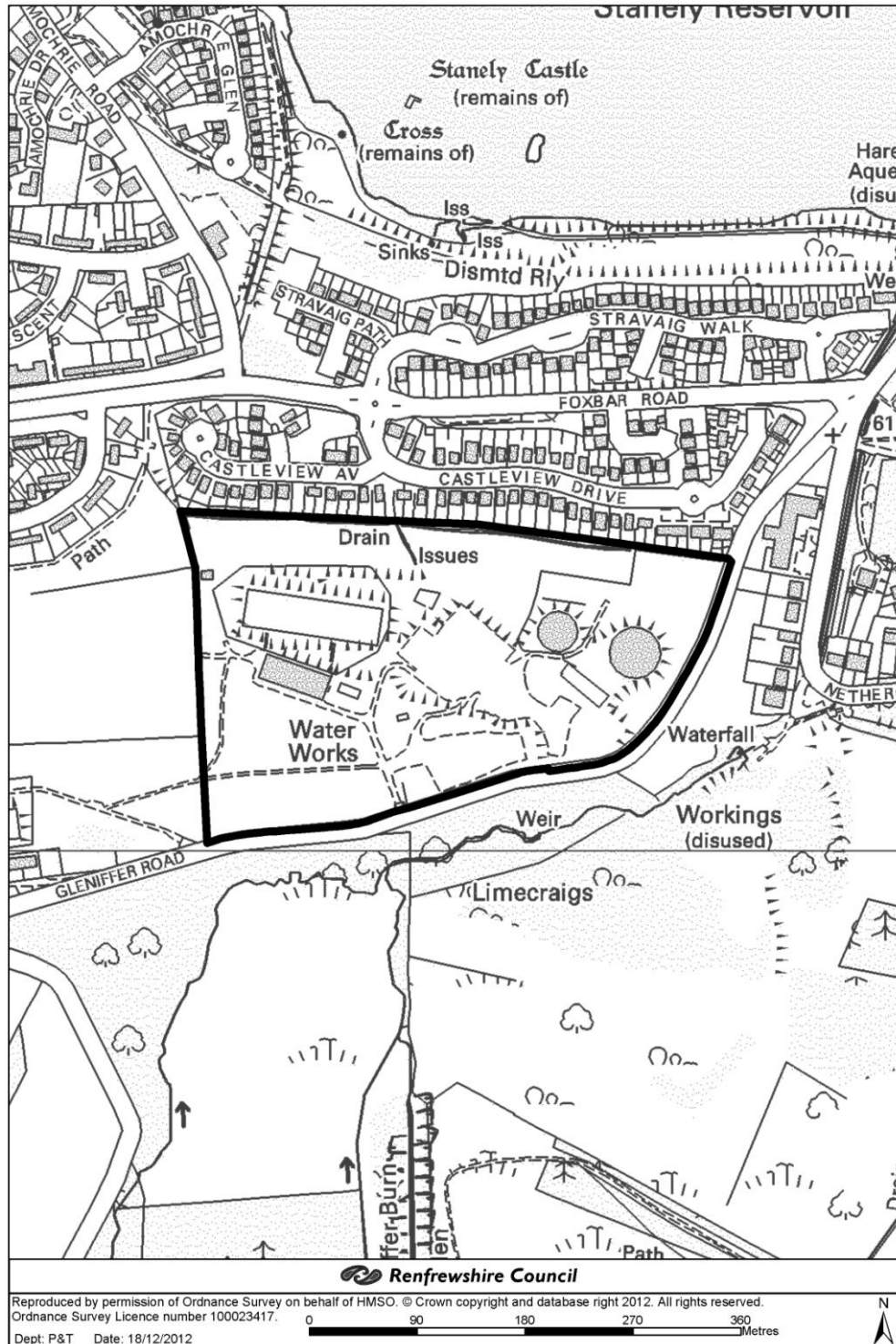
Site Address – Gleniffer Road, Paisley

Proposal – Residential

Site Residential Rank – 85

Existing Local Plan Policy – GB1, ENV3

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is a sloping site which contains rough grass land around existing water infrastructure with some small shrubs / trees located across the site. There will be some biodiversity interest. There is a risk to surface water at this site which will require a comprehensive assessment and remediation. This site is very prominent in the local landscape setting and any development is likely to have a significant visual impact. The site is relatively large and redevelopment will attract an increase in vehicular movements which is likely to result in increased emissions.

Planning Overall Assessment of the Site -

This site is inappropriate for development as it is considered to go beyond the settlement envelope which would lead to an undesirable precedent to the green belt land surrounding this site. This site has various constraints including access and the ability to integrate with the existing residential area. It is also very prominent given the current land form. This site would require significant work to prepare development platforms for residential use and therefore it is unlikely to be considered as effective in the lifetime of this LDP. As a range and choice of land has been identified to meet the housing need and demand for Renfrewshire, this site is not required.

Does it accord with LDP Strategy -

The Place Strategy within the LDP aims to ensure that development has a positive effect on existing settlements. Although this site is located next to existing residential units it is considered that the form and the location of the site presents challenges to allow the site to fully integrate with the surrounding area and it is therefore unlikely to be a positive addition to the place. There is also some concern that the site has too many constraints and therefore it cannot be considered as a potential development site in the LDP.

Final Site Assessment Summary

Site Reference – 2285

Site Address – Land to the South of the Kilmacolm Road and Strathgryffe Crescent, Bridge of Weir

Proposal – Residential

Site Residential Rank – 86

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is an undulating site with rough grazing land and very little other vegetation apart from some shrubs and bushes dotted along the boundary. The River Gryfe runs along the western and southern boundaries of this site. There is some biodiversity value associated with the site. The National Cycle Route (NCR) runs along the northern boundary of the site and any development would require to ensure protection of this route along with good linkage onto the active travel network. There is a potential flood risk to the site given the proximity of the watercourse. Although the site is partially concealed by existing land form and land uses when viewed from the north, it is prominent in the landscape when viewed from the south of the village.

Planning Overall Assessment of the Site -

Although part of this site adjoins an existing residential area, most of the site is dissected from the settlement by the existing NCR network. Therefore development at this site would appear isolated and it would be challenging to integrate fully with the existing built environment. Allowing development at this site is likely to set an undesirable precedent for further development of the other fields surrounding the site which would be unacceptable. This site would require significant work to prepare development platforms for residential use as well as there also being access constraints. Therefore the site is unlikely to be considered as effective in the lifetime of this LDP. As a range and choice of land has been identified to meet the housing need and demand for Renfrewshire, this site is not required.

Does it accord with LDP Strategy -

The Place Strategy within the LDP aims to ensure that development has a positive effect on existing settlements. Although this site is located close to an existing residential area it is considered that the form and the location of the site presents challenges to allow the site to fully integrate with the surrounding area and it is therefore unlikely to be a positive addition to the place.

Final Site Assessment Summary

Site Reference – 2246

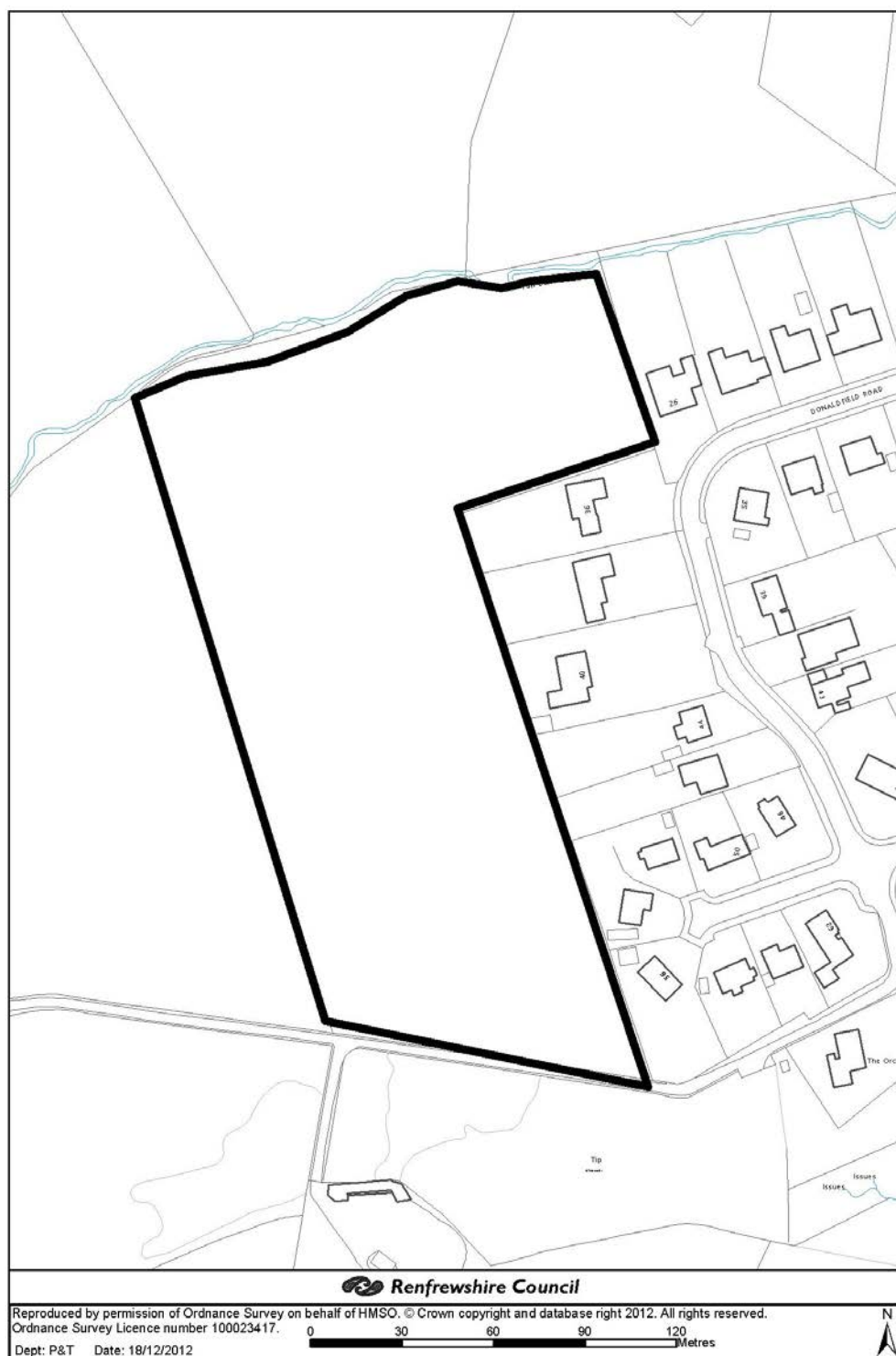
Site Address – Donaldfield Road, Bridge of Weir

Proposal – Residential

Site Residential Rank – 87

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

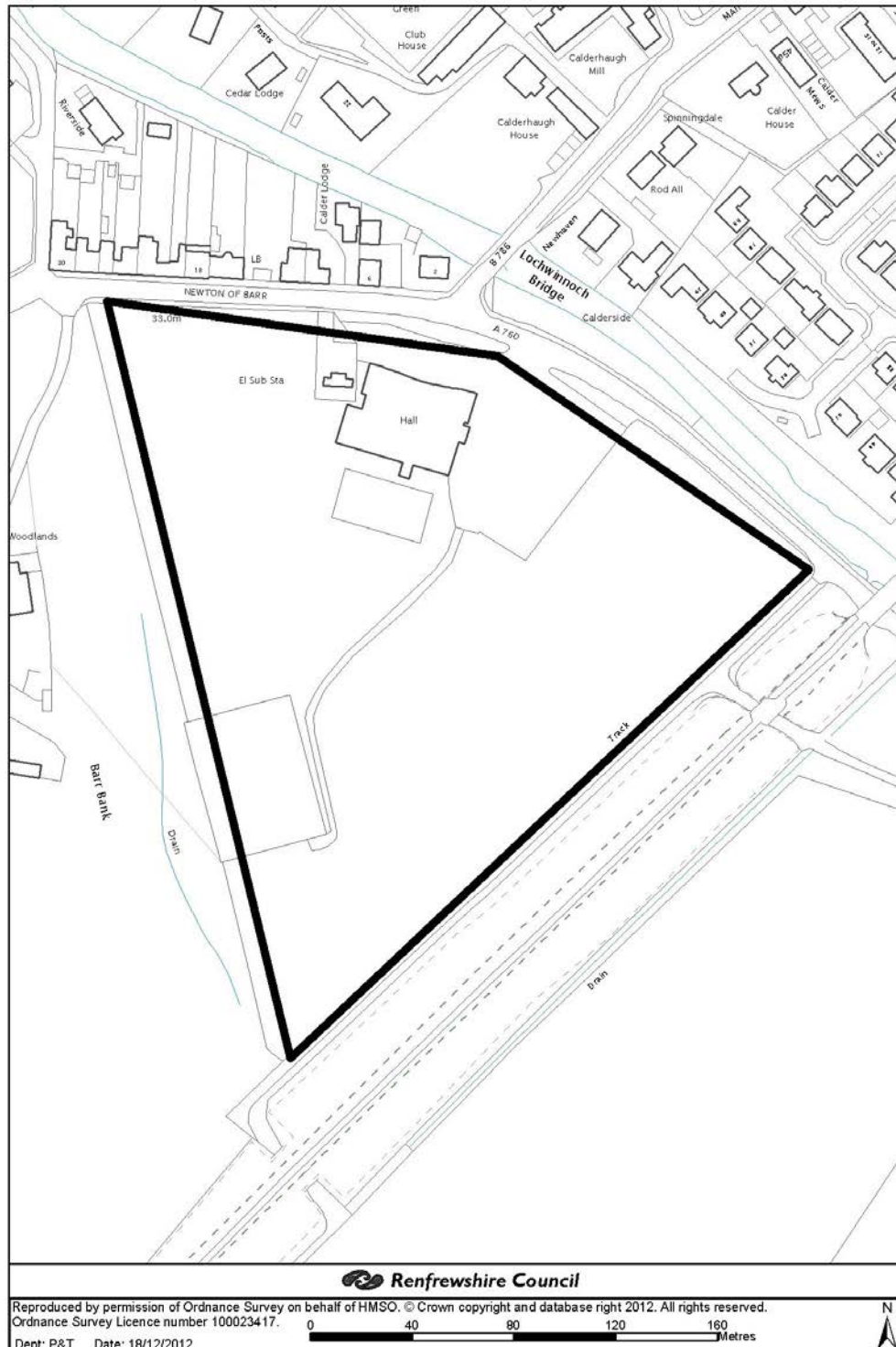
This site is a sloping grazing field with small areas of scrub interspersed throughout the site. There is very little vegetation. Pow Burn is located to the southern boundary with limited biodiversity value on the site. There are potential flooding issues with historic flood events on Donaldfield Road and the track to the south of the site. This risk will require to be satisfactorily addressed. The site has an open aspect to the north, west and south but is concealed by the existing residential units and landscape to the east.

Planning Overall Assessment of the Site -

Although this site is located next to existing residential units to the east, it is considered that development of this site would lead to an undesirable precedent to the green belt land surrounding this site. This site has various constraints including access and the ability to integrate with the existing residential area. The site is not suitable for development.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites and although a handful of greenfield sites have been identified for potential residential development, some of which are within Bridge of Weir, these sites are considered to have the ability to integrate well with the surrounding area. It is considered challenging to fully integrate this site within the existing residential form and therefore development of this site would be unlikely to be a positive addition to the settlement which would be contrary to the LDP strategy.



SEA Overall Assessment of the Site -

This site contains a building and recreational sports pitch to the north of the site which is surrounded by flat areas of open space with a mix of vegetation including scrubby grassland, marsh and shrubs. There are mature trees located along the side of the River Calder to the eastern boundary and other deciduous trees located along the western boundary. This site has biodiversity value. The site is concealed partially on the entrance to Lochwinnoch by the line of trees but is considered to be an important site at the gateway to the settlement. There is a significant risk to the site from flooding which requires to be comprehensively assessed.

Planning Overall Assessment of the Site -

This site is a sensitive gateway site into the village and although there is an existing development on this site, redevelopment of the entire site is significantly constrained by the risk posed by flooding. This site requires an extensive flood scheme and the solution to the risk posed by flooding fails to comply with Scottish Planning Policy.

Does it accord with LDP Strategy -

In terms of the Infrastructure Strategy, the LDP aims to manage flood risk in and around Renfrewshire, however by encouraging development on a site which is at significant risk from flooding this would lead to unsustainable flood management which is not acceptable.

In relation to the Place Strategy, this site would be on the opposite side of the road from the village envelope of Lochwinnoch. Therefore, integration with the existing built form would be a challenge to present a positive addition to the settlement.

Final Site Assessment Summary

Site Reference – 5054-5

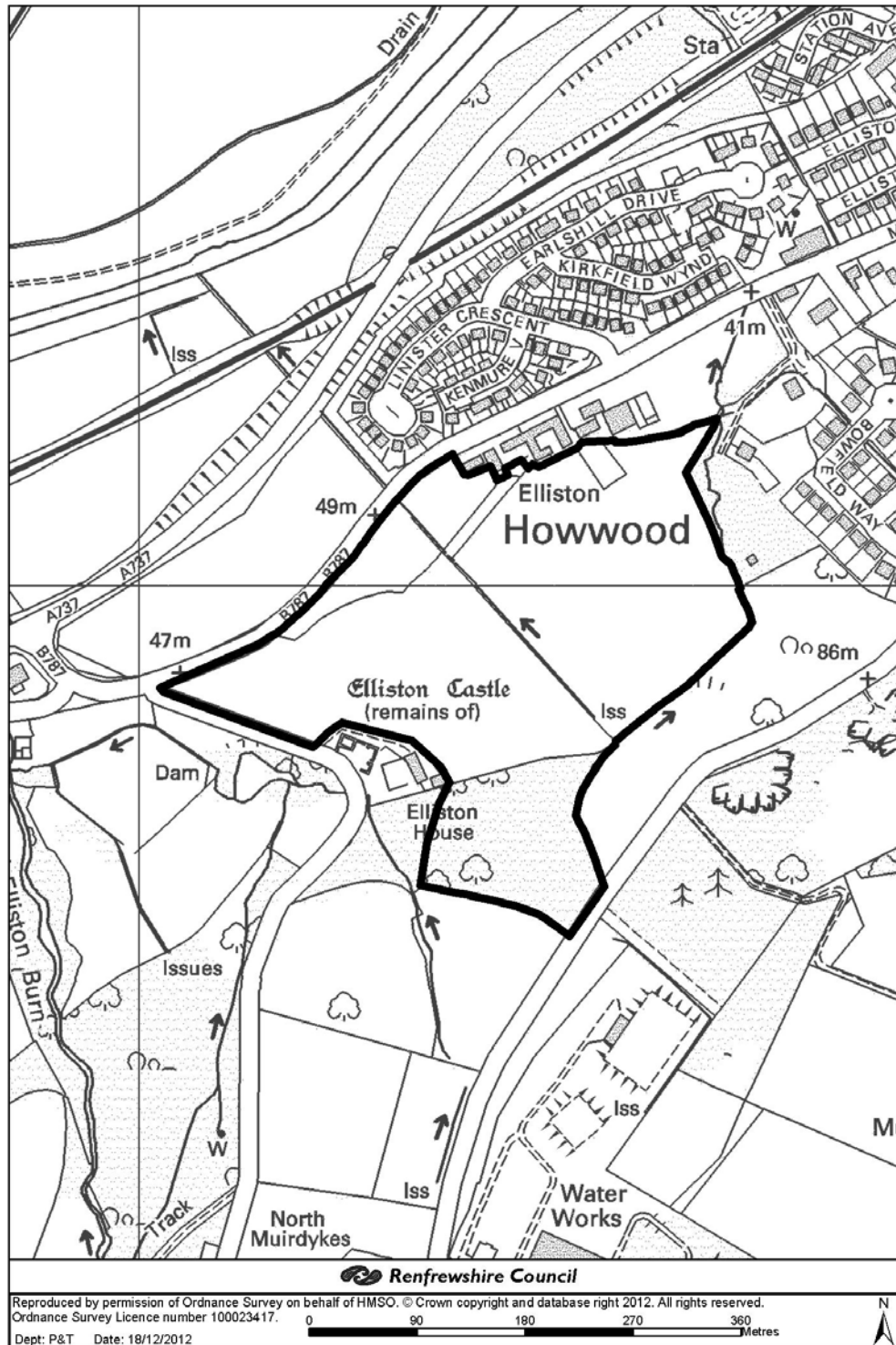
Site Address – Howwood

Proposal – Residential

Site Residential Rank – 89

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is an undulating, sloping site with rough grassland and rocky outcrops, bushes, established hedgerows and various trees on the boundaries of the site. The site has biodiversity value. This site is quite elevated above the village and therefore has a significant presence in the local landscape. Development of this site is likely to have an impact on the local landscape setting on the entrance to the settlement.

Planning Overall Assessment of the Site -

Development of this site is likely to appear as an isolated addition to the edge of Howwood which would be challenging to fully integrate with the existing built form of the settlement. Allowing development of this site would set an undesirable precedent for future development of other greenbelt sites surrounding the village which would be unacceptable. This is a very prominent site which adds to the local landscape character of the settlement and development would have a detrimental impact on visual amenity.

Does it accord with LDP Strategy -

The Council' s LDP strategy focuses firstly on the regeneration of brownfield sites and although a handful of greenfield sites have been identified, one of which is in Howwood, these sites were considered to have the ability to integrate well with the surrounding area and therefore lead to a positive addition to the area. It is considered that it would be challenging for this site to appear fully integrated with the existing layout of the settlement and therefore it would fail to comply with the Place Strategy.

Final Site Assessment Summary

Site Reference – 2291

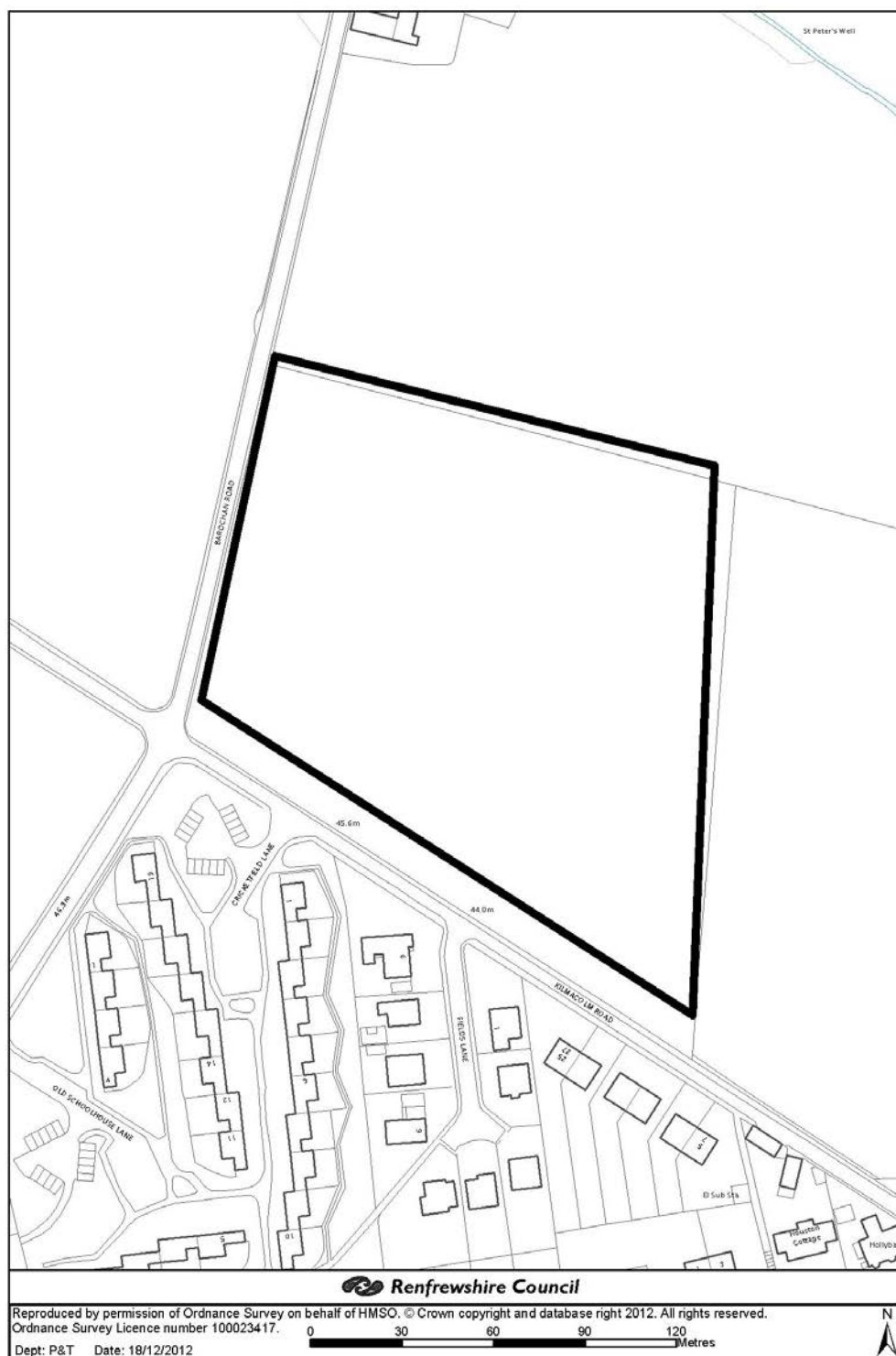
Site Address – North of Kilmacolm Road / East of Barochan 6 Road, Houston

Proposal – Residential

Site Residential Rank – 90

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is a flat arable field with new woodland planting on the north and western boundaries and an established hedgerow around the site with a few mature trees located along the southern boundary. There is some biodiversity interest associated with this site. There is a potential flood and surface water risk to this site, which will require to be satisfactorily remediated. This site is quite prominent on the entrance and exit to the village and the impact on the local landscape setting is likely to be significant.

Planning Overall Assessment of the Site -

Development of this site is unacceptable as it would lead to an isolated development outside the village envelope which has the potential to set an undesirable precedent for future development of the fields surrounding this site. The development would have an impact on the local landscape character which would affect the visual amenity at the gateway into the settlement.

Does it accord with LDP Strategy -

The Place Strategy in the LDP aims to ensure that development has a positive effect on existing settlements and places. It is considered that the location of this site, outside the village envelope would prevent proper integration with the surrounding residential area, therefore not adding to the settlement or place which would be contrary to the Place Strategy. The aim of the LDP is to consolidate development into the existing built up area. The other housing sites that have been identified within the LDP meet these criteria however this site clearly fails to meet the criteria.

Final Site Assessment Summary

Site Reference – 2292

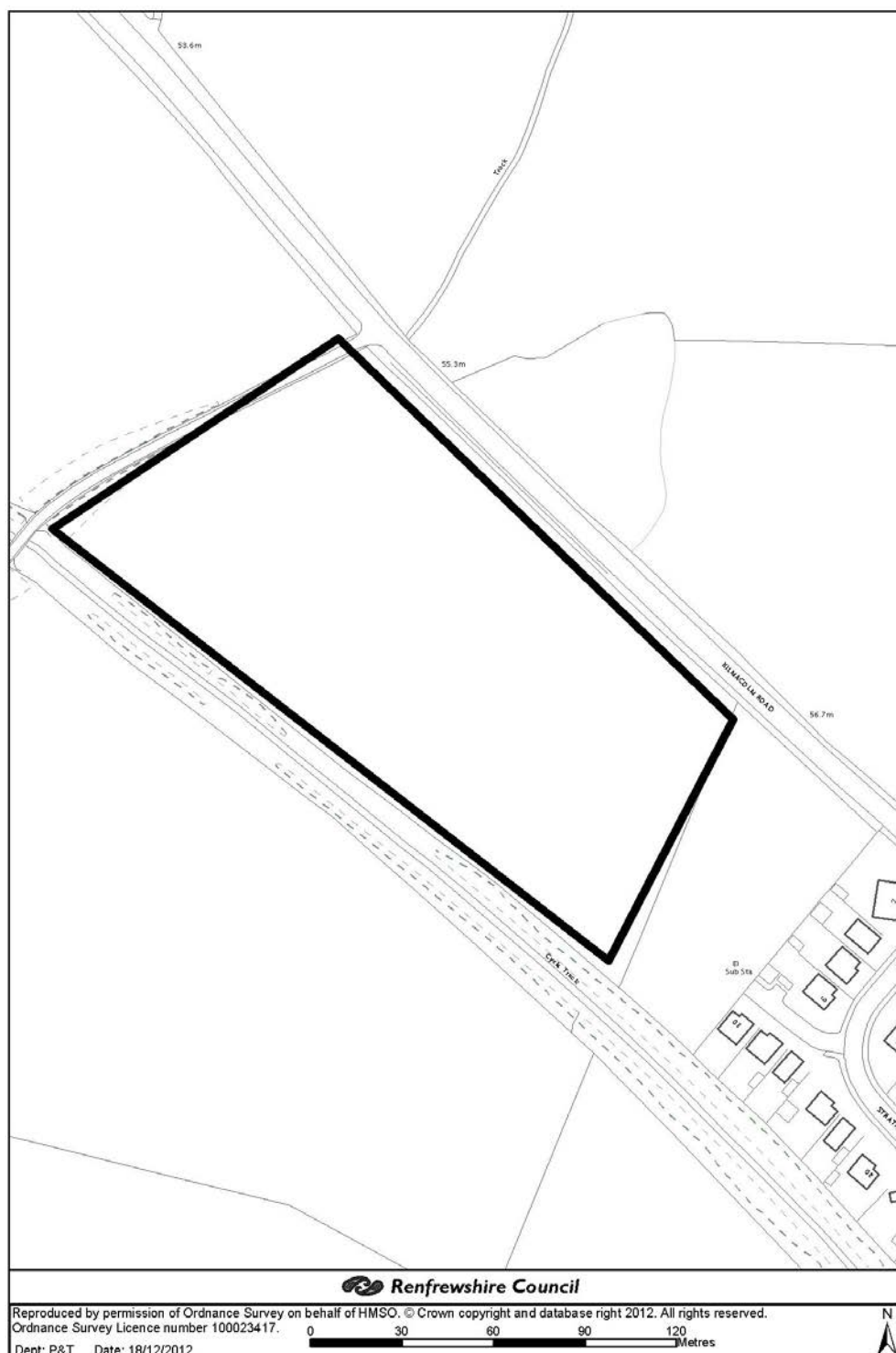
Site Address – Land to the South of Kilmacolm Road, Bridge of Weir

Proposal – Residential

Site Residential Rank – 91

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is a grazing site with some trees along the western and southern boundary which runs parallel to the cycle track. The site has some biodiversity interest. There is a risk from surface water at this site. The remedial measures that would be required to resolve this surface water risk is likely to be land raising which is contrary to Scottish Government policy. This site is open and very visible on the entrance and exit to the village. Development will have an impact on local landscape character.

Planning Overall Assessment of the Site -

Development of this site would result in ribbon development which would lead to an undesirable precedent for future development of the fields surrounding this site. This site would not adjoin the existing settlement and therefore this residential development would appear isolated. As well as location, layout and precedent, there are issues regarding the surface water risk and the potential impact to the local landscape character which make this site unacceptable.

Does it accord with LDP Strategy -

The Place Strategy within the LDP aims to ensure that development has a positive effect on existing settlements. Although this site is located in close proximity to existing residential units it is considered that the form and the location of the site presents challenges to allow the site to fully integrate with the surrounding area and therefore it is unlikely to be a positive addition to the place. There is also concern that the site has other constraints and therefore it cannot be considered as a potential development site in the LDP.

Final Site Assessment Summary

Site Reference – 2277

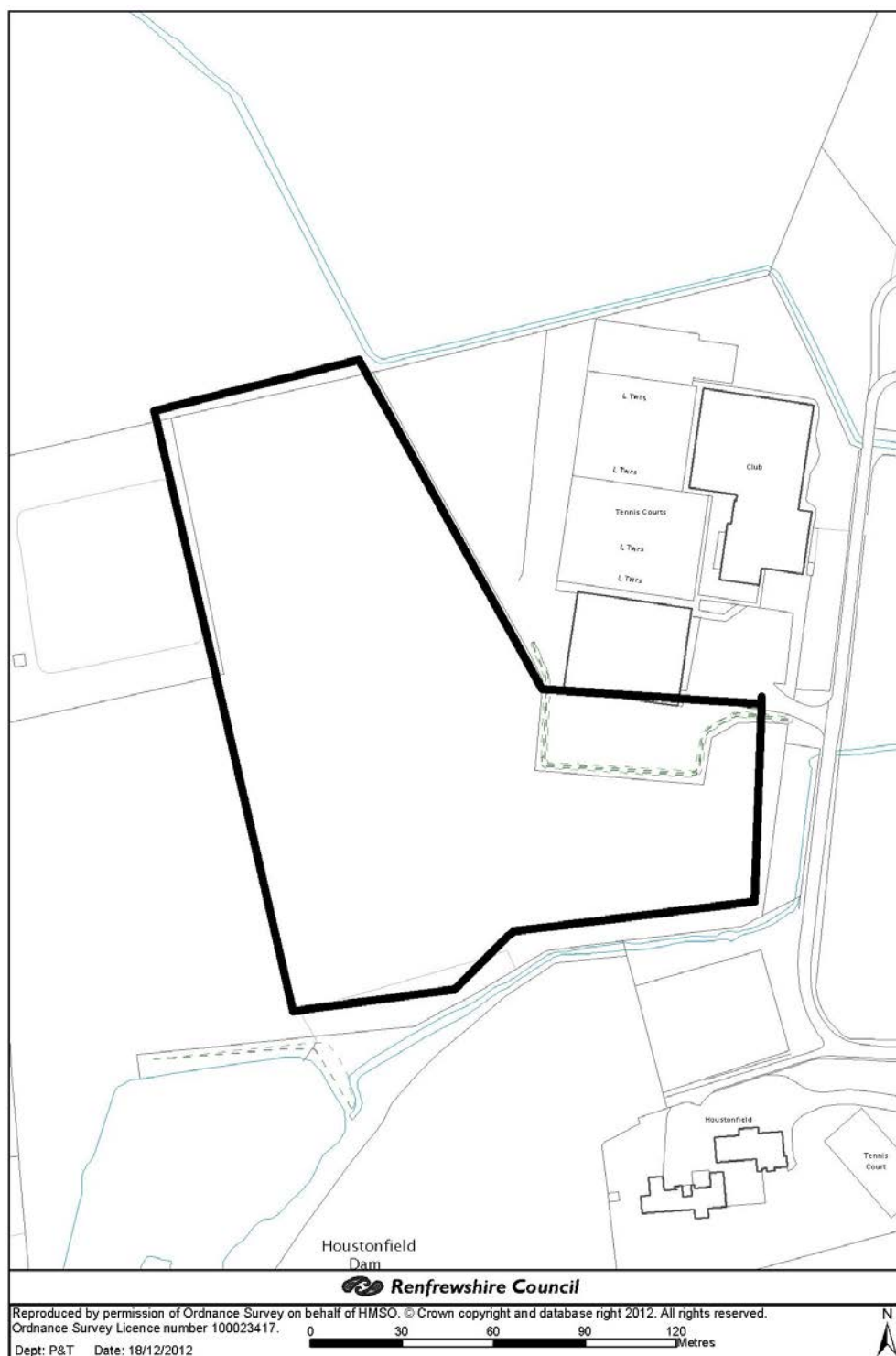
Site Address – West of Fleming Road, Houston

Proposal – Residential

Site Residential Rank – 92

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is a rough grassland grazing field which has established hedges to the north, east and southern boundaries with mature trees located in various locations over the site. There will be some biodiversity interest. There is both a risk from flood and surface water at this site. There is a watercourse at the northern and southern boundaries of the site and water quality will require to be protected. This site is concealed partially from the east due to existing buildings, however it has an open aspect from the south, west and north. This is a relatively large site which will attract an increase in vehicular movements which is likely to result in increased emissions to this area.

Planning Overall Assessment of the Site -

This site is unacceptable for development given that it would be isolated from any other residential areas in this settlement. There are issues over access to the site, flood and surface water risk and the potential impact on the local landscape character. Development of this site would set an undesirable precedent which would lead to future development of the fields surrounding the site.

Does it accord with LDP Strategy -

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites and although a handful of greenfield sites have been identified for potential development within this LDP, of which some are identified within Houston, these sites are considered to have the ability to integrate well with the surrounding area. This site would fail to meet the criteria in the LDP.

The Place Strategy in the LDP aims to ensure development has a positive effect on places. It is considered that given the form and location of this site, it would be challenging for it to fully integrate with the surrounding area and therefore unlikely to be a positive addition to the settlement. There is also concern that the site has too many constraints to make this an effective site and therefore it cannot be considered as a potential development site in the LDP.

Final Site Assessment Summary

Site Reference – 2278

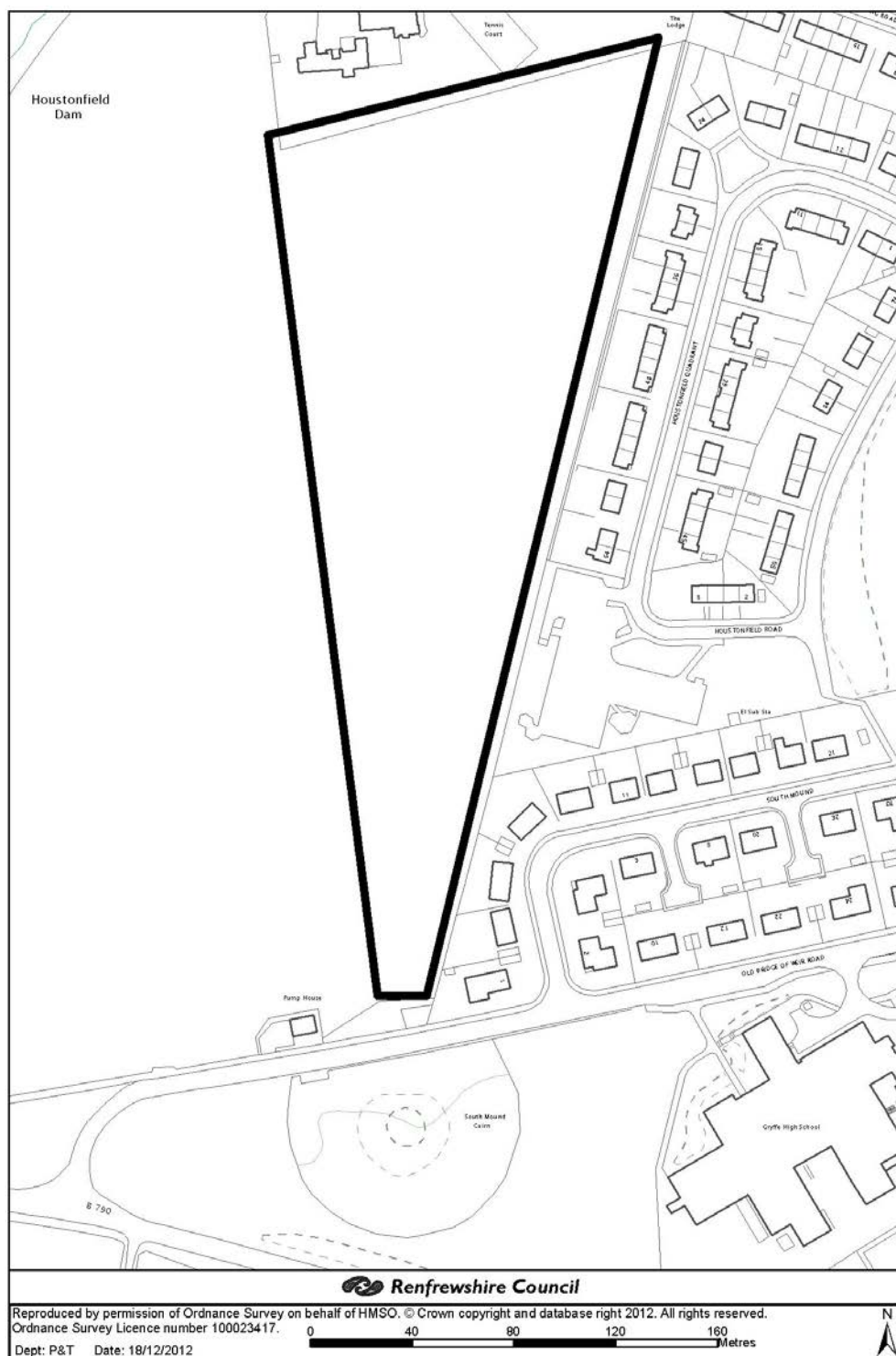
Site Address – West Of 6 Houstonfield Quadrant, Houston

Proposal – Residential

Site Residential Rank – 93

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is a flat arable field with some bushes, shrubs and young trees to the southern boundary and mature trees along the northern boundary. There will be some biodiversity value. This site is very open, it has no containment to the west and although at a lower level than the existing road, it appears prominent in the landscape in the approach to Houston from the west. Development of the site will require to consider the impact to the local landscape setting. There is a localised deep surface water risk to the southern section of this site that will require a comprehensive assessment and remediation.

Planning Overall Assessment of the Site -

Development of this site is unacceptable as it would lead to a development outside the village envelope which has the potential to set an undesirable precedent for future development of the fields surrounding this site. The development would have an impact on the local landscape character which would affect the visual amenity at the gateway into the settlement.

Does it accord with LDP Strategy -

The Place Strategy in the LDP aims to ensure that development has a positive effect on existing settlements and places. It is considered that the location of this site, outside the village envelope would prevent proper integration with the surrounding residential area, therefore not adding to the settlement or place which would be contrary to the Place Strategy. The aim of the LDP is to consolidate development into the existing built up area. The other housing sites that have been identified within Houston all meet this criteria, however this site clearly fails to meet the criteria.

Final Site Assessment Summary

Site Reference – 2279

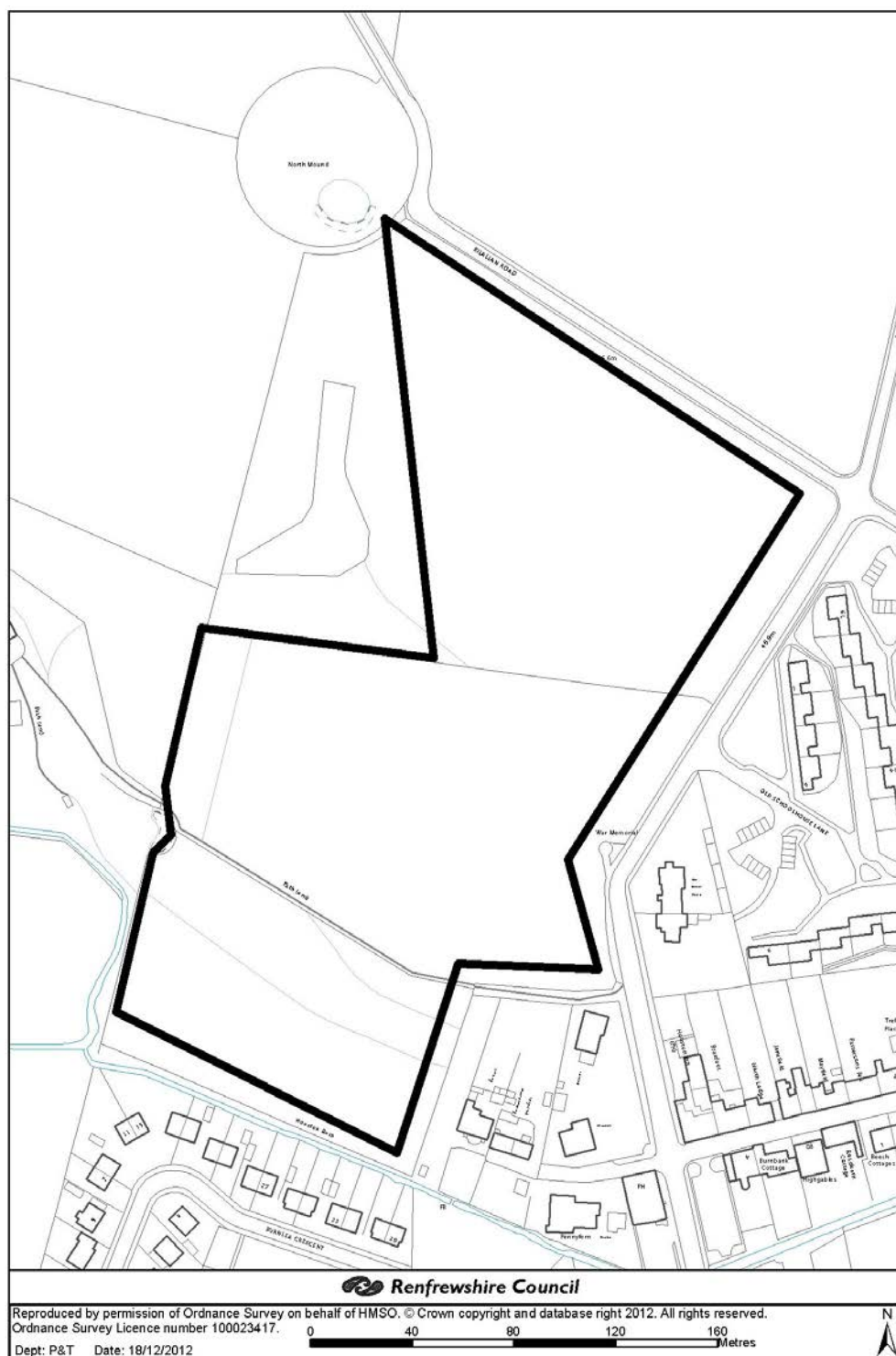
Site Address – West Of Barochan Road / South of Kilallan 6 Road, Houston

Proposal – Residential

Site Residential Rank – 94

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is an undulating grazing field with a steep embankment to the south of the site. The site contains a variety of vegetation including a hedgerow to the northern, western and eastern boundaries, with woodland planting belts also positioned along the northern and north western sides of the field. There are also a number of bushes, semi and mature trees around the site. The site has biodiversity value. A Scheduled Ancient Monument and conservation area border the site, therefore the historic environment will require to be protected. There is a risk from surface water which will require to be satisfactorily remediated. As this field is in a fairly prominent location on the exit to the village, development is likely to have an impact on the local landscape setting.

Planning Overall Assessment of the Site -

Although this site is on the edge of the settlement, this is a fairly prominent field which adds to the local landscape character. Development of this field has the potential to set an undesirable precedent for future development of the fields surrounding this site. This site is unacceptable for development.

Does it accord with LP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site is unlikely to achieve this and therefore cannot be supported by the LDP.

Final Site Assessment Summary

Site Reference – 5014

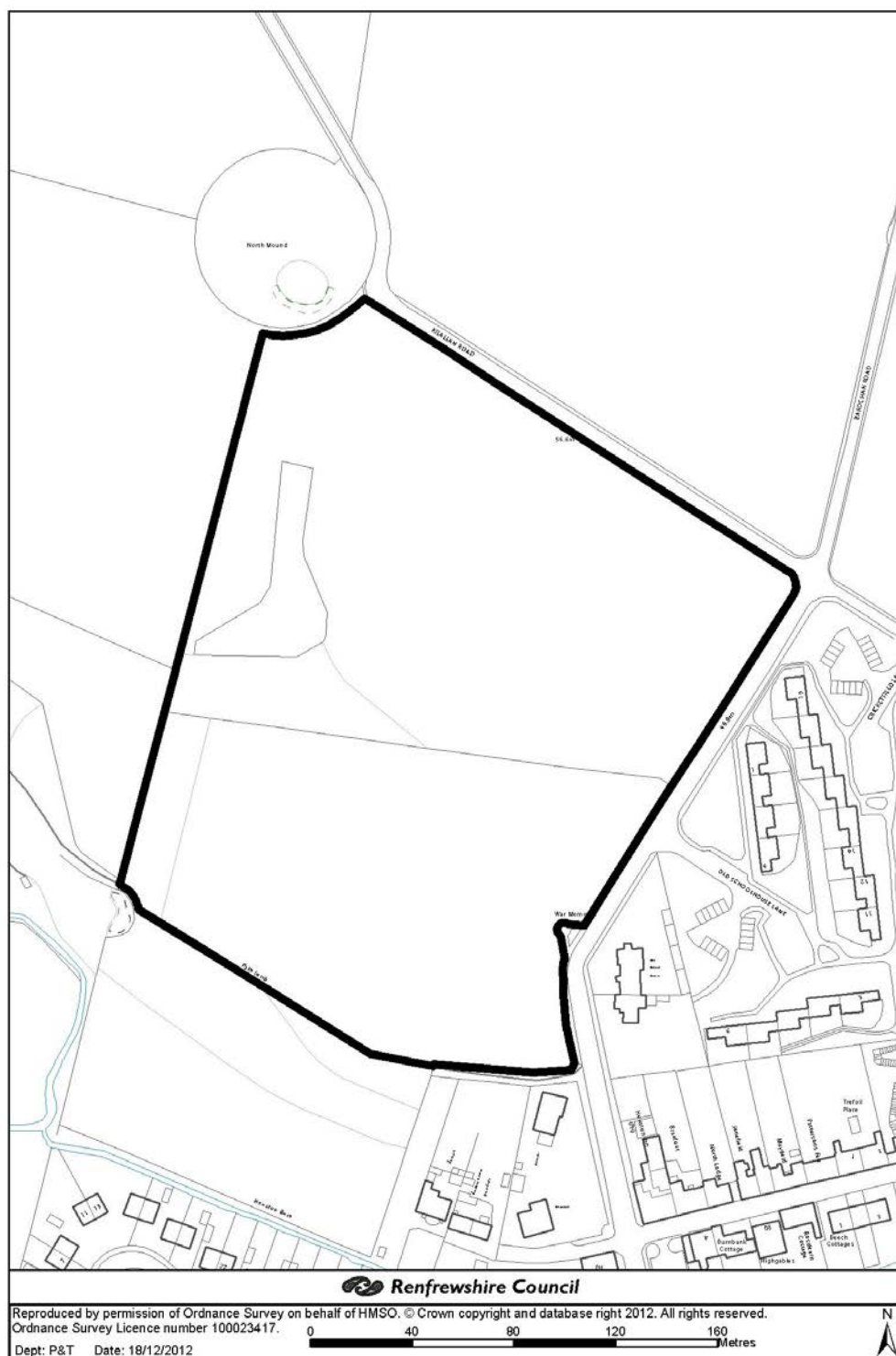
Site Address – West Of Barochan Road / South Of Kilallan 6 Road, Houston

Proposal – Residential

Site Residential Rank – 95

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is an undulating grazing site which contains a variety of vegetation including a hedgerow to the northern, western and eastern boundaries, with woodland planting belts also positioned along the northern and north western sides of the field. There are also a number of bushes, semi and mature trees around the site. The site has biodiversity value. A Scheduled Ancient Monument and conservation area border the site, therefore the historic environment will require to be protected. There is a risk from surface water which will require to be satisfactorily remediated. As this field is in a fairly prominent location on the exit to the village, development is likely to impact on the local landscape setting.

Planning Overall Assessment of the Site -

Although this site is on the edge of the settlement, this is a fairly prominent field which adds to the local landscape character and allows for the protection of the built and historic environment. Development of this field has the potential to set an undesirable precedent for future development of the fields surrounding this site. This site is unacceptable for development.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site is unlikely to achieve this and therefore cannot be supported by the LDP.

Final Site Assessment Summary

Site Reference – 5028

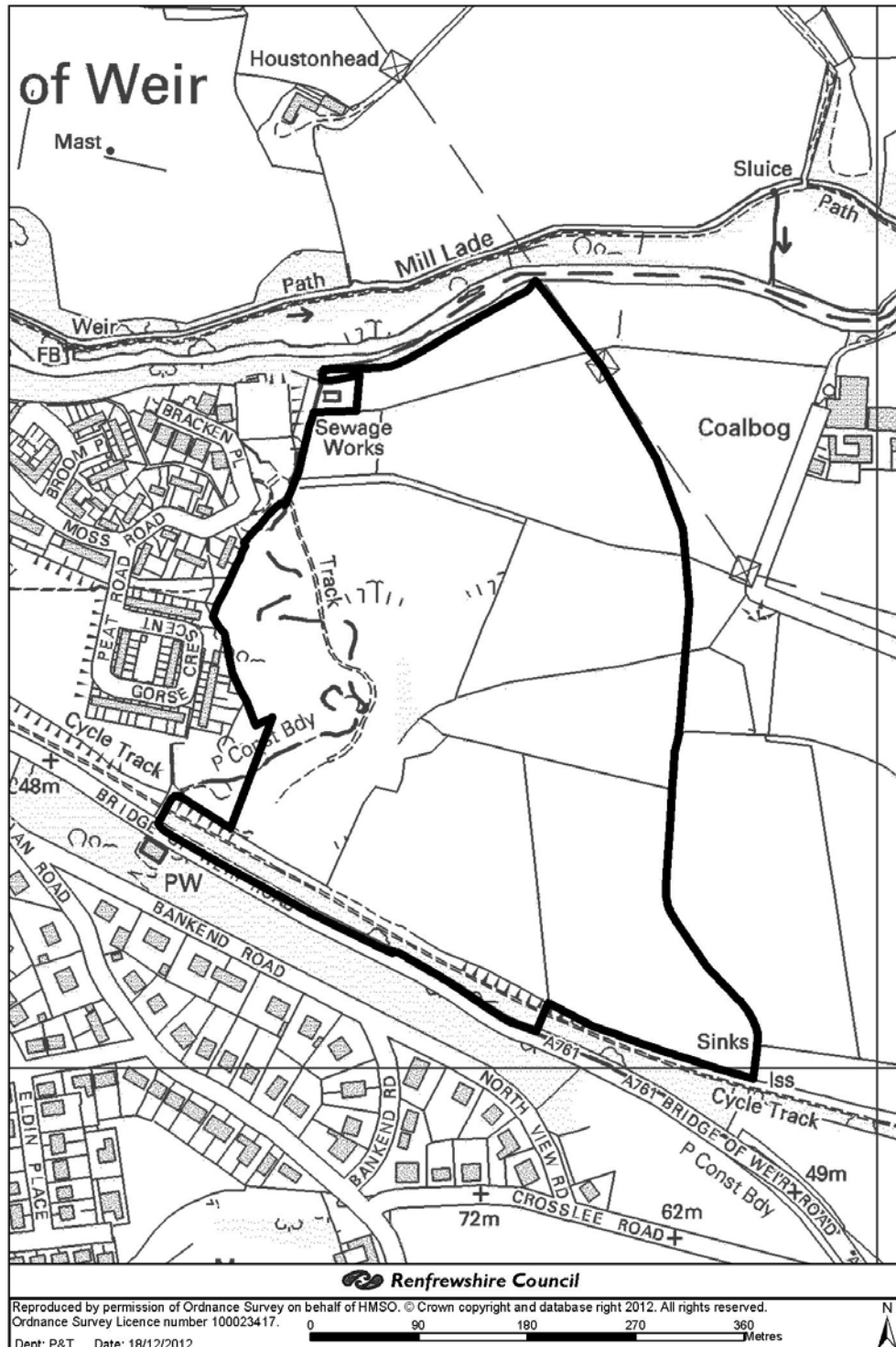
Site Address – Whitelint Gate, Bridge of Weir

Proposal – Residential, Mixed

Site Residential Rank – 96

Existing Local Plan Policy – GB1, ENV11

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is an undulating site primarily consisting of open grazing fields with a portion of the site to the west, consisting of naturally regenerated shrubby vegetation, bushes, with semi and mature trees. The site has an element of biodiversity. There is a water course to the north of the site and there is a potential risk of flooding from this source. This site is relatively large, therefore development will attract additional vehicular traffic which will result in an increase in emissions. This site is not very visible on the entrance or exit to Bridge of Weir, however, from the north and eastern side this site is open and fairly visible. Therefore development is likely to have an impact on the local landscape setting.

Planning Overall Assessment of the Site -

Although this site adjoins existing residential units on the edge of the settlement and also contains an element of brownfield land, it is considered that allowing development of this site has the potential to set an undesirable precedent for the future development of the fields surrounding this site, which is unacceptable. This is a large site the size of the village of Bridge of Weir. The LDP has identified other smaller greenfield sites which are likely to deliver the housing need and demand for the area in the lifetime of this plan.

Does it accord with LDP Strategy -

As there is an adequate range, choice and future supply of housing sites identified in the LDP, this site is not required for this LDP.

Final Site Assessment Summary

Site Reference – 2249 / 5010

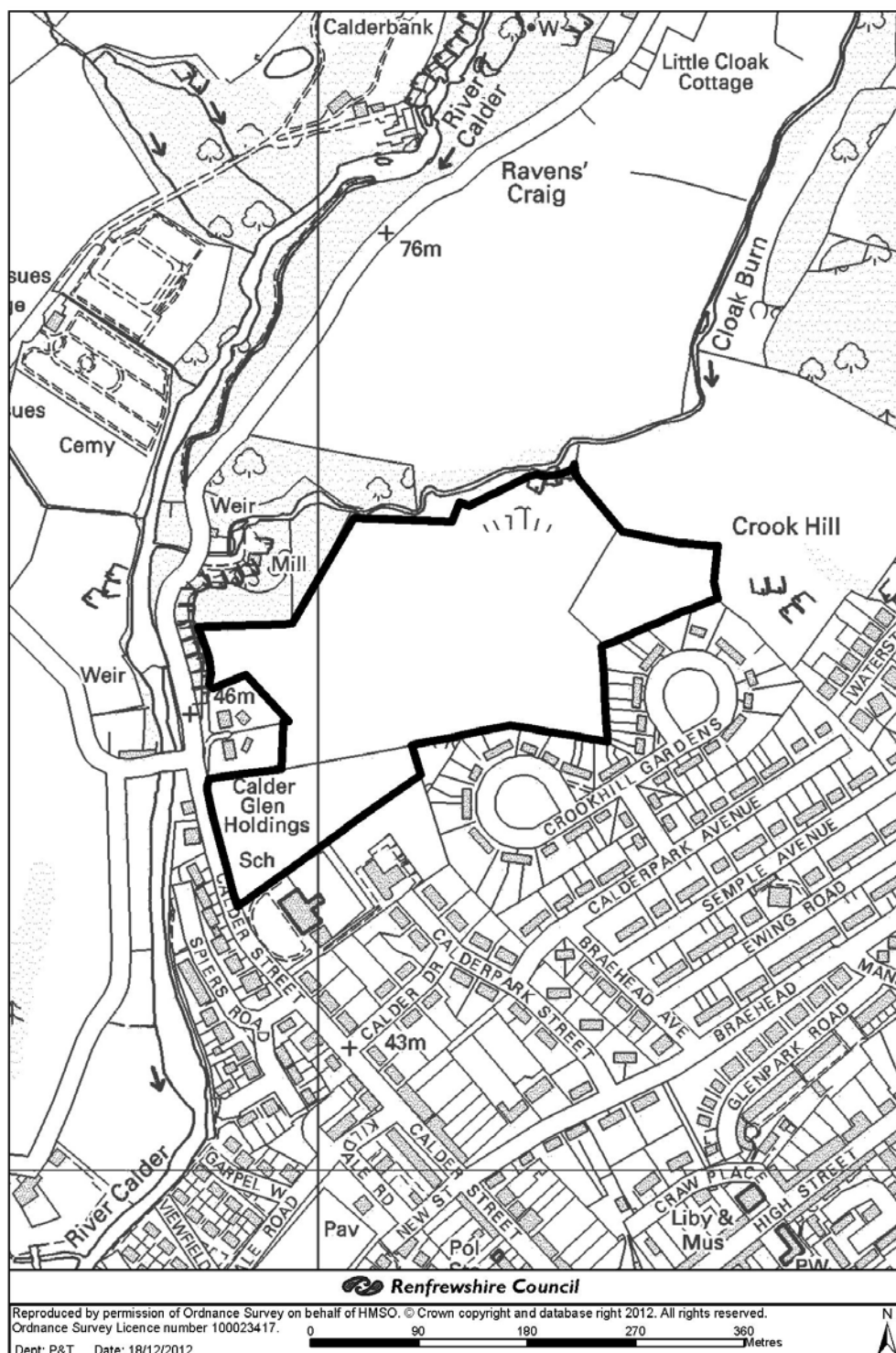
Site Address – Calder Street, Lochwinnoch

Proposal – Residential

Site Residential Rank – 97

Existing Local Plan Policy – GB1 Green Belt

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

This is an undulating site with rough overgrown grassland, scrub, bushes and various trees across the site with established woodland to the north of the site and a hedge with a line of trees to the south western section of the site. Some biodiversity value associated with this site. There is a minor risk from surface water which will require to be assessed and remediated. This is a relatively large site and there may be an increase in emissions due to increased vehicular movements to and from the site if developed. Although an undulating site, it is not overly prominent in the local landscape, however it can be seen from some vantage points around the village. Development of the site will require to consider the impact to the local landscape setting.

Planning Overall Assessment of the Site -

Development of this site is likely to appear as backland development on the edge of Lochwinnoch and it would be challenging to fully integrate with the existing built form of the settlement. The site is constrained by a lack of a proper frontage and it also has access issues. Development of this site would be inappropriate.

Does it accord with LDP Strategy -

The Place Strategy in the LDP aims to ensure development has a positive effect on places. It is considered that given the form and location of this site, it would be challenging for it to fully integrate with the surrounding area and therefore it is unlikely to be a positive addition to the settlement. There is also concern that the site has too many constraints to make this an effective site and therefore it cannot be considered as a potential development site in the LDP.

Final Site Assessment Summary

Site Reference – 2294

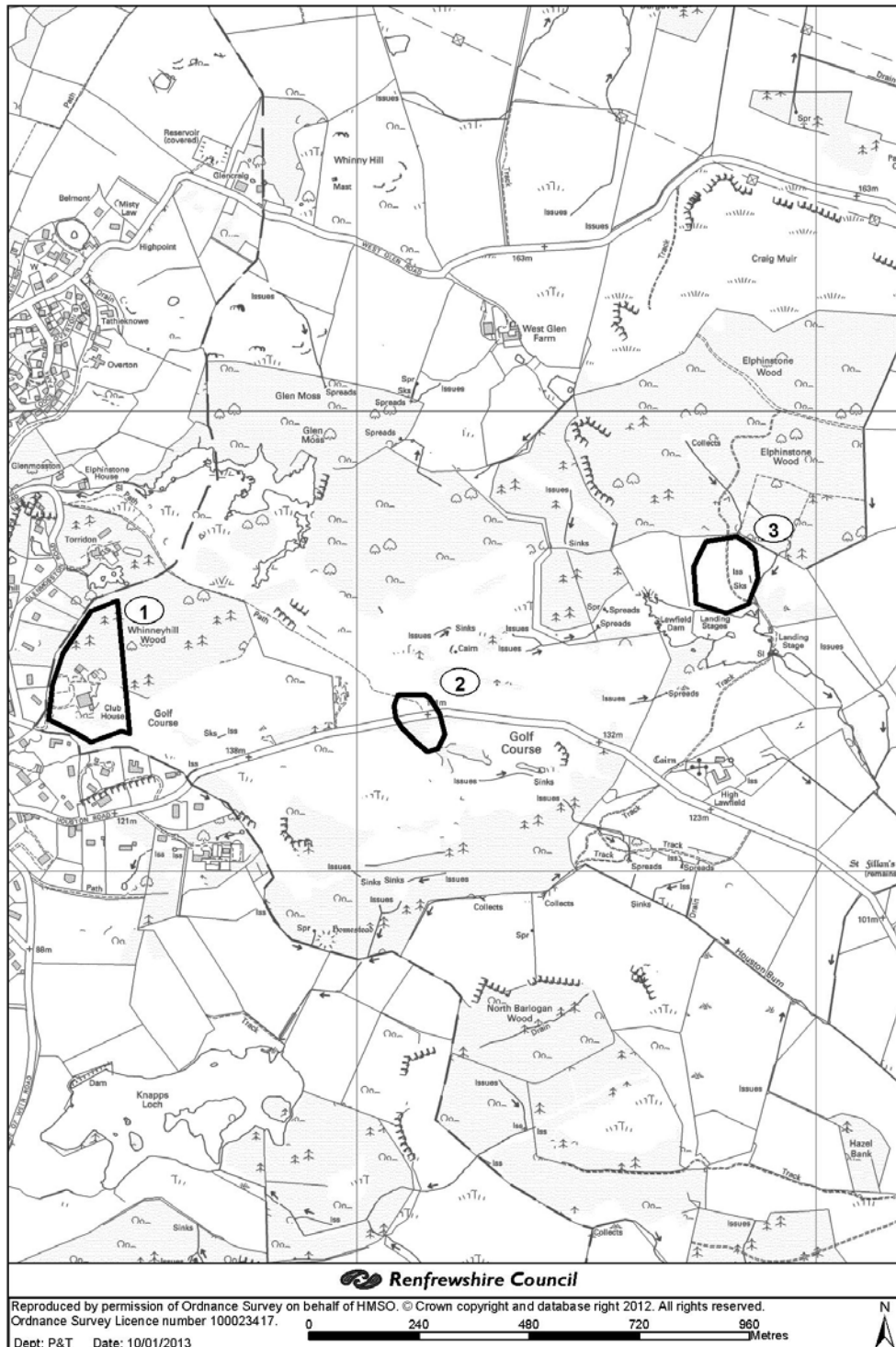
Site Address – Kilmacolm Golf Course

Proposal – Residential

Site Residential Rank – 98

Existing Local Plan Policy – GB1 Green Belt, L1 Active Open Space

Proposed Local Development Plan Policy – ENV1 Green Belt



SEA Overall Assessment of the Site -

Site 1 – This is an existing golf clubhouse with associated buildings and parking area. Surrounding the built form is the manicured greens of the golf course, some conifer trees along the car park edge and a mix of scrub, bushes, trees, with an area of woodland to the north. There will be some biodiversity, flora and fauna interest. This site is concealed from the road but is relatively open to the east and south. Proposals require to ensure that there is no significant impact on landscape character.

Site 2 – The site is part of the existing golf course with manicured greens and fairway and there are edges of rough to the sides which will have an element of biodiversity. This site is very open and prominent in the landscape.

Site 3 – This is a sloping site with a mix of vegetation, grassland, bushes and trees. The site is also in close proximity to an area of open water. There is biodiversity, flora and fauna interest. This site is open and prominent in the local landscape and any development is likely to have an impact on the local landscape setting.

Planning Overall Assessment of the Site -

The use of the existing golf course clubhouse and parking area for new residential units would be inappropriate. The site would be located to the rear of existing houses, with no frontage and would be challenging to integrate well with the existing built form and layout of the existing residential area. The relocation of the golf clubhouse to other positions on the site would be acceptable provided the design, scale and impact on the landscape was appropriate.

Does it accord with LDP Strategy -

The relocation of the golf clubhouse is likely to comply with LDP strategy provided the design, siting and scale is in accordance with the LDP policies and associated criteria. The change of use of the golf clubhouse grounds to residential use would however be inappropriate given the position of the site. Although the site is located close to the existing residential area it is considered that the form and the location of the site presents challenges to allow the site to fully integrate with the surrounding area and therefore it is unlikely to be a positive addition to the place.

Final Site Assessment Summary

Site Reference – 1067

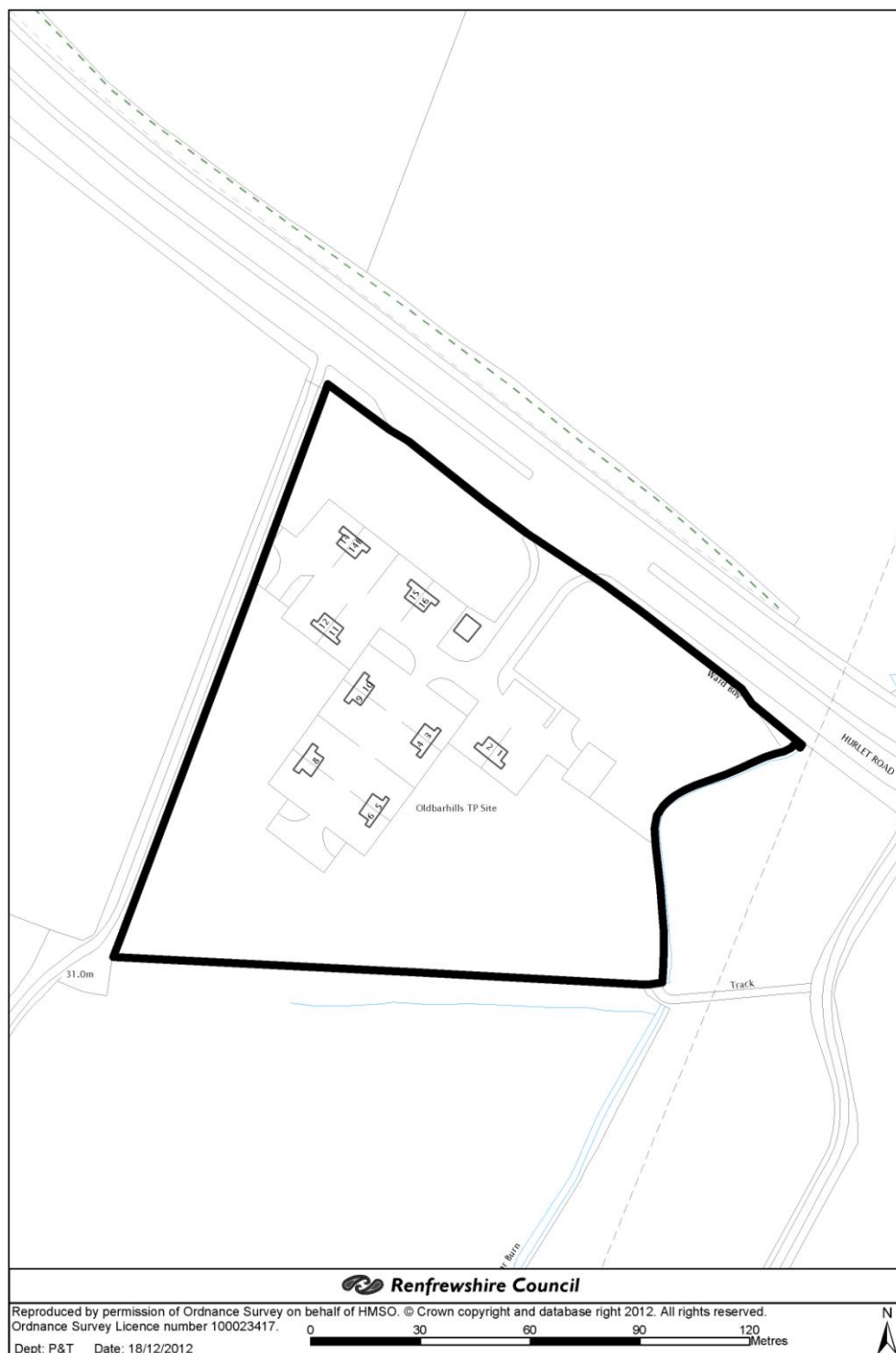
Site Address – Hurlet Road, Paisley

Proposal – Residential

Site Residential Rank – 99

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is a flat site which is derelict, with most of the previous buildings that were on the site removed. The site is overgrown with scrubby vegetation, shrubs, bushes with self seeded trees located across the site. There is some biodiversity on this site. There is a flood and surface water risk on the site which will require to be satisfactorily remediated. This site is well concealed by trees and an earth mound to the northern boundary, therefore it is not seen from the road, but is open to the fields to the rear of the site. Although a flat site, the impact on the local landscape setting requires to be considered.

Planning Overall Assessment of the Site -

The site was previously used as a travelling people site and it is not longer in use. The site is isolated from surrounding residential areas. It is outside the settlement envelope and it has the potential to set an undesirable precedent for future development of the fields surrounding this site. Development of this site for residential use is unacceptable.

Does it accord with LDP Strategy -

The overall spatial strategy for the LDP aims to encourage and support development which contributes to the character and appearance of the place, protecting the built and natural environment as well as its setting. The location of this site would fail to contribute to the place, it would lack integration as well as connectivity and it is less sustainable than other potential residential sites. This site would fail to comply with the LDP.

Final Site Assessment Summary

Site Reference – 2295

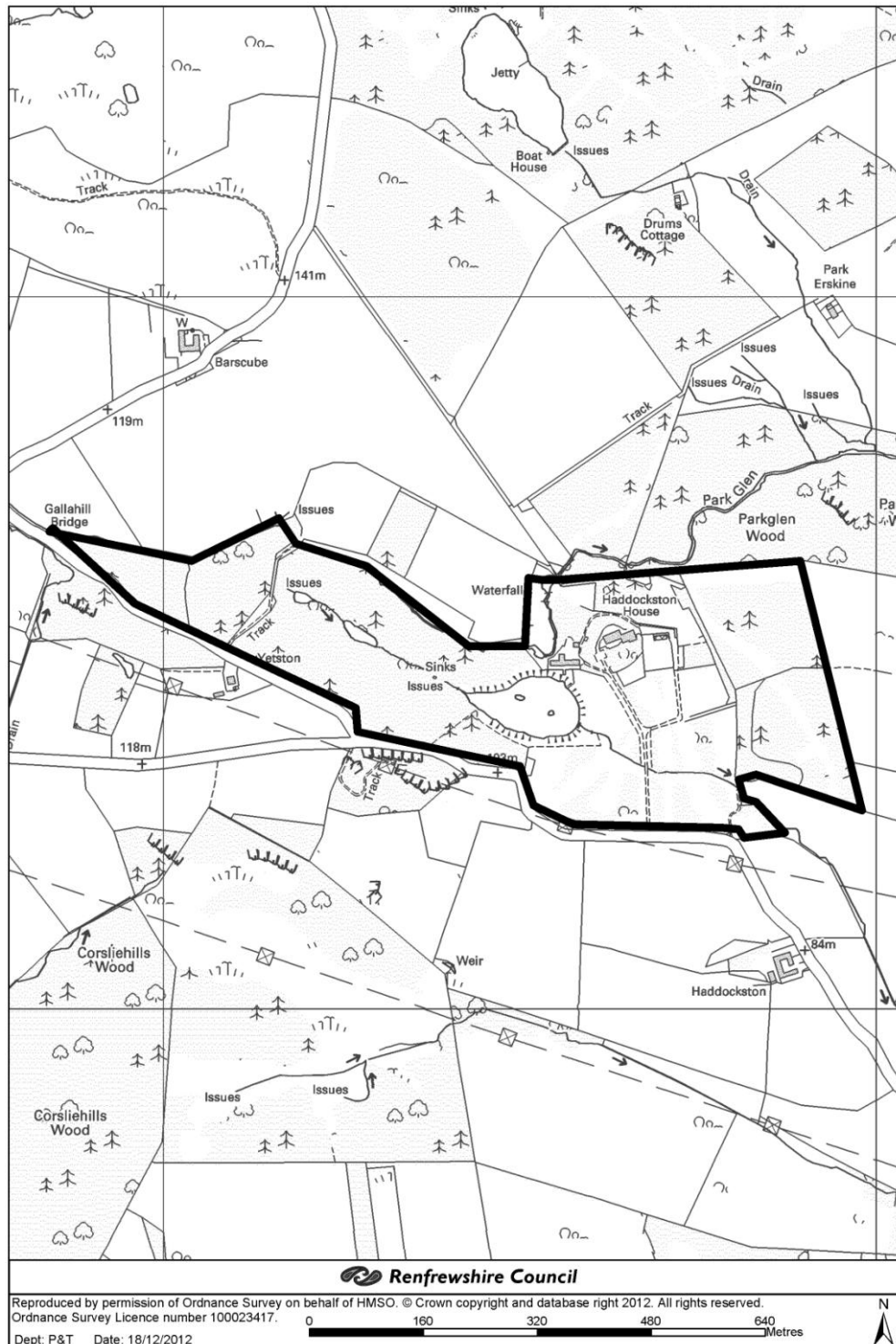
Site Address – Houston - Haddockston Estate, West Glen Road

Proposal – Residential, Recreation, Hotel

Site Residential Rank – 100

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site has a mix of vegetation with well maintained grass areas, surrounded by scrubby grassland, shrubs, bushes, various types of trees and areas of woodland. There are areas of open water to the middle of the site with a watercourse to the north. There is a variety of biodiversity, flora and fauna on this site. There is both a risk to flood and surface water at this site which will require to be comprehensively assessed and remediated. This site is located outwith a settlement, therefore development is likely to attract vehicular traffic which will result in an increase in emissions. Parts of this site are very open and quite prominent in the landscape and the impact on the local landscape character may be affected by development depending on the scale, layout, position and design of any proposal.

Planning Overall Assessment of the Site -

Although this site has existing residential development and other uses, it is in an isolated location in the middle of the green belt, outwith any settlement. However redevelopment of the site for a hotel and an extension to the golf course may be acceptable depending on the scale, design and impact on the landscape. Additional residential housing is not encouraged due to the unsustainable nature of the site.

Does it accord with LDP Strategy -

In terms of the tourism element, this proposal would comply with the Economy Strategy however the detail would require to comply with the LDP policy and Supplementary Guidance criteria. In relation to the proposed additional residential units, the Place Strategy aims to create mixed sustainable communities with a focus on consolidating existing places. This site is outwith Renfrewshire's places and is not considered sustainable, therefore the additional housing would not comply with what the LDP is aiming to achieve.

Final Site Assessment Summary

Site Reference – 2284

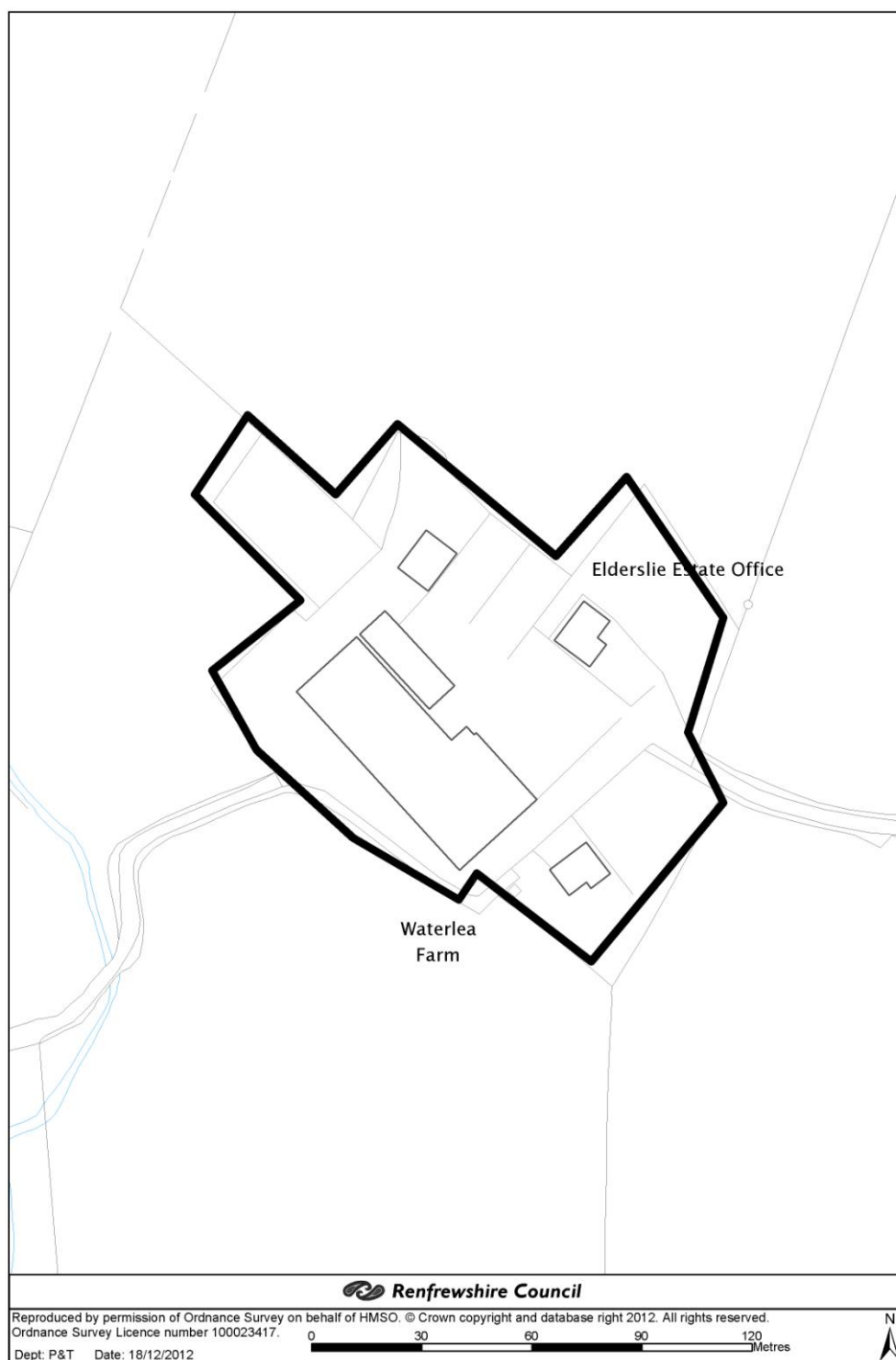
Site Address – Waterlea Farm, Houston

Proposal – Residential

Site Residential Rank – 101

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is a slightly sloping site which contains a number of buildings associated with the farm and other uses. There are some scrubby bushes, hedges and some trees found to the boundary of this site. There is some risk from surface water at the site, however there is also risk from flooding on the roads to the site which has suffered historically from severance due to the depth of flood water on the roads. This site is relatively open and is located in the middle of the landscape.

Planning Overall Assessment of the Site -

This site is isolated from the other settlements and there is uncertainty that there would be appropriate infrastructure, facilities and services to accommodate a residential development. If this site was to be developed it would set an undesirable precedent to the green belt land surrounding this site. The issue regarding the flood risk to the roads leading to the site are of a particular concern if this should result in severance of the site from outlying areas. Development of this site would be inappropriate.

Does it accord with LDP Strategy -

The Place Strategy aims to create mixed sustainable communities with a focus on consolidating development in existing places. This site is outwith Renfrewshire's settlements and is not considered sustainable. Therefore, a new residential development on this site would not comply with what the LDP is aiming to achieve.

Final Site Assessment Summary

Site Reference – 5002 / 2244

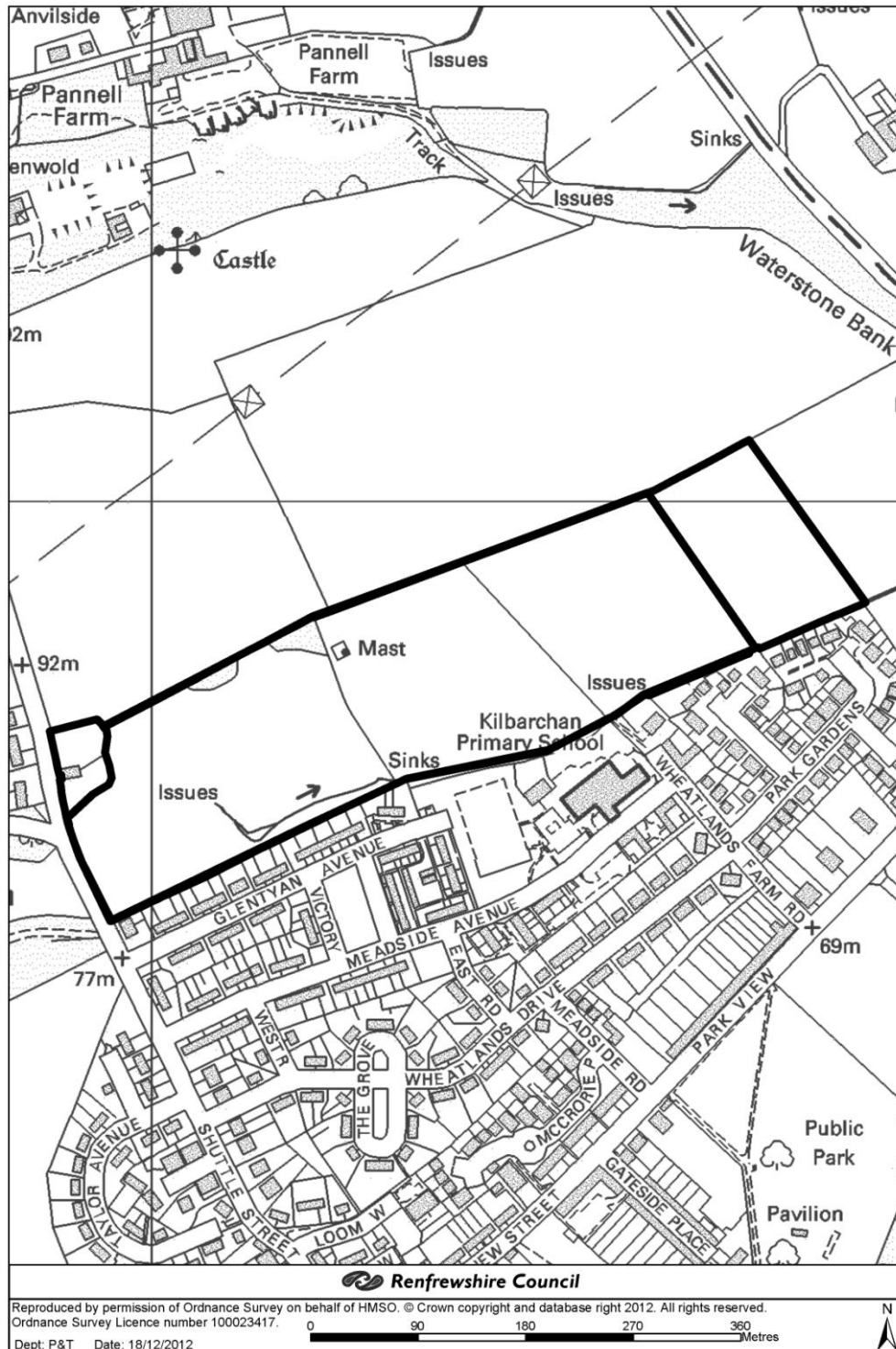
Site Address – Land to the East of Shuttle Street, Kilbarchan

Proposal – Residential, Community and Retail

Site Residential Rank – 102

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is an undulating grazing field which consists primarily of rough grassland, with some shrubs, hedges and mature trees spread along the boundaries. There will be an element of biodiversity on this site. A small tributary burn bisects the site. There is a risk to flood and surface water risk which will require to be comprehensively investigated with satisfactory remedial measures put in place. As this site is prominent on the exit out of Kilbarchan, development of this site is likely to have a significant impact on the local landscape setting. This site is relatively large and development will result in an increase in vehicular movement to and from the site which will see an increase in emissions.

Planning Overall Assessment of the Site -

This site is inappropriate for development as it goes beyond the settlement envelope which would lead to an undesirable precedent to the green belt land surrounding this site. Although residential units adjoin this site, the development of these fields would have an impact on the local landscape setting, affecting the visual amenity of the settlement.

Does it accord with LDP Strategy -

The Place Strategy in the LDP aims to ensure that development has a positive effect on existing settlements and places. The focus of the overall spatial strategy is to consolidate development into the existing built up area. It is considered that the location of this site, outside the built up area of the village would prevent proper integration with the surrounding residential area which would fail to provide a positive addition to the settlement.

Final Site Assessment Summary

Site Reference – 2228

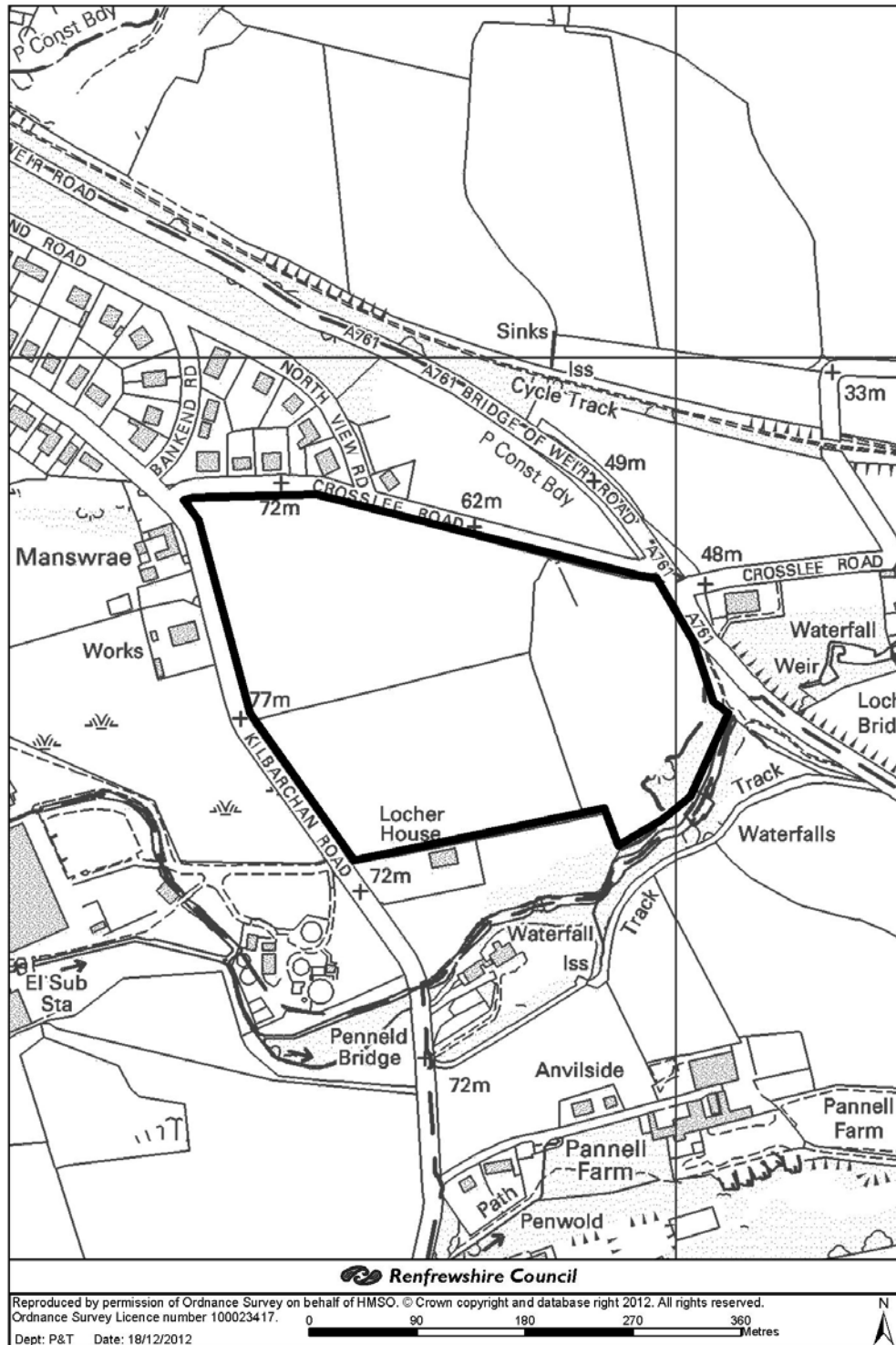
Site Address – Kilbarchan Road / Crosslee Road, Bridge of Weir

Proposal – Residential

Site Residential Rank – 103

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is an undulating site which includes three grazing fields between the Kilbarchan Road and Crosslee Road. The site is open and slopes in an eastwards direction to Bridge of Weir Road. The site is very prominent and provides an attractive landscape setting at the entrance and exit to the settlement. Potential issues relate to the impact that development of this prominent site would have on the local landscape and setting of the area. This is a large site and there may be an increase in emissions due to increased vehicular movements to and from the site if developed.

Planning Overall Assessment of the Site -

This is a very prominent green belt site on the edge of Bridge of Weir which appears detached from the rest of the settlement. The site contributes significantly to the local landscape character and setting of Bridge of Weir. Development would have an impact on the local landscape setting which would be detrimental to the visual amenity of this area. Development of this site is unacceptable as there is no containment and it has the potential to set an undesirable precedent for future development of the fields in the surrounding area.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site is unlikely to achieve this and therefore it cannot be supported by the LDP.

Final Site Assessment Summary

Site Reference – 5021

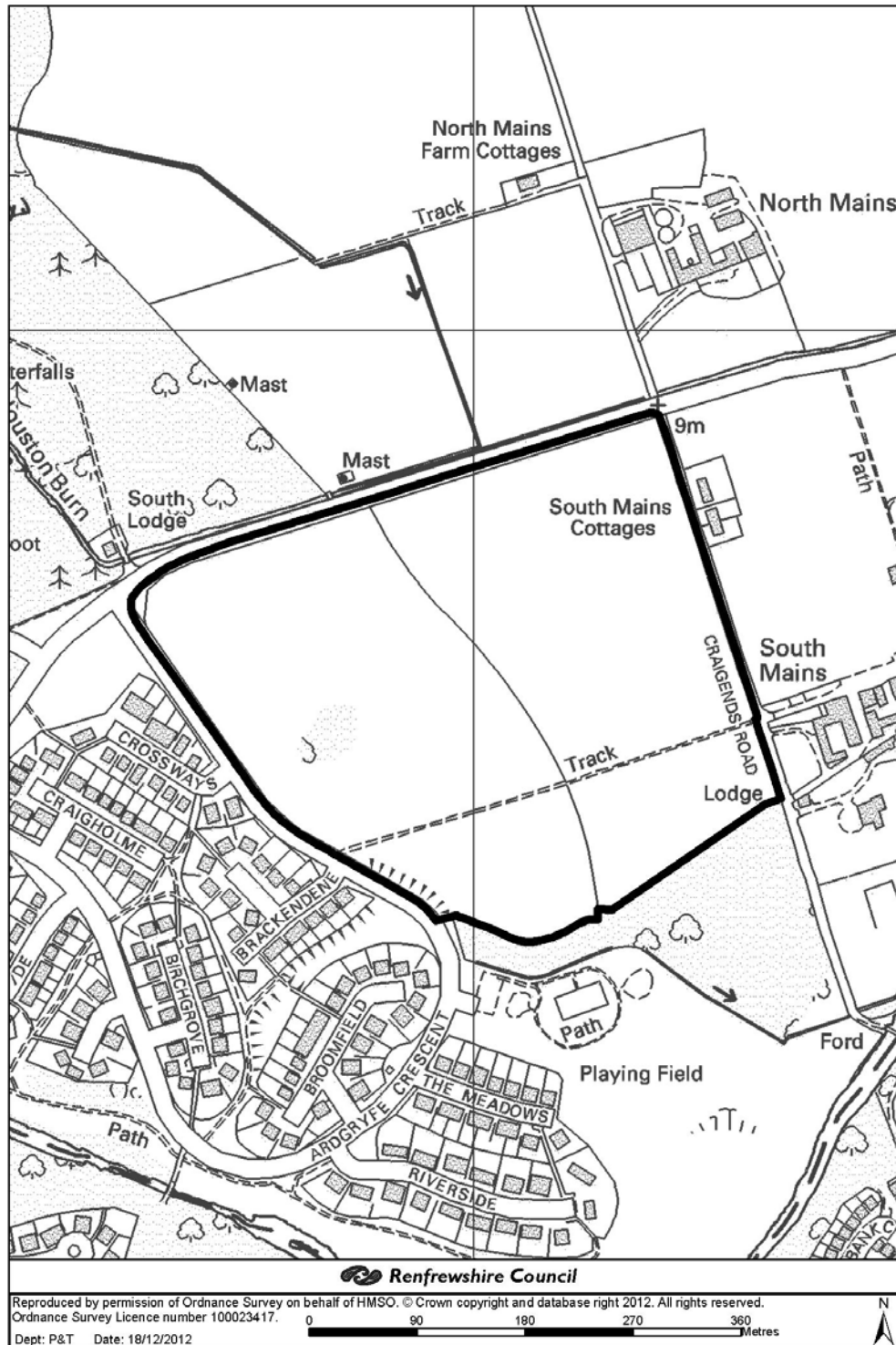
Site Address – Rhubarb Farm, Craigends Road, Houston

Proposal – Residential

Site Residential Rank – 104

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

The site is consistent in character with the open undulating arable and grazing fields to the east of Houston and forms natural screening for the settlement. The site is very prominent on approach to Houston and provides an attractive landscape setting. Potential issues related to the impact that development of this prominent site would have on the local landscape character and setting of the area. There are established hedgerows to the north and eastern boundaries with mature trees located to the west of the site. The site will have some biodiversity value. This is a fairly large site and there may be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a potential flood risk from a watercourse to the southern boundary of the site which will require to be satisfactorily remediated.

Planning Overall Assessment of the Site -

Although this site adjoins existing residential units on the edge of the settlement, it is considered that this is a very prominent greenbelt site. Development would have an impact on the local landscape setting which would be detrimental to the visual amenity of this area. Allowing development of this site has the potential to set an undesirable precedent for the future development of the fields surrounding this site, which is unacceptable.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site is unlikely to achieve this and therefore it cannot be supported by the LDP. The LDP has identified other smaller greenfield sites which are likely to deliver the housing need and demand for the area in the lifetime of this plan.

Final Site Assessment Summary

Site Reference – 5013

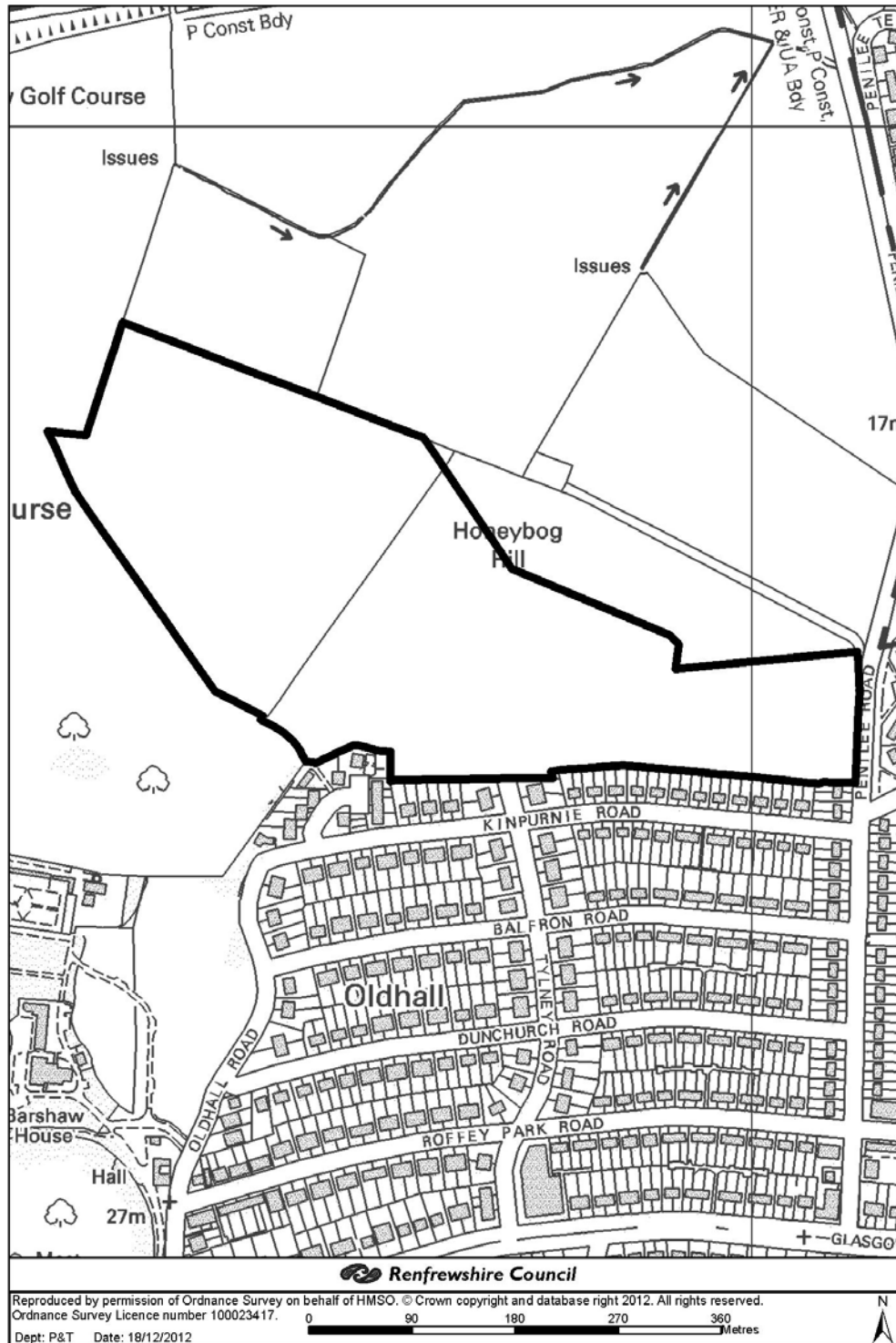
Site Address – Land at Honeybog Hill, Paisley (To the rear of Kinpirnie Road)

Proposal – Residential

Site Residential Rank – 105

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is an undulating site comprising overgrown grass with bushes, shrubs and trees located along the boundaries. The site has some value in terms of its biodiversity, flora and fauna. The site is prominent on the edge of the settlement and has a presence in the local landscape. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is a fairly large site and development is likely to result in an increase in emissions due to increased vehicular movements to and from the site. However there is a good bus service in the vicinity of the site, therefore this impact may be lessened due to this factor. There is risk posed by surface water to the central area of the site comprehensive remediation is required.

Planning Overall Assessment of the Site -

This is a prominent greenbelt site which adds to the local landscape character and the setting of this part of Paisley. Development would have an impact on the local landscape character which would be detrimental to the visual amenity of this area. Although the site is adjoining an existing residential area, it is considered that by allowing development of this site it then has the potential to set an undesirable precedent for the future development of the fields surrounding this site, which is unacceptable.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site is unlikely to achieve this and therefore cannot be supported by the LDP.

A generous land supply has been arrived at by identifying a robust and justifiable housing requirement and then allocating more than enough land to meet this requirement. There are a number of sites identified as appropriate for housing within Paisley and this site is not required to meet the housing need and demand.

Final Site Assessment Summary

Site Reference – 2191

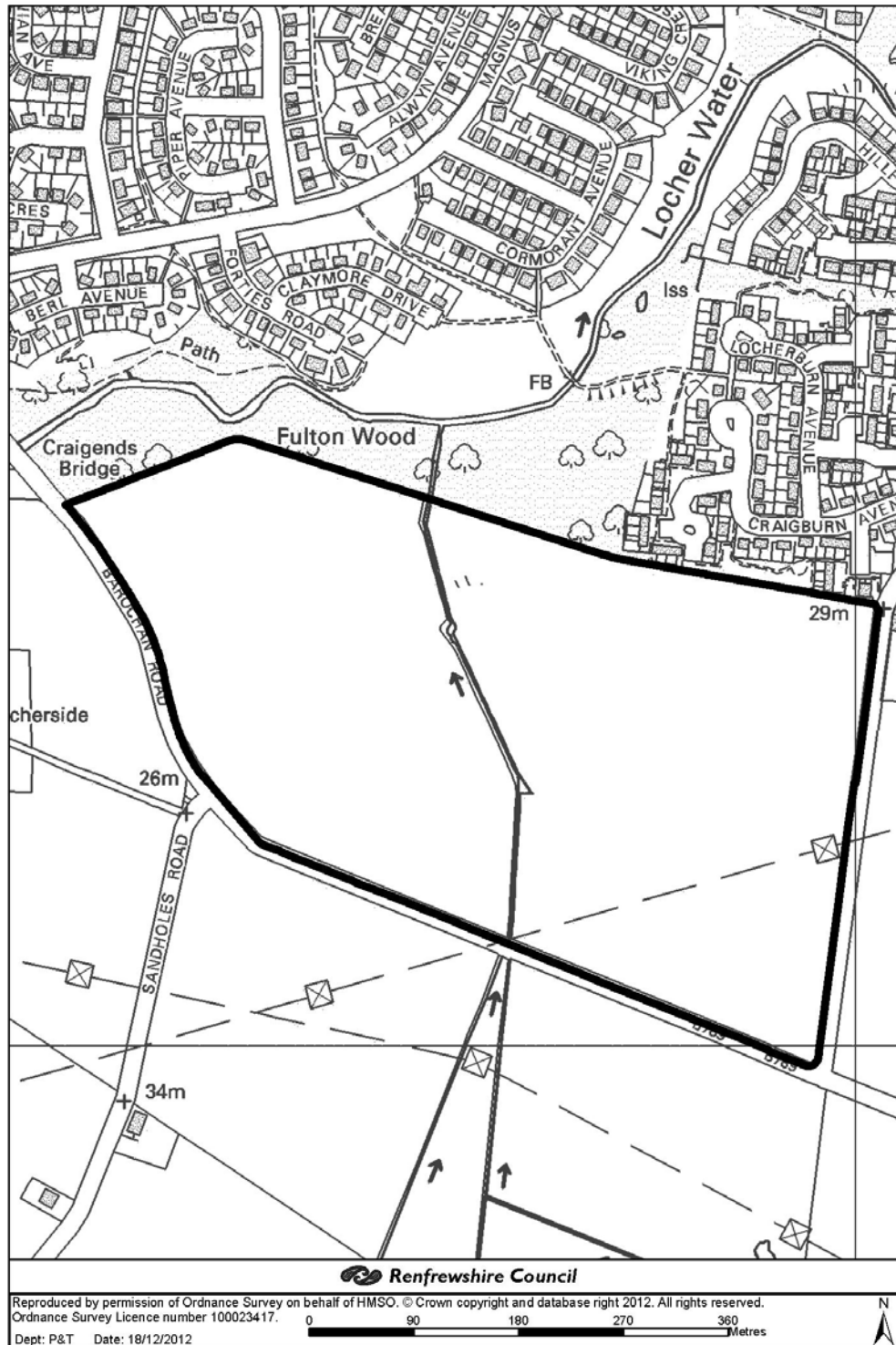
Site Address – Barochan Road / Fulton Drive, Houston

Proposal – Residential

Site Residential Rank – 106

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site is an open undulating grazing field to the south of the settlement. The site very prominent on approach to Crosslee and Houston and provides an attractive landscape setting for the area. The site consists primarily of grassland with hedgerows on the eastern, southern and western boundaries with a stream flowing through the middle of the site. The site has some biodiversity value. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is a fairly large site and there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a potential flood risk from burn which dissects the site, this risk will require to be comprehensively remediated.

Planning Overall Assessment of the Site -

This is a very prominent greenbelt site which adds to the local landscape character and the setting of Crosslee and Houston. Development would have an impact on the local landscape character which would be detrimental to the visual amenity of this area. The site is out with the natural boundary of the settlement. Development of this site is unacceptable as there is no containment and it would lead to a development outside the settlement envelope which has the potential to set an undesirable precedent for future development in the surrounding area.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site is unlikely to achieve this and therefore cannot be supported by the LDP.

It is also considered that the location of this site, outside the settlement envelope would prevent proper integration with the surrounding residential area. The aim of the LDP is to consolidate development into the existing built up area. The other housing sites that have been identified within Houston all meet this criteria, this site clearly fails to meet the criteria.

Final Site Assessment Summary

Site Reference – 2196

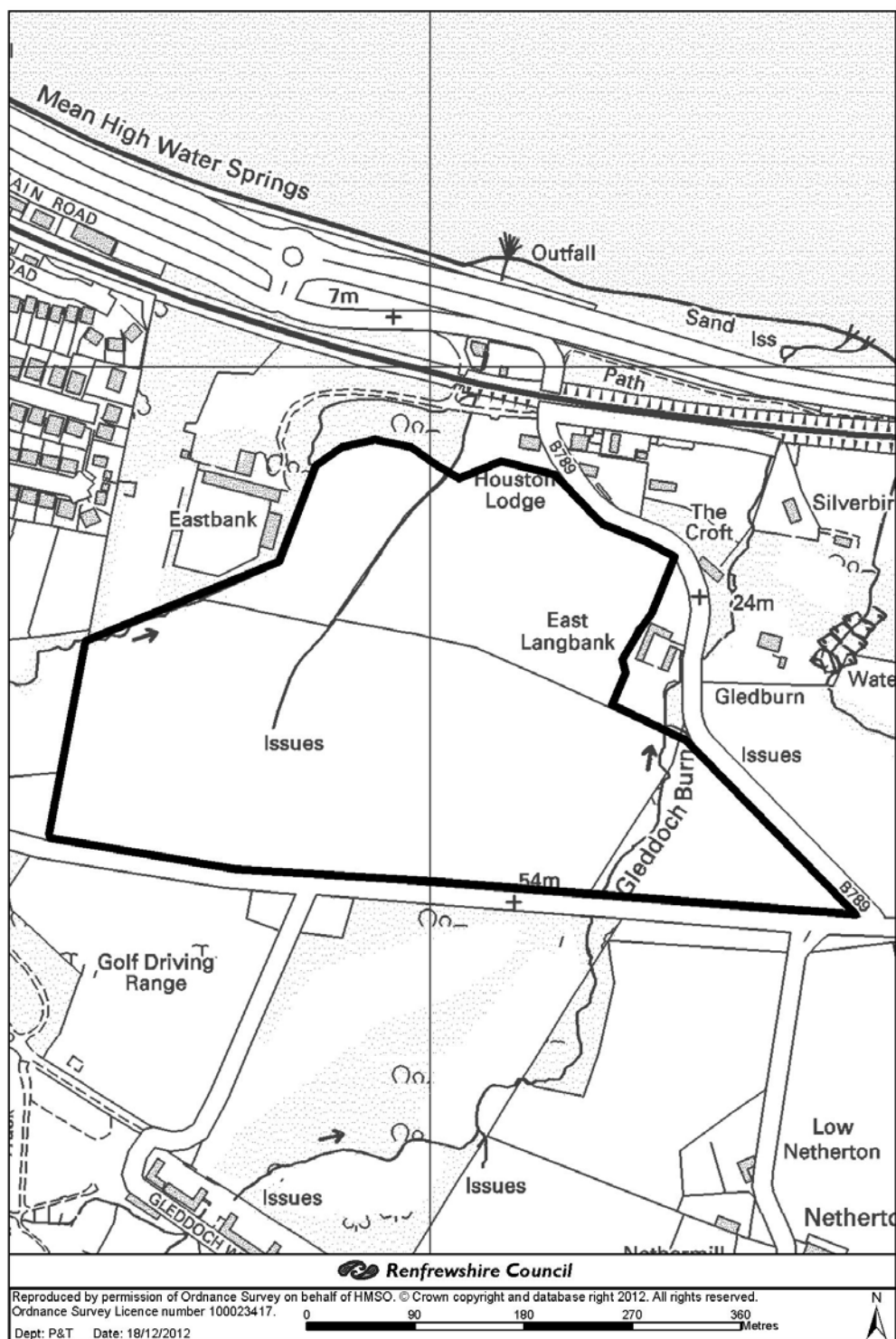
Site Address – Drum Farm, Langbank

Proposal – Residential

Site Residential Rank – 107

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

A large, sloping, irregular, shaped site which is comprised of several open grassland fields which are used for grazing. Site sits in a prominent, elevated location, in a rolling landscape and provides an attractive setting for the village. Potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. The site has some value in terms of its biodiversity, flora and fauna. This is large site and is likely to lead to an increase in emissions due to increased vehicular movements to and from the site if developed. There is potential flood risk from watercourse to the east, west and central area of this site that will require to be satisfactorily remediated.

Planning Overall Assessment of the Site -

This is a prominent green belt site at the edge of Langbank which forms an attractive landscape setting for the village. Development of this site is unacceptable as it would have a detrimental impact on the character and appearance of the settlement with development outside the settlement envelope which has the potential to set an undesirable precedent for future development in the surrounding area.

Does it accord with LDP Strategy -

The aim of the LDP is to consolidate development into the existing built up area, furthermore, the Place Strategy aims to ensure that development has a positive effect on existing settlements and places. It is considered that the location of this site, outside the village envelope would prevent proper integration with the Langbank and would have a detrimental impact on the landscape setting and character of the settlement. Therefore this proposal would not add to the existing settlement or place which would be contrary to the LDP.

Furthermore given the size of the site and the potential works required to make the site ready for construction, it is considered that the site is ineffective and cannot therefore be included in the LDP.

Final Site Assessment Summary

Site Reference – 5026

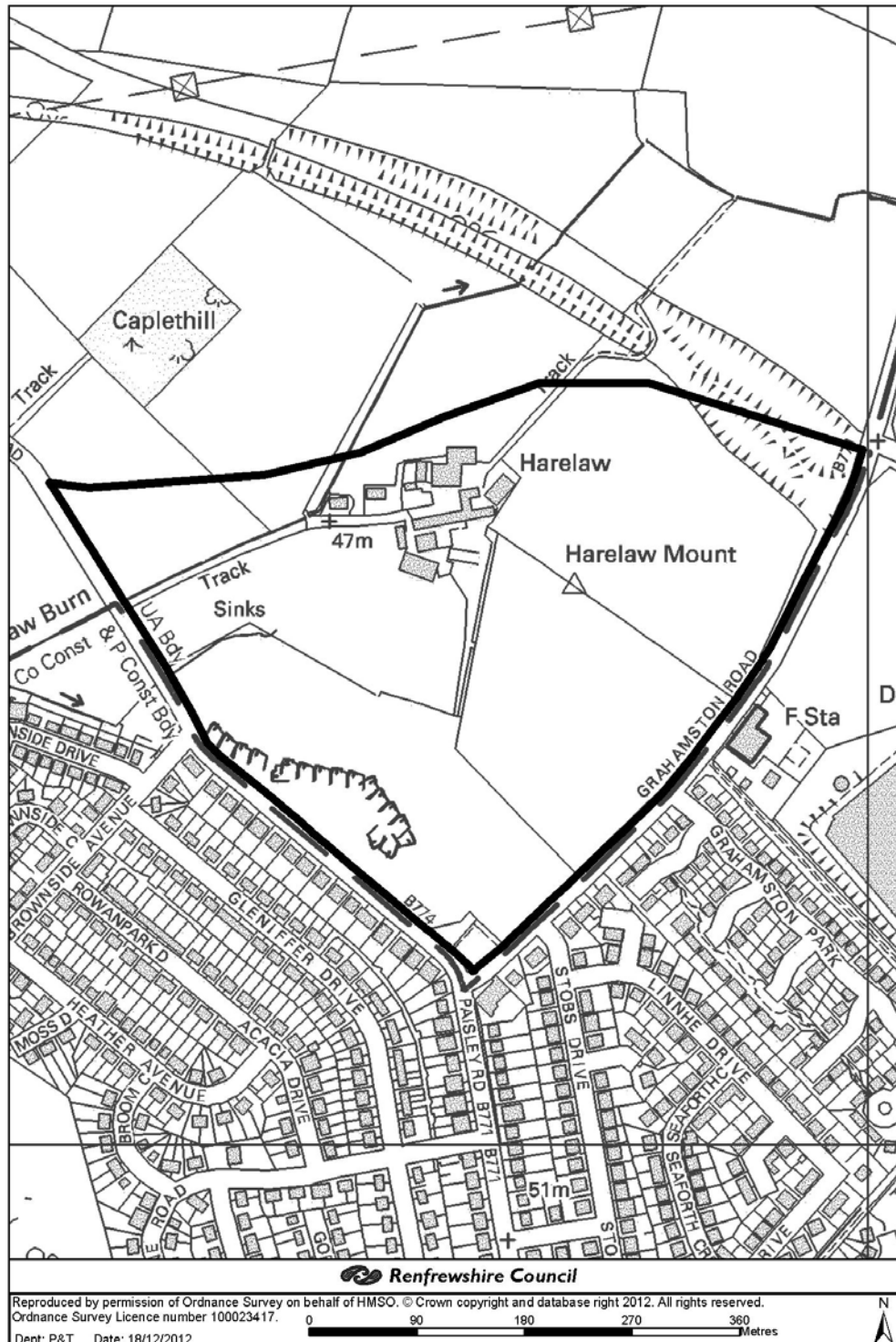
Site Address – Harelaw Farm, edge of Barrhead

Proposal – Residential, Community Uses, road by pass

Site Residential Rank – 108

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

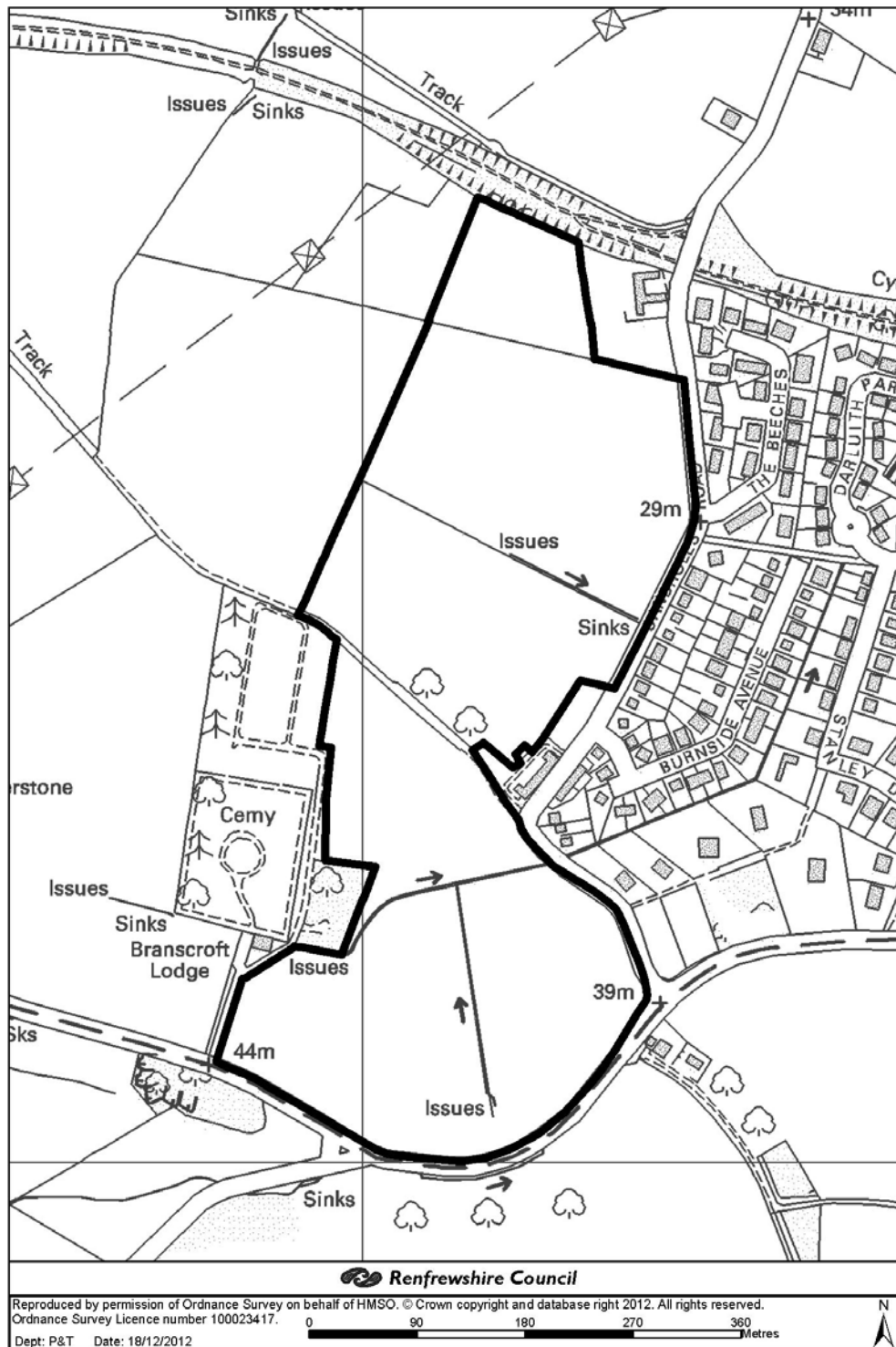
The site is part of a collection of undulating grazing fields. On the boundaries of the site there are hedges, shrubs, bushes and some trees with a section of scrubby vegetation, bushes and young trees to the south and south western side of the site. The site has some value in terms of its biodiversity, flora and fauna. This site is prominent at the edge of Renfrewshire and provides an attractive landscape setting for the area. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is a fairly large site and there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a risk from flooding due to the watercourse to the north west boundary which will require to be assessed with comprehensive flood management measures put in place.

Planning Overall Assessment of the Site -

This is a prominent greenbelt site which is isolated from much of the built up area within the boundary of Renfrewshire. Development of this site on its own would not result in good place making and would lead to sporadic development throughout the area. The site forms an attractive setting for the area and provides an important buffer between Renfrewshire and East Renfrewshire. The development of this site in isolation would not be acceptable.

Does it accord with LDP Strategy -

The aim of the LDP is to consolidate development in sustainable locations within the existing built up area, furthermore, the Place Strategy aims to ensure that development has a positive effect on existing settlements and places. It is considered that the location of this site would prevent proper integration with Renfrewshire and would have a detrimental impact on the landscape setting. Therefore this proposal would not add to Renfrewshire's Places and would be contrary to the LDP's Place Strategy.



SEA Overall Assessment of the Site -

The site is out with the settlement boundary and within the open undulating landscape character of grazing fields to the west of the settlement. There are established hedgerows with some bushes, shrubs and trees located along the boundaries of the site. There will be some biodiversity, flora and fauna interest associated with this site. The site is very prominent from the A761 Bridge of Weir Road and from the residential properties that overlook it. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is a fairly large site and there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is potential flooding risk in the south section of the site which would require remediation.

Planning Overall Assessment of the Site -

This is a very prominent greenbelt site which adds to the local landscape character and the setting of Brookfield. Development of this site would affect the setting and character of the settlement and the local landscape. Development of this site is unacceptable as it would lead to a development outside the settlement envelope which has the potential to set an undesirable precedent for future greenbelt development in the surrounding area. A fairly substantial residential site has been identified to the eastern side of the village and there is no requirement for this additional housing site.

Does it accord with LDP Strategy -

The Place Strategy aims to ensure that development has a positive effect on existing settlements and places. It is considered that the location of this site would have a detrimental impact on the settlement and landscape setting. Therefore this proposal would not add to the existing settlement or place which would be contrary to the Place Strategy. The former Merchiston Hospital site has been identified as a housing site in the LDP and will result in the redevelopment of a brownfield site in line with the LDP spatial strategy.

A generous land supply has been arrived at by firstly identifying a robust and justifiable housing requirement and then allocating more than enough land to meet this. There is no need for another large site to be released in such close proximity to Brookfield.

Final Site Assessment Summary

Site Reference – 0067

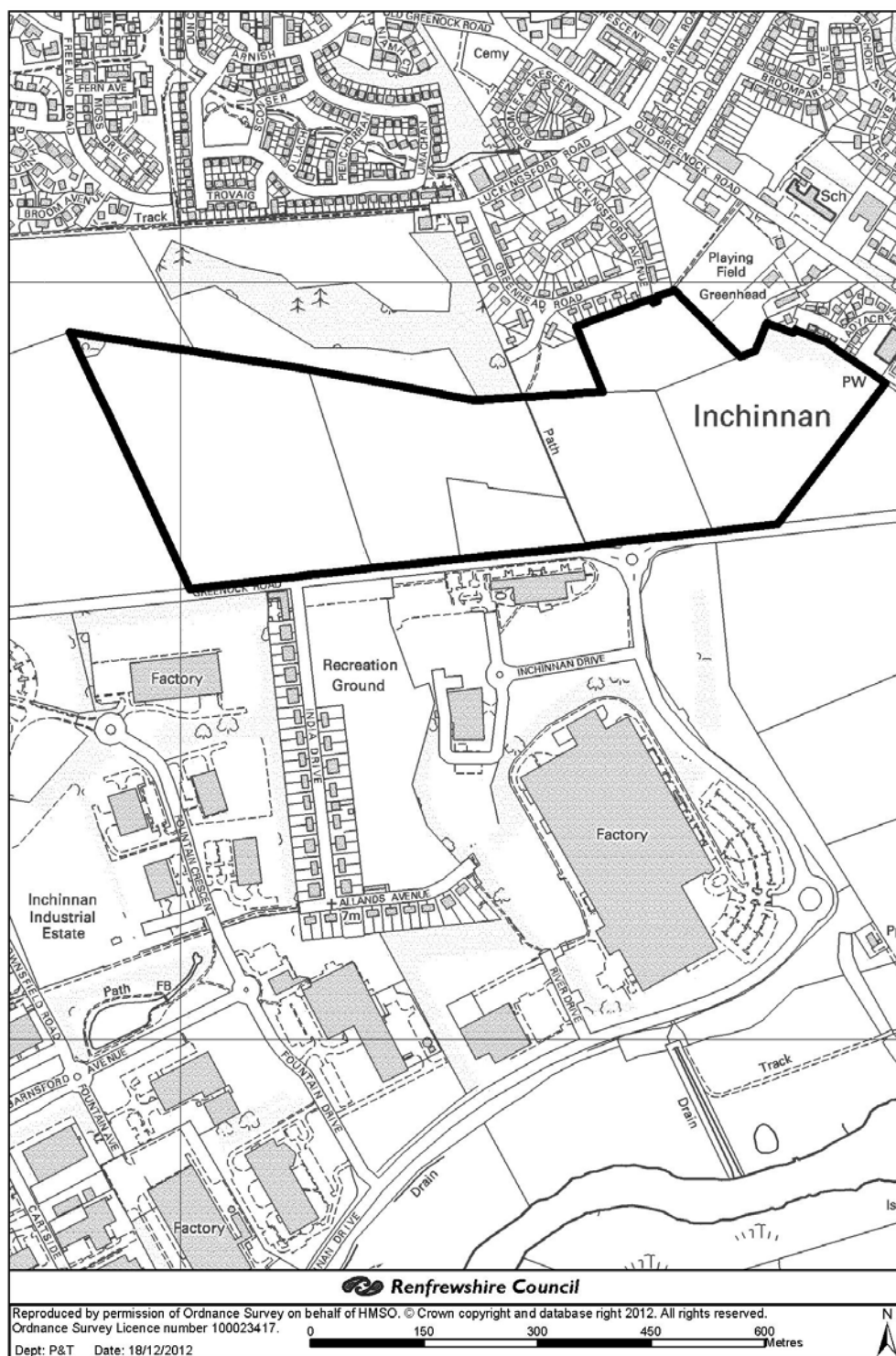
Site Address – Greenock Road, Inchinnan

Proposal – Residential

Site Residential Rank – 110

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site comprises undulating arable farmland with hedge rows running along its northern and southern perimeter. Some biodiversity, flora and fauna value associated with this site. This site is very prominent in the local landscape. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is a relatively large site, there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is an extensive flooding risk in the south west corner of the site. Any mitigation of this risk may increase the flood risk on Greenock Road.

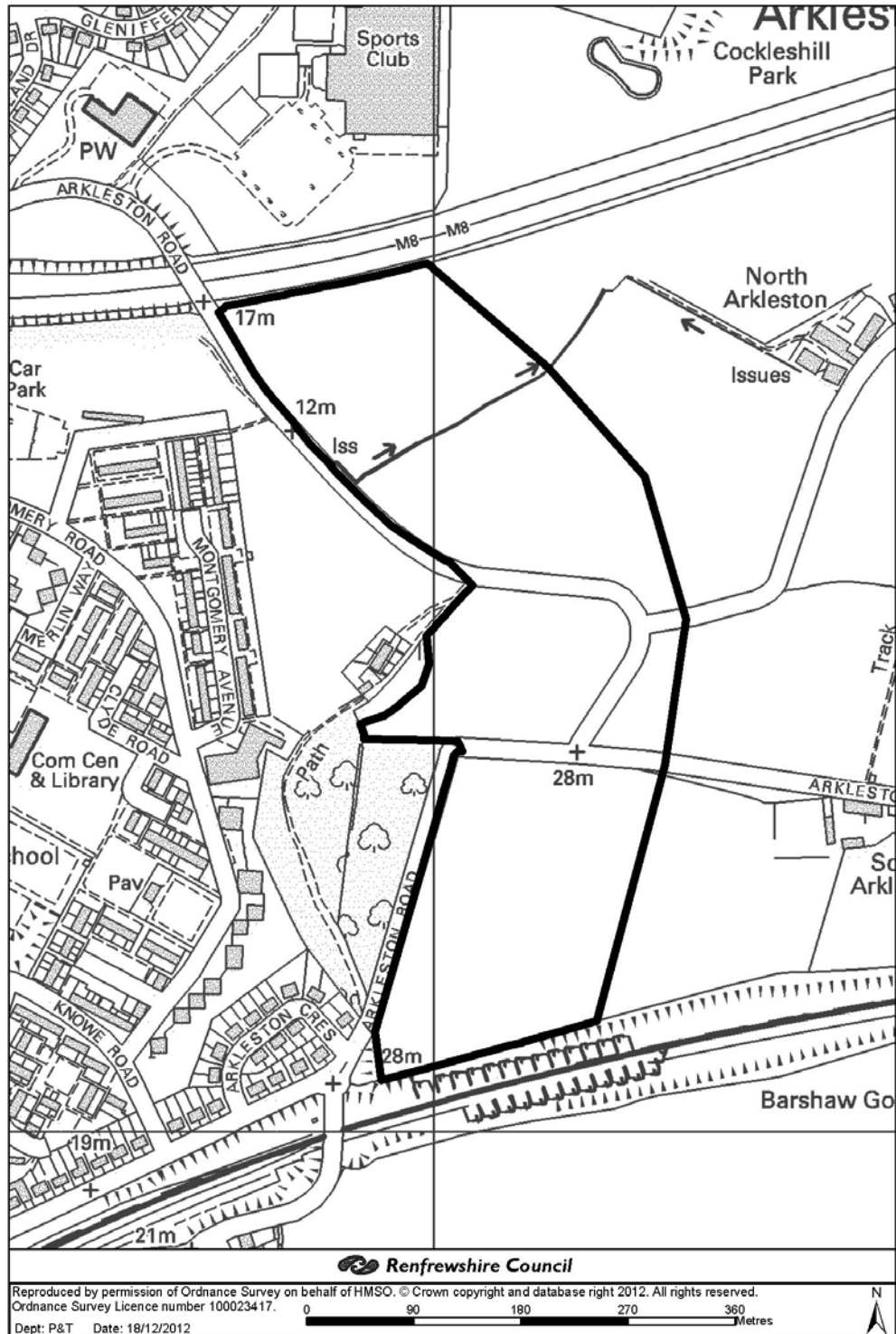
Planning Overall Assessment of the Site -

This is a very prominent greenbelt site which adds to the local landscape character and the setting of Inchinnan and Erskine. Development would have a significant impact on the local landscape character which would be detrimental to the visual amenity of this area. Development of this site is unacceptable as it would lead to a development outside the settlement envelope which has the potential to set an undesirable precedent for future development in the surrounding area.

Does it accord with LDP Strategy -

The aim of the LDP is to consolidate development into the existing built up area, furthermore, the Place Strategy aims to ensure that development has a positive effect on existing settlements and places. It is considered that the location of this site, outside the settlement envelope would prevent proper integration with the surrounding residential area and would have a detrimental impact on the landscape setting. Therefore this proposal would not add to the existing settlement or place which would be contrary to the Place Strategy.

Given the size of the site and the potential work required to make it ready for construction, it is considered that the site is ineffective and cannot be included in the LDP.



SEA Overall Assessment of the Site -

This site consists of open undulating arable fields with roads traversing through the site. The road and boundaries of the site are flanked by established hedges and trees. The site has some biodiversity value. The site has a significant presence on the local landscape. There are potential issues related to the impact that development of this prominent site would have on the local landscape and setting of the area. This is a relatively large site, there is likely to be an increase in emissions due to increased vehicular movements to and from the site if developed. There is a risk posed by surface water to the north and south of the site which will require satisfactory remedial measures put in place to reduce this risk.

Planning Overall Assessment of the Site -

Although this site is on the edge of the settlement, the fields are very prominent and add to the landscape character of the area as well as providing an important green wedge, preventing coalescence of Paisley with Hillington. It is considered that any residential layout for this site would be self contained and insular with a limited relationship with Gallowhill. Development of this site has the potential to set an undesirable precedent for future development of further fields surrounding this site. This site is unacceptable for development.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site will not achieve this and therefore cannot be supported by the LDP.

The Council's LDP strategy focuses firstly on the regeneration of brownfield sites. Although a handful of greenfield sites have been identified in this LDP, these sites are considered to have the ability to integrate well with the surrounding area and therefore have a positive effect on the settlement. It is considered that it would be challenging for this site to be designed to fully integrate with the existing residential form and therefore is unlikely to be a positive addition to the place, and contrary to the Place Strategy of the LDP.

Final Site Assessment Summary

Site Reference – 5040

Site Address – Land at Arkleston Farm, Paisley

Proposal – Offices, Motorway services, Residential

Site Residential Rank – 112

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site is open with slightly sloping arable fields. There are hedges, bushes, shrubs and some trees located to the boundaries of the site. The site has some biodiversity value. This site is at a lower level than the surrounding land, therefore is not overly prominent in the landscape, although development of this site is still likely to have an impact on the local landscape setting. There is a risk posed by surface water to the northern section of the site which will require satisfactory remediation.

Planning Overall Assessment of the Site -

This site is in an isolated location away from the built up residential area and in close proximity of the M8 trunk road, residential development is not appropriate for this site. Office and motorway service uses are also not acceptable as these fields add to the landscape character of the area as well as providing an important green wedge, preventing coalescence of Paisley with Hillington. Development of this site has the potential to set an undesirable precedent for future development of further fields surrounding this site. This site is unacceptable for development.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site will not achieve this and therefore cannot be supported by the LDP.

Final Site Assessment Summary

Site Reference – 5039

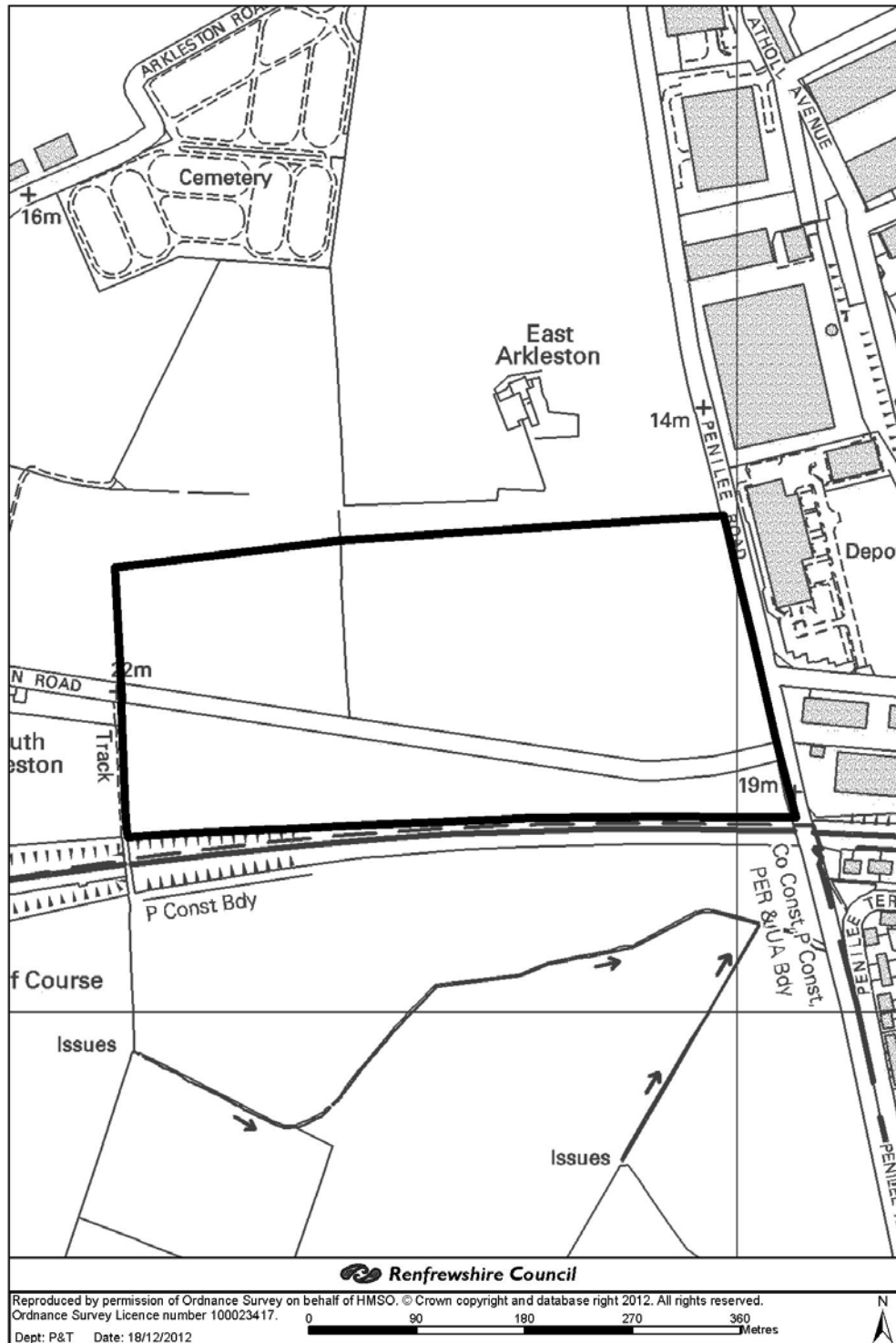
Site Address – Arkleston Farm, Paisley

Proposal – Offices, manufacturing premises and residential

Site Residential Rank – 113

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This is an open, relatively flat arable field with an established hedgerow to the southern and eastern boundary of the site. The site has some biodiversity value. The site has a relatively significant presence in the local landscape on approach from the west, south and the north. Development of this site is likely to have an impact on the local landscape setting on the entrance to the settlement. There is a risk from surface water primarily to the south east of the site. This risk will require to be satisfactorily remediated. This is a fairly large site and development is likely to result in an increase in vehicular movement which will increase emissions in this area.

Planning Overall Assessment of the Site -

This site is in an isolated location away from the built up residential area and in close proximity to a strategic economic investment location, residential development is not appropriate for this site. The use of the site for offices and manufacturing uses is also not acceptable given that these fields add to the landscape character of the area as well as providing an important green wedge, preventing coalescence of Paisley with Hillington. Development of this site has the potential to set an undesirable precedent for future development of further fields surrounding this site. This site is unacceptable for development.

Does it accord with LDP Strategy –

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site will not achieve this and therefore cannot be supported by the LDP.

Final Site Assessment Summary

Site Reference – 2203

Site Address – Land at Arkleston, Paisley

Proposal – Cemetery and Crematorium and General Open Space, Minimal Residential and Retail Facilities

Site Residential Rank – 114

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site consists of prominent, irregular shaped, sloping arable fields which have established hedgerows along the boundaries as well as flanking the roadside of the routes that traverse the site. There are also various bushes, shrubs and trees located across the site. There will be biodiversity, flora and fauna value associated with this site. There is a risk from surface water to the north and south western section of the site which will require satisfactory remediation. This is a large site in between two built up areas and close to the M8 trunk road. Development of this site will lead to a significant increase in vehicular movements in and around this area which will increase emissions with an impact on air quality. This site has very significant prominence in the local landscape and provides an important green wedge which separates Gallowhill from Hillington. Development of this site will have significant impact on the local landscape setting to the detriment of the character and appearance of this area.

Planning Overall Assessment of the Site -

This site is an important green wedge in-between the residential area of Gallowhill and the strategic economic investment location of Hillington, which prevents coalescence of Paisley with Hillington, development is unacceptable. These fields are very prominent and add to the landscape character of the area. It is considered that any layout for this site would be self contained and insular with a limited relationship with Gallowhill. Development of this site has the potential to set an undesirable precedent for future development of further fields surrounding this site.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site will not achieve this and therefore cannot be supported by the LDP.

Final Site Assessment Summary

Site Reference – 2247

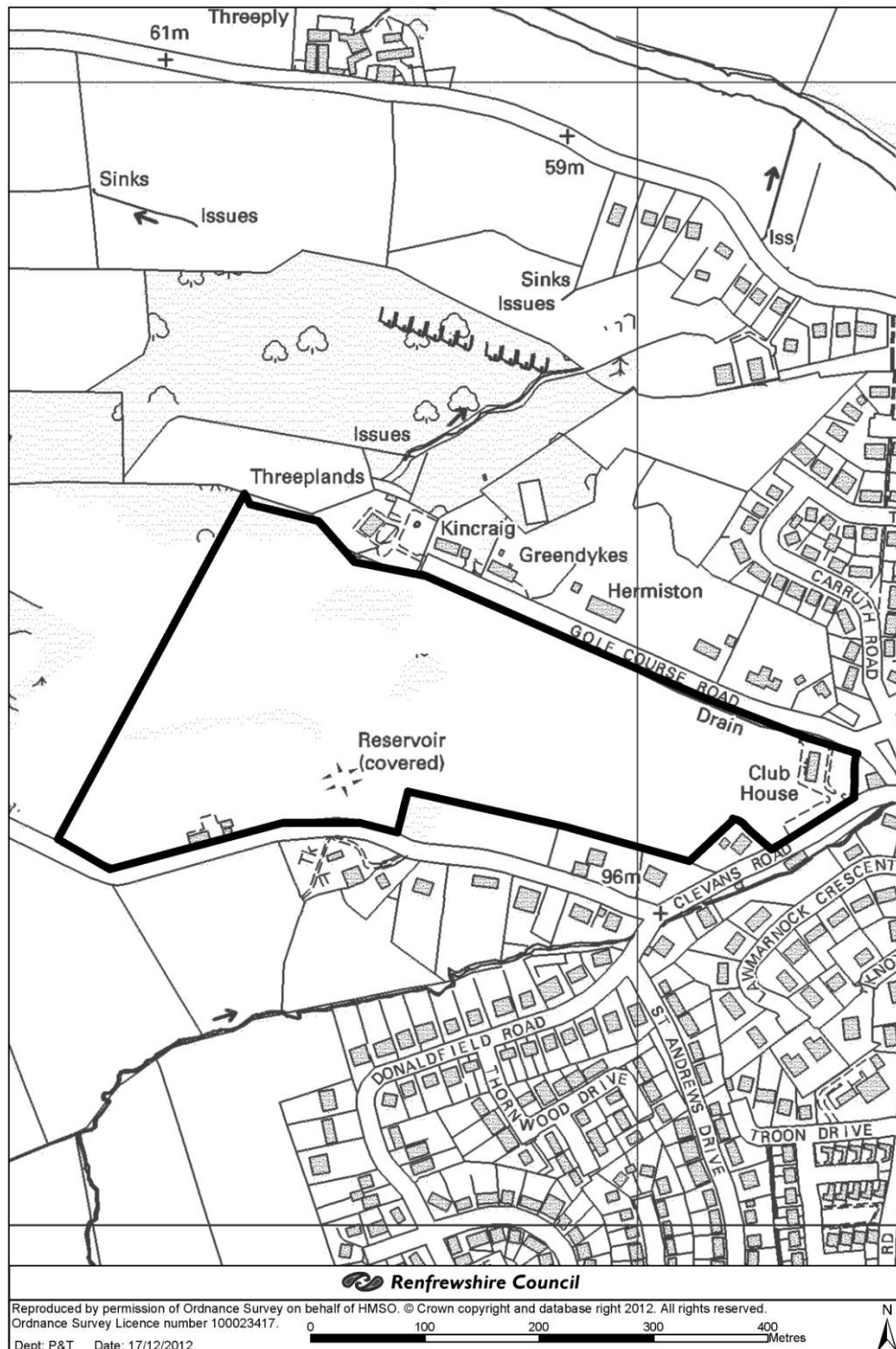
Site Address – Ranfurly Castle Golf Club, Bridge of Weir.

Proposal – Residential, Sports & Leisure, new clubhouse

Site Residential Rank – 115

Existing Local Plan Policy – GB1, L1

Proposed Local Development Plan Policy – ENV1



SEA Overall Assessment of the Site -

This site is an existing golf course within the settlement of Bridge of Weir and is considered an important material asset. Manicured and maintained greens and fairways are unlikely to support biodiversity. Areas of rough to the sides of the golf course are likely to support a range of biodiversity, flora and fauna, particularly in the hedgerows and tree belts. Redevelopment of this site likely to result in increased vehicular movement to and from the site resulting in an increase in emissions. Site redevelopment will have a significant impact on soil and landscape as well as the historic and natural environment.

Planning Overall Assessment of the Site -

This is an important recreational asset for the village. Redevelopment of this site is not acceptable given the potential impact on the built and natural environment as well as a significant impact to the local landscape setting. If this site was to be redeveloped it would lead to an unacceptable precedent where no defensible boundary could be provided.

Does it accord with LDP Strategy -

Development of this site would not accord with the spatial strategy given that the golf course is an important recreational asset for the village as well as having a valuable role in the local landscape setting, green network along with contributing significantly to the overall place. The Place strategy aims to protect and enhance the built and natural heritage within each place and redevelopment of this site would be contrary to that aim.

Non Residential Assessments

Final Site Assessment Summary

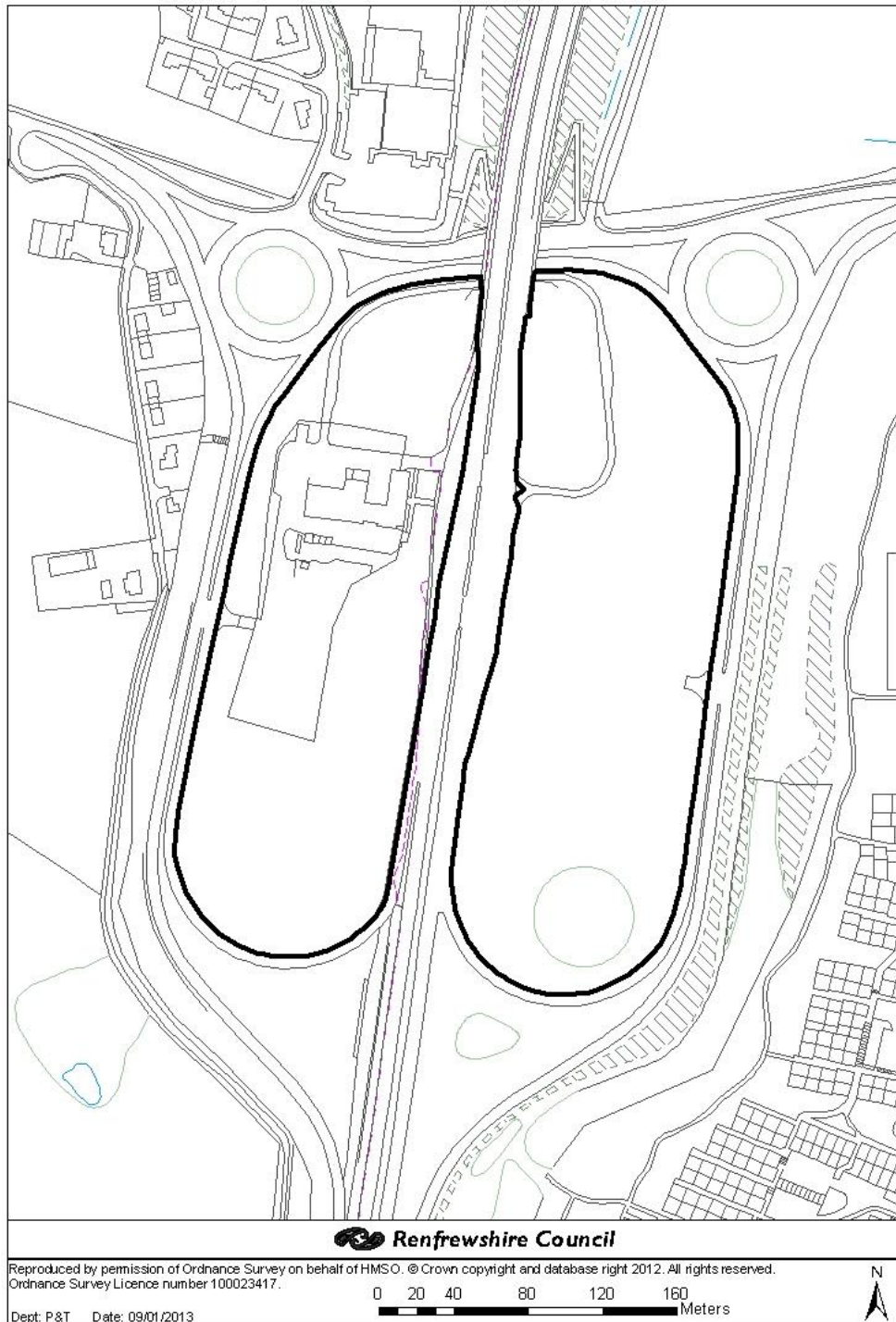
Site Reference – 0216

Site Address – M898 Toll Booths areas, Erskine

Proposal – Mixed Use

Existing Local Plan Policy – GB1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

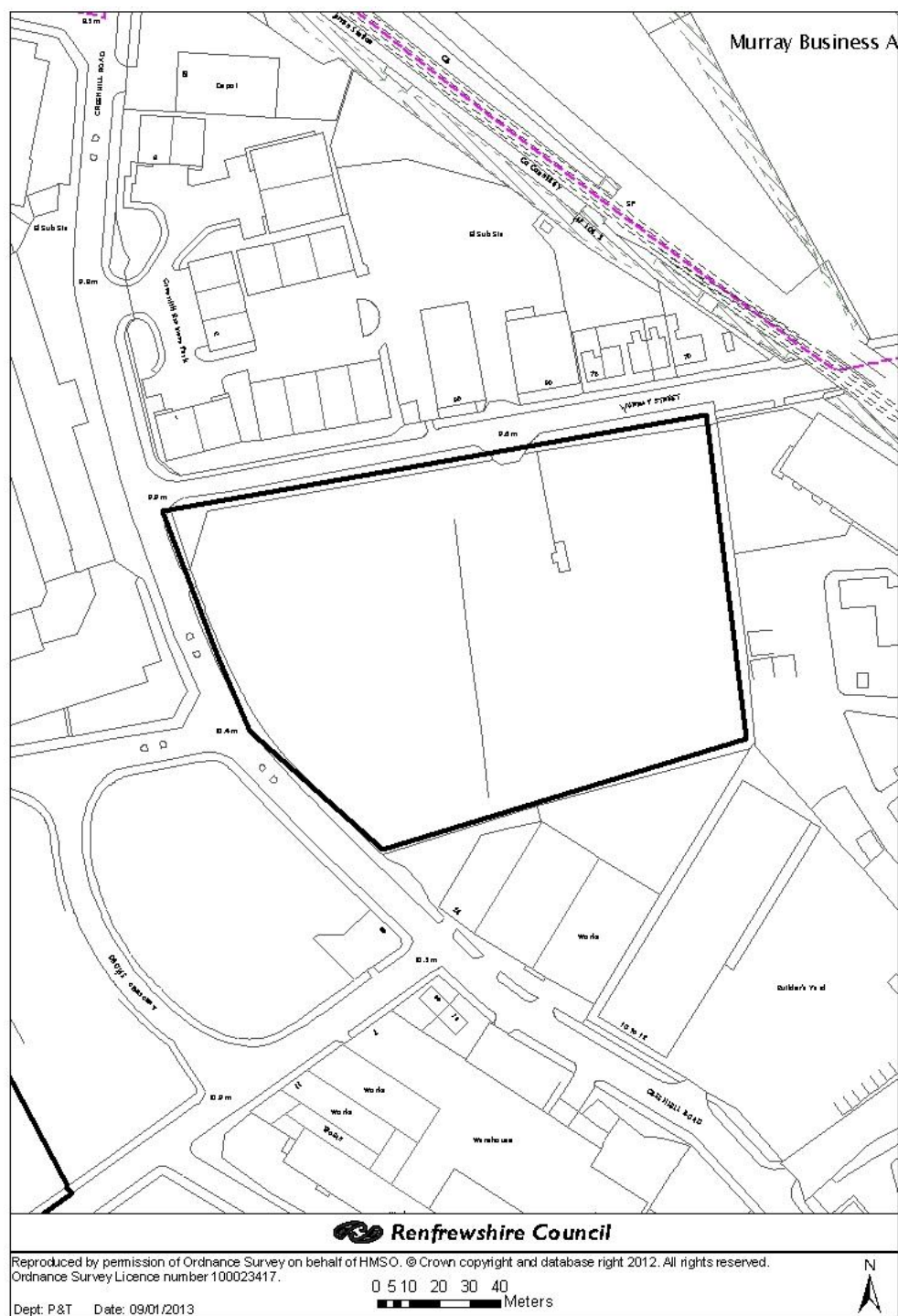
This is a sloping site which consists of scrub grassland with small shrubs, bushes and young trees located on a transport island. There is some biodiversity value on this site. Both sides of this site are prominent from the roadside, although they have no particular landscape features. There is a risk to surface water to the south west corner of the site which will require to be satisfactorily remediated.

Planning Overall Assessment of the Site -

Parts of the site are considered suitable for development, however there are issues over access to the site and the impact on visual amenity to the surrounding area. This is a very prominent site which is the gateway to the Erskine Bridge and also into Renfrewshire from the north. The use, design and layout of any development require to be carefully considered to ensure that there is no adverse impact to this gateway site. Any proposal should not have a significant detrimental impact on the amenity of the surrounding area.

Does it accord with LDP Strategy -

The redevelopment of this site will comply with the aim of the LDP's overall spatial strategy which is to focus development on brownfield land in sustainable locations. In terms of the Place Strategy, development on this site will require to positively contribute to the character and appearance of the area. A range of uses may be acceptable in this location subject to the submission of acceptable details which are compliant with the relevant LDP Policy and criteria in the New Development Supplementary Guidance.



SEA Overall Assessment of the Site -

This is a flat site which consists primarily of hardstanding with some trees located along the northern boundary. There will be minor biodiversity value associated with this site. Redevelopment would present an opportunity for enhancement of the landscape in this area. Increased vehicular movements associated with development of this site may impact on air quality, however this is likely to be a minor issue given the public transport networks in the surrounding area. There is a risk from surface water on the site which will require to be satisfactorily remediated.

Planning Overall Assessment of the Site -

As this site is located within an industrial area, development of an appropriate use which is compatible with the surrounding uses would be acceptable. A range of uses may be appropriate in this location subject to the submission of acceptable details which are compliant with the relevant LDP Policy and criteria in the New Development Supplementary Guidance. It should be demonstrated that any retail development is of a scale to serve only the needs of the defined Local Industrial Area. Any development should be of a good design to improve the overall visual amenity of the area.

Does it accord with LDP Strategy -

The LDP Economic Strategy focuses on safeguarding existing businesses and encouraging growth and promoting new businesses to develop. An office use would be acceptable at this location and would comply with the LDP strategy. Any retail development would require to be assessed in terms of the needs of the local industrial area. Any retail development should form part of the development of the overall site and should not be in isolation.

Final Site Assessment Summary

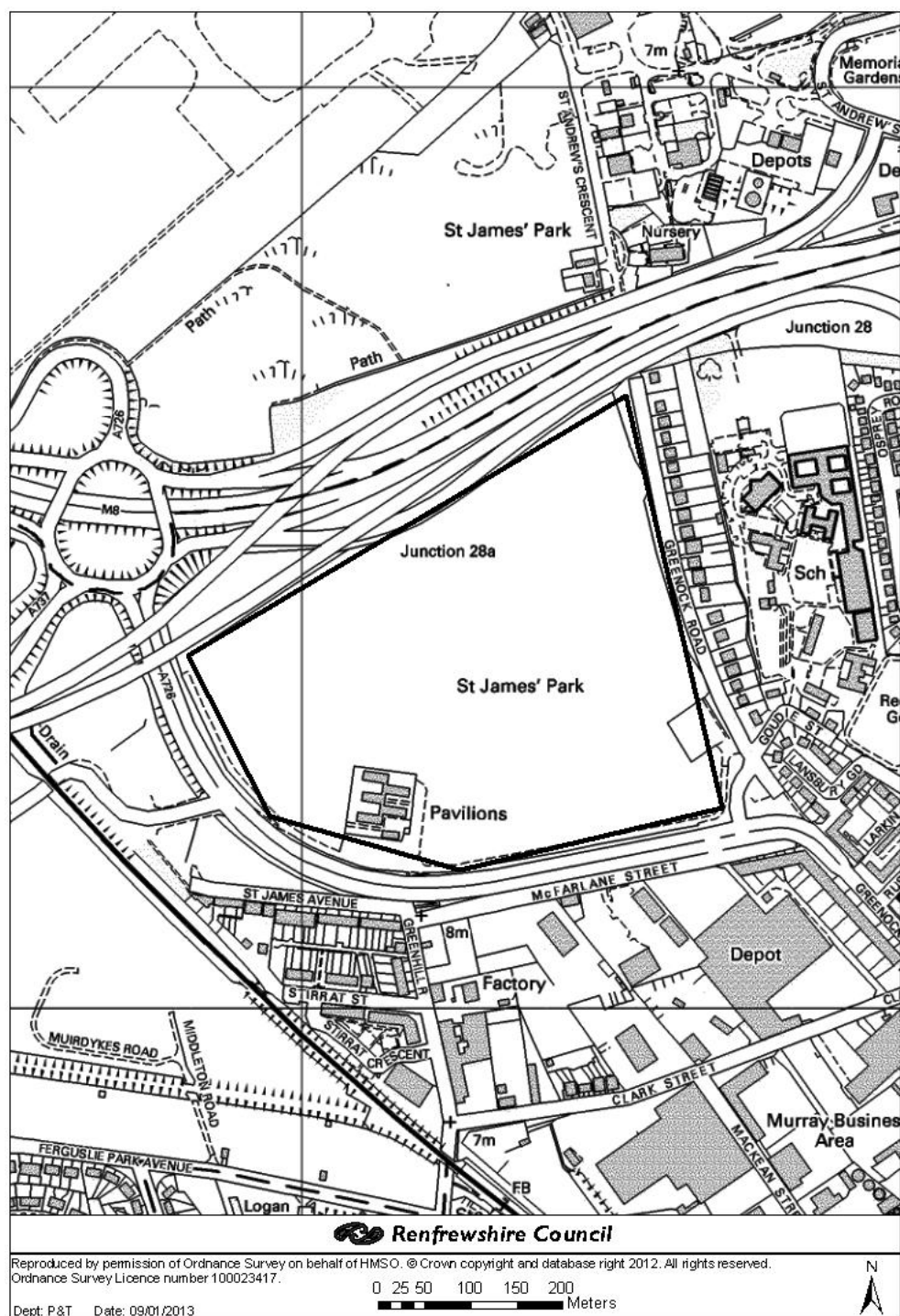
Site Reference – 2204

Site Address – St James Playing Fields, Paisley

Proposal – Mixed Use

Existing Local Plan Policy – L1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a flat site which consists of maintained grass sports fields which has some hedges and trees spread out around the boundaries. There will be limited biodiversity interest associated with this site. This site is prominent in the built environment and therefore redevelopment of this site would have an impact on landscape setting. As this is a fairly large site, development at this location would increase the amount of vehicular movement which is likely to result in an increase in emissions. This site is a significant recreational resource for Renfrewshire and development will result in a significant loss of a material asset.

Planning Overall Assessment of the Site -

This is a well established recreational area within Paisley which serves the wider needs of Renfrewshire. The recreational facilities have been recently upgraded. The area is also important in terms of access to the green network and provides a significant contribution to the visual amenity and character of the area. This site is not suitable for redevelopment due to its importance as a recreational asset for Renfrewshire.

Does it accord with LDP Strategy -

In relation to the Place Strategy of the LDP, open space is considered to make an important contribution to the natural and built environment. Development proposals require will to protect and where possible enhance open space, recreational areas and amenity space. The redevelopment of this area would therefore be contrary to the Place Strategy as well as the overall LDP Spatial Strategy.

Final Site Assessment Summary

Site Reference – 2296

Site Address – 500 Hillington Road, Hillington

Proposal – Mixed Use – Industrial, Retail, Office

Existing Local Plan Policy – IB3

Proposed Local Development Plan Policy – E1



SEA Overall Assessment of the Site -

This site is prominent on the entrance and exit to Hillington and consists of a modern warehouse building with areas of hard standing and landscaping. This site has limited value in terms of biodiversity, flora and fauna. There is a risk posed by surface water to the south western corner of the site which will require satisfactory remediation.

Planning Overall Assessment of the Site -

This site is part of an existing industrial and business area, the suggested mix of uses is likely to be compatible with the area. While there may be some opportunities for special forms of retailing such as trade or car sales, standard comparison or convenience retailing will not be appropriate in this location. There are similar examples of this collection of uses operating well in other industrial and business areas within Renfrewshire. As this site is prominent and is part of the strategic frontage onto the M8 trunk road, the design, layout and scale of any development must be appropriate.

Does it accord with LDP Strategy -

The Economy Strategy within the LDP seeks to encourage and support economic and employment growth within Renfrewshire. The existing building on this site has recently become vacant and this proposal would secure the future use of this site which is part of the strategic Hillington frontage. The suggestion to have a mix of uses compatible with industrial and business use should deliver new economic investment in this area which would comply with the LDP.

Final Site Assessment Summary

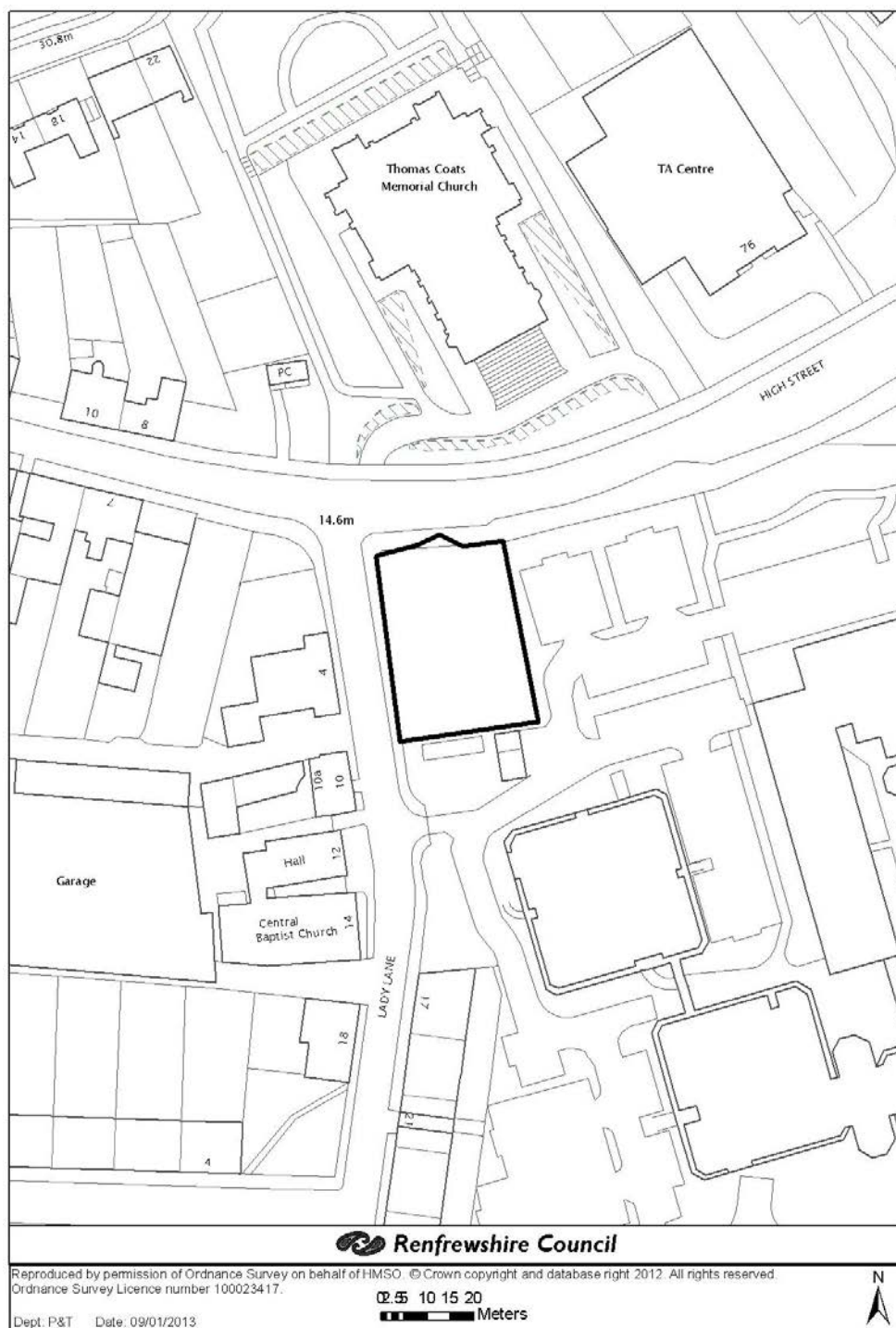
Site Reference – 2300

Site Address – Former Bingo Hall, High Street, Paisley

Proposal – Mixed Use

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – C1



SEA Overall Assessment of the Site -

The site has an urban location within Paisley Strategic Town Centre and is limited in terms of its value for biodiversity, flora and fauna. Site was formerly a bingo hall, which has been demolished and cleared. Vegetation has colonised the cleared area. Accessibility to public transport, services and facilities should limit car usage when travelling to and from this site and the resulting impact on air quality should be minimal. Redevelopment on this site should have a positive impact on the built environment.

Planning Overall Assessment of the Site -

Redevelopment of this site would provide an opportunity to improve the quality of the built environment in this area. A range of uses could be considered acceptable in this town centre location in line with the LDP's Centres Strategy. Due to the sensitivity of surrounding townscape, design will be an important consideration.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites in sustainable locations. Re-development of this site would be welcomed and any detailed proposal would be considered in relation to the LDP's Centres Strategy.

Final Site Assessment Summary

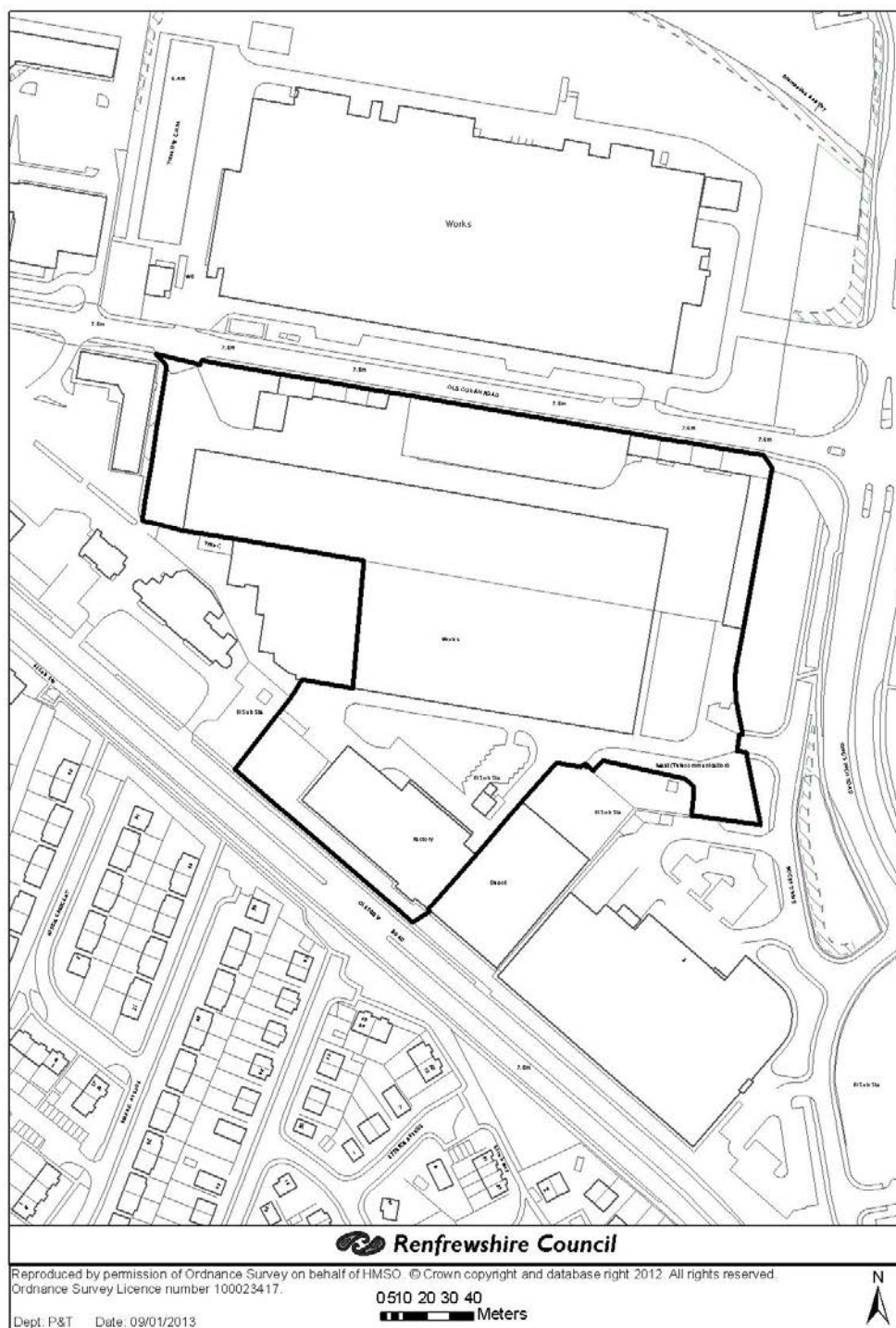
Site Reference – 5005

Site Address – Land at Kings Inch Drive, Renfrew

Proposal – Retail and Sports Facilities

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

The site consists primarily of buildings with hardstanding surrounding them although there is a thin strip of land in the south which has a grass covering with some trees. The site has limited value in terms of its biodiversity, flora and fauna. Depending on the use of the site the proposed use would result in an increase in vehicular movement which would increase emissions. However, there are good public transport links in close proximity, which are proposed to be improved as part of a masterplan for Braehead. Therefore it is unlikely that the proposal would have a significant impact on air quality. There is an existing risk from surface water at the periphery of the site and this requires to be satisfactorily remediated as part of a redevelopment proposal.

Planning Overall Assessment of the Site -

This site has been identified as part of a transition area in the LDP and a more flexible approach to development in this area is being promoted. Any development would require good design, layout and landscaping to ensure that the site integrates well with its surroundings. Development of the site with appropriate uses provides an opportunity to enhance the existing setting and to deliver improvements in the public realm to strengthen the quality of the environment on the approach to Braehead. Appropriate redevelopment of this site also provides an opportunity to improve links with Braehead and neighbouring residential areas.

Does it accord with LDP Strategy -

The redevelopment of this site is in accordance with the LDP Spatial Strategy which focuses on the development of brownfield land in sustainable locations. Any development should be compatible with development and uses within the wider area and will be considered in relation to Policy E3 of the LDP. However, the proposed retail use does not conform to the LDP and it is not considered appropriate in this location. This type of retail proposal requires to be directed to Renfrewshire's Network of Centres.

Final Site Assessment Summary

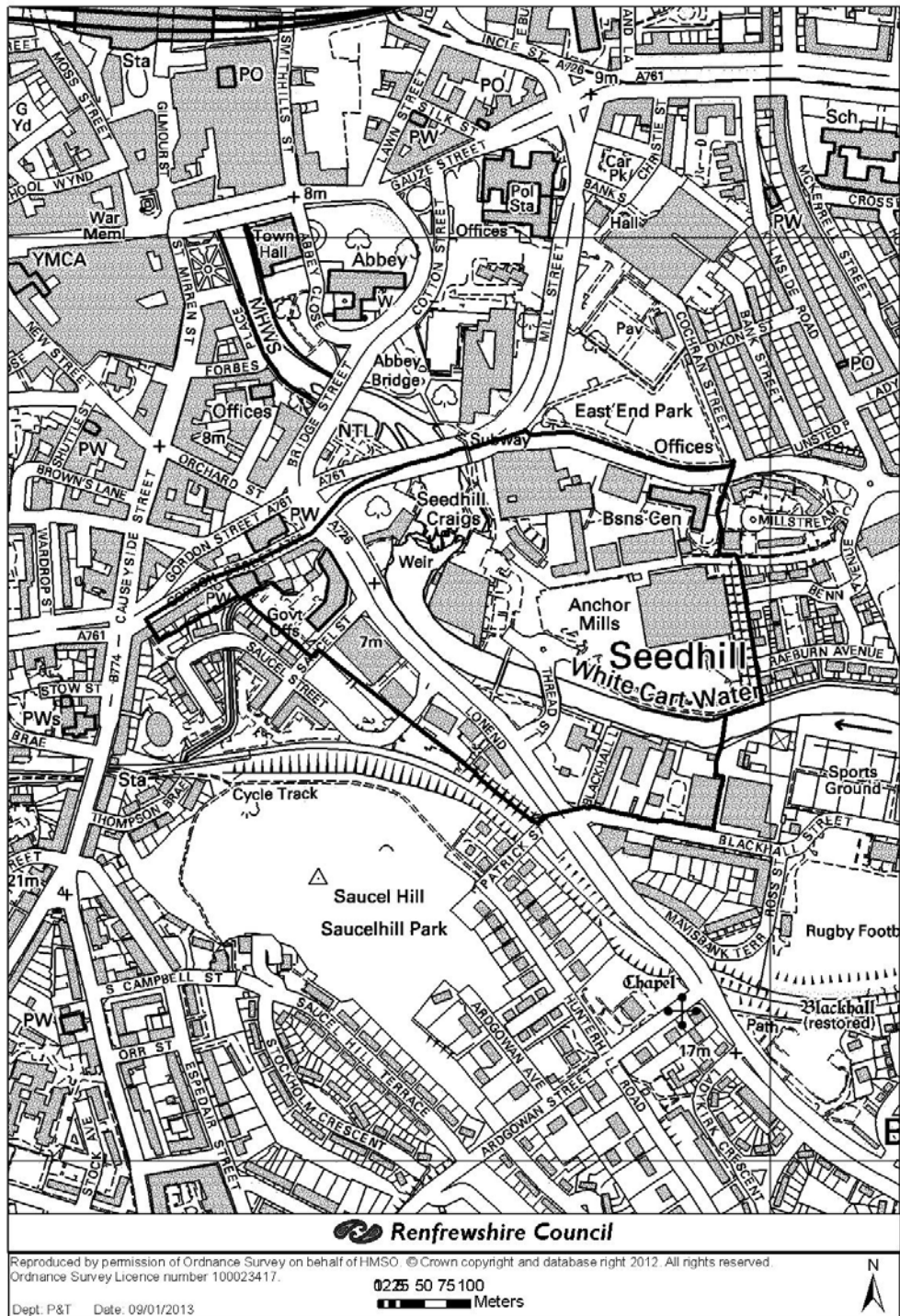
Site Reference – 5008

Site Address – Loanend / Blackhall Street Area, Paisley

Proposal – Extension to existing town centre boundary

Existing Local Plan Policy – H1 SS4, SS5, IB9, R14, R6

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

Some biodiversity value is associated with this site. This is a large site and there could potentially be an increase in emissions due to increased vehicle movements. The site contains a number of listed buildings and therefore the historic environment will require to be preserved. This is an important site in the visual setting of Paisley.

Planning Overall Assessment of the Site -

It is considered that as the role and function of the town centres are changing and the area for retailing appears to be contracting, a proposal to extend the Paisley Town Centre boundary is not considered appropriate. It would be preferable to have a range of uses in this area which are compatible with the large number of residential units. Extending the town centre may encourage town centre uses which would not be compatible with residential areas.

Does it accord with LDP Strategy -

The overall LDP Spatial Strategy aims to support development which contributes positively to the character and appearance of the place protecting the built and natural environment and their setting. Development of this site as an extension to Paisley Town Centre is likely to encourage uses into an area which might not protect the existing place.

The proposal does not accord with the network of centres strategy which seeks to strengthen the vitality and viability of Renfrewshire's centres through the channelling of investment into existing centres. The strategy for Paisley Town Centre is to build on its strengths as a transport hub and a centre for community, cultural, leisure, education and residential functions. There is no justification for the enlargement of the designated Paisley Town Centre Area.

Final Site Assessment Summary

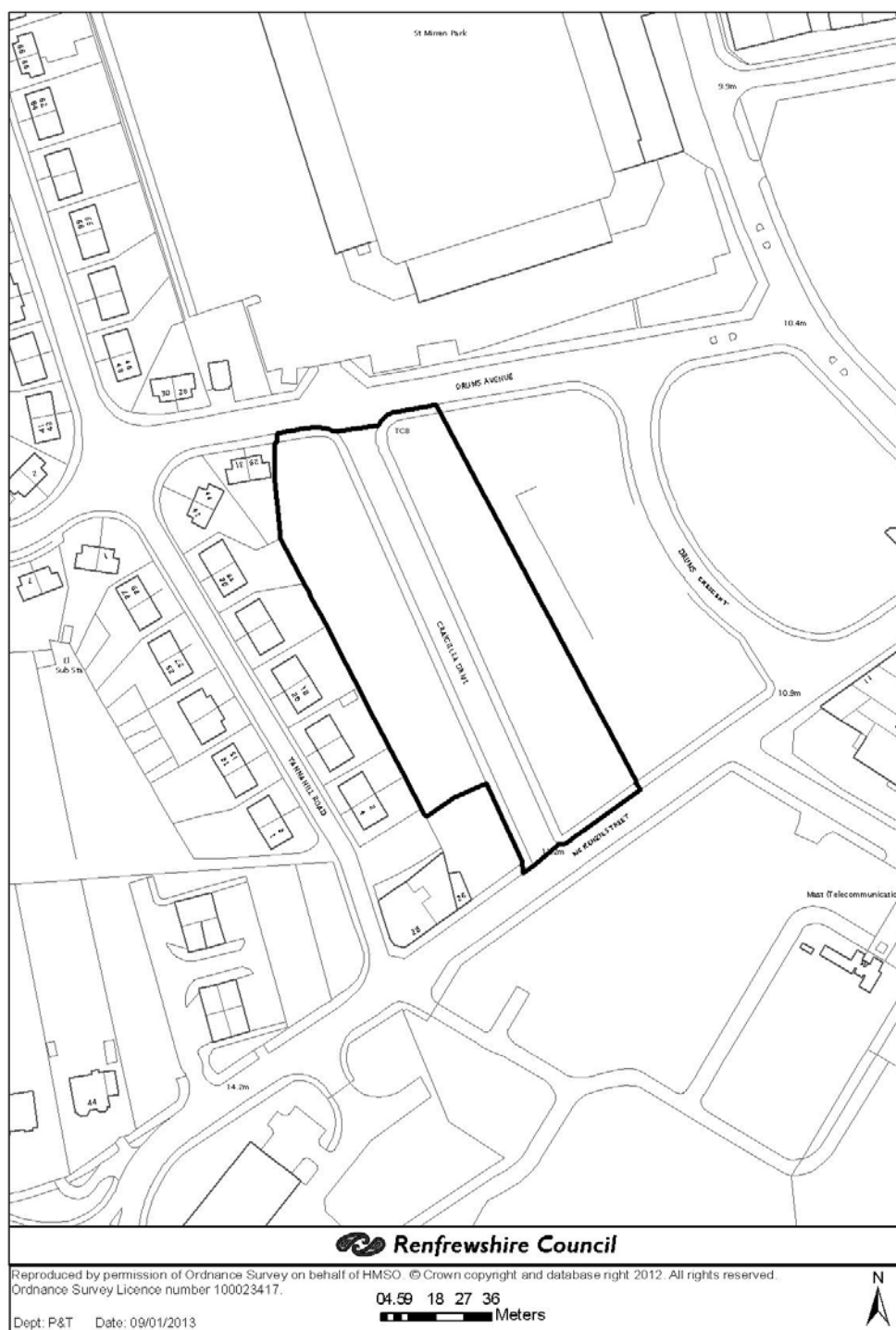
Site Reference – 5012

Site Address – Land North of MacKenzie Street/Drum Street, Paisley

Proposal – Youth training and employment hub

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – P1 & P4



SEA Overall Assessment of the Site -

This is an area of former housing which has undergone demolition and the site is now cleared. The site is both flat and very open and currently consists of maintained grass with no other vegetation. The site is unlikely to have any significant biodiversity value. There is a risk from surface water on the access roads to the site which will require satisfactory remediation.

Planning Overall Assessment of the Site -

This site is located adjacent to a football stadium, a local industrial area and existing residential properties. Any development would have to take into account the existing residential amenity and should be of a scale and design to provide an appropriate setting. The redevelopment of this site would be welcome.

Does it accord with LDP Strategy -

The Place Strategy in the LDP aims to ensure development has a positive effect on places. It is considered that the redevelopment of this site would be beneficial to this area and would have a positive effect on the overall character and appearance.

Final Site Assessment Summary

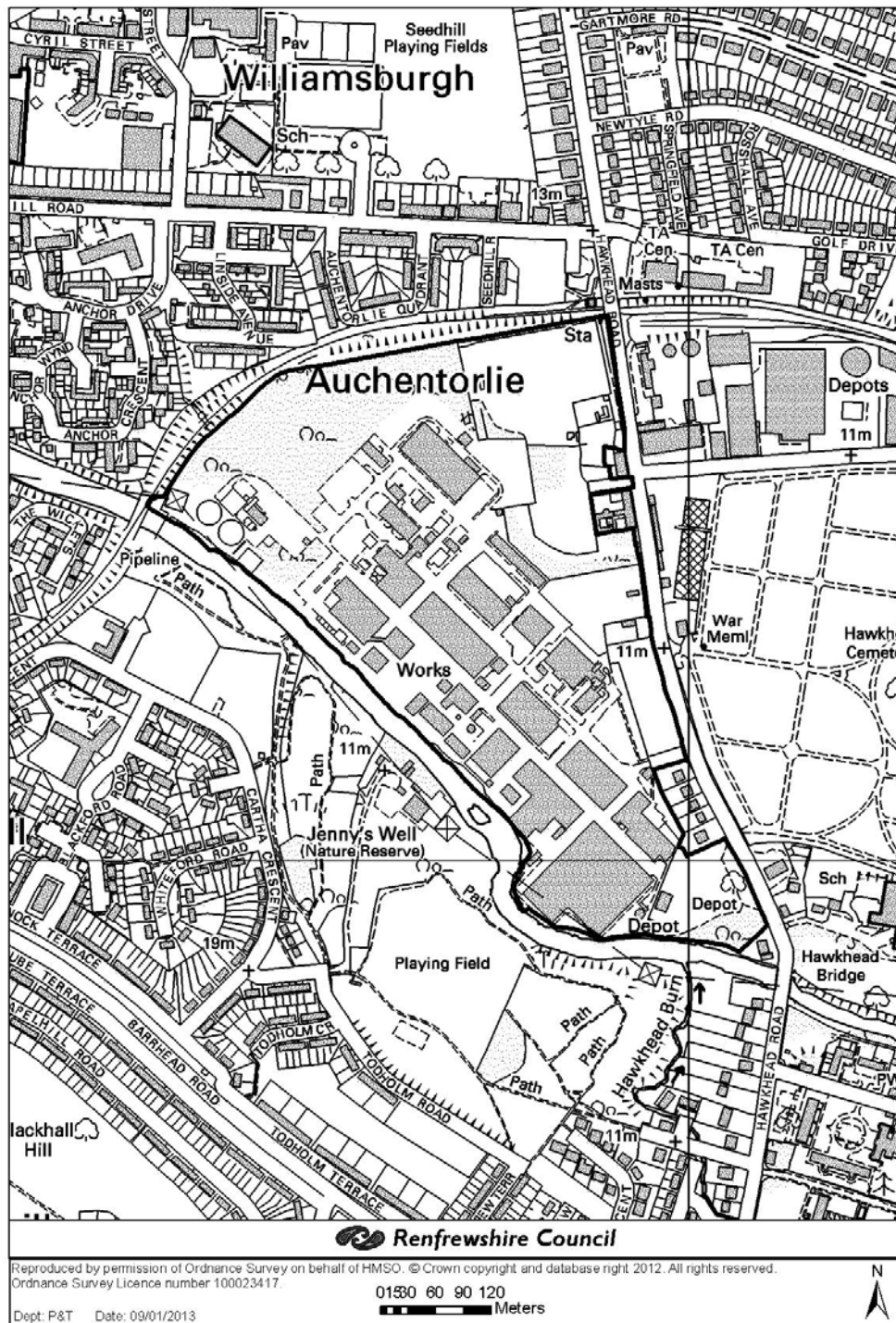
Site Reference – 5017

Site Address Hawkhead Road, Paisley

Proposal – Mixed Use

Existing Local Plan Policy – IB9, H3

Proposed Local Development Plan Policy – E1



SEA Overall Assessment of the Site -

This is an existing industrial site in the east of Paisley. There is variety of vegetation on the edges of this site including a mix of shrubs, bushes and trees to the north west, along the western boundary and then to the southern tip of the site. The White Cart Water runs along the western edge of the site. There will be some biodiversity interest in parts of the site. There is a risk from flooding to the site due to the proximity of the watercourse, which will require to be satisfactorily resolved. This is a fairly large industrial site which already attracts a number of vehicular movements into and out of the site. There is no expansion of this site. The proposal is simply to diversify the industrial and business uses within the site which provides an opportunity to incorporate low carbon technologies. Emissions at this site might lessen depending on the final proposals.

Planning Overall Assessment of the Site -

The suggestion is to diversify the uses at the site to include life sciences, green technologies, research and development, etc. The site will remain as an industrial and business site in a sustainable location, which is acceptable and supported.

Does it accord with LDP Strategy -

The diversification of uses on this site to accommodate the key sectors of the Scottish economy is welcomed as it will facilitate sustainable economic investment within Renfrewshire. This site will comply with the Economy Strategy as well as the overall strategy within the LDP.

Final Site Assessment Summary

Site Reference – 5027

Site Address Mossland Road, Renfrew

Proposal – Mixed Use

Existing Local Plan Policy – IB4

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a flat site which is at a lower level than the surrounding roads. Most of the site consists of unmaintained grass and scrub. There are a small number of young trees to the north east and south west of the site. The site is very open and has limited biodiversity value. There is a risk from surface water to the south western corner of the site but this is minor and it will be able to be satisfactorily remediated. As this site has no landscape features, development is likely to improve the built environment of this area.

Planning Overall Assessment of the Site -

There are a range of uses in this area and surrounding this site, therefore the mixed use suggestion for land use would be acceptable provided any future use is compatible with the existing uses in close proximity.

Does it accord with LDP Strategy -

A range of uses on this site provides a mix of services and facilities which will support strong communities and allows the regeneration of a prominent site at the entrance to Renfrew and Braehead. The suggested use of the land will comply with the LDP Place Strategy and the overall spatial strategy of the LDP.

Final Site Assessment Summary

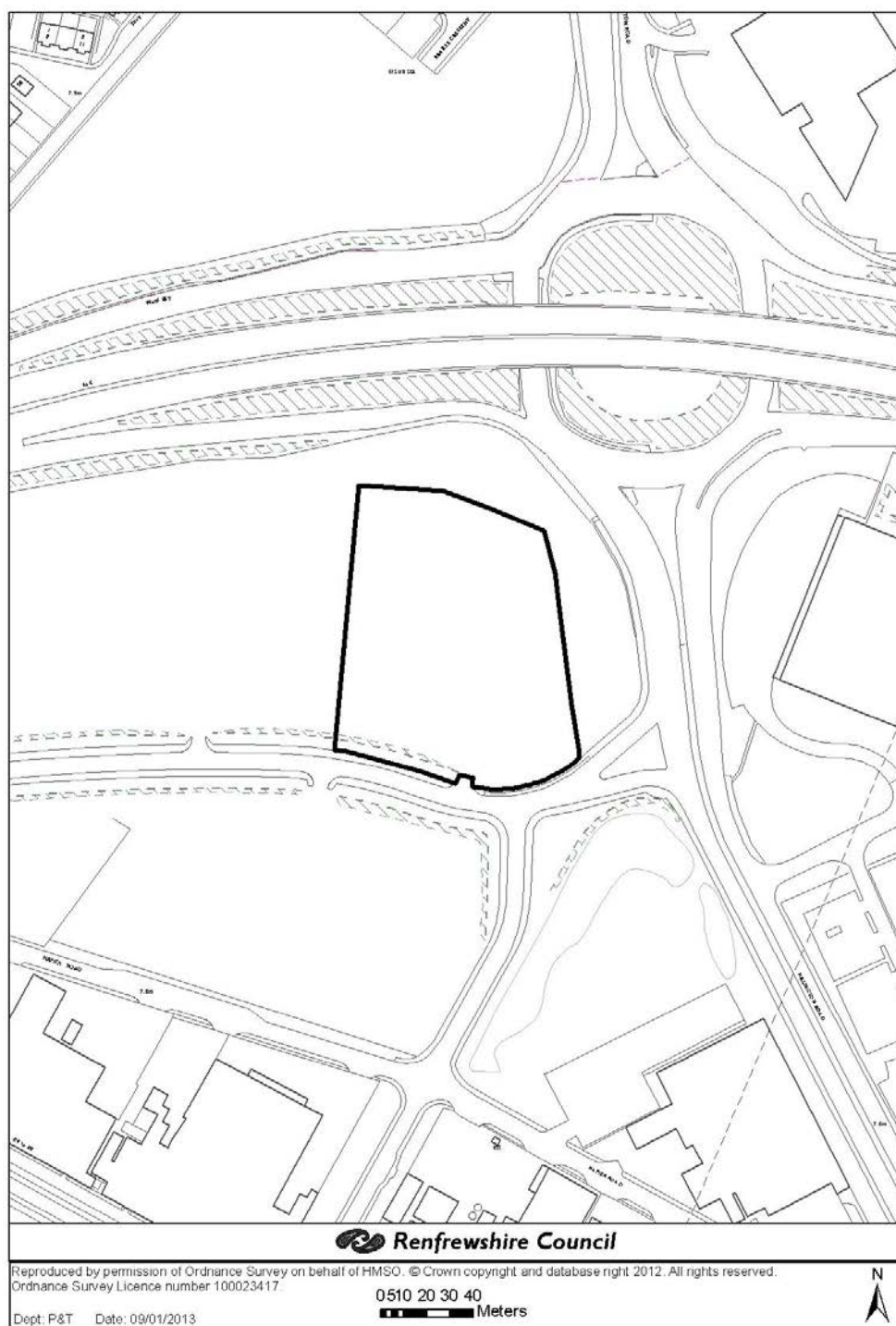
Site Reference – 5031

Site Address Huntly Road/Napier Road, Hillington

Proposal – Mixed Use - Hotel, restaurant, Car Sales

Existing Local Plan Policy – IB4

Proposed Local Development Plan Policy – E1



SEA Overall Assessment of the Site -

This is a flat site which has undergone some ground preparation works and the soil has been left exposed. This site now contains scrubby vegetation which has naturally regenerated on the site due to inactivity. This site has limited value in terms of biodiversity, flora and fauna. There is a risk posed by surface water to the south western corner of the site which will require satisfactory remediation. Although this site is prominent on the entrance and exit to Hillington, it has no landscape features.

Planning Overall Assessment of the Site -

This site is part of an existing industrial and business area and the suggested mix of uses is likely to be compatible with these uses. There are similar examples of this collection of uses operating well in other industrial and business areas within Renfrewshire. As this site is prominent and provides a strategic frontage onto the M8 trunk road, the design, layout and scale of any development will require to be appropriate.

Does it accord with LDP Strategy -

The Economy Strategy within the LDP seeks to encourage and support economic and employment growth within Renfrewshire. The suggestion to have a mix of uses compatible with industrial and business use should deliver new economic investment in this area which would comply with the LDP.

Final Site Assessment Summary

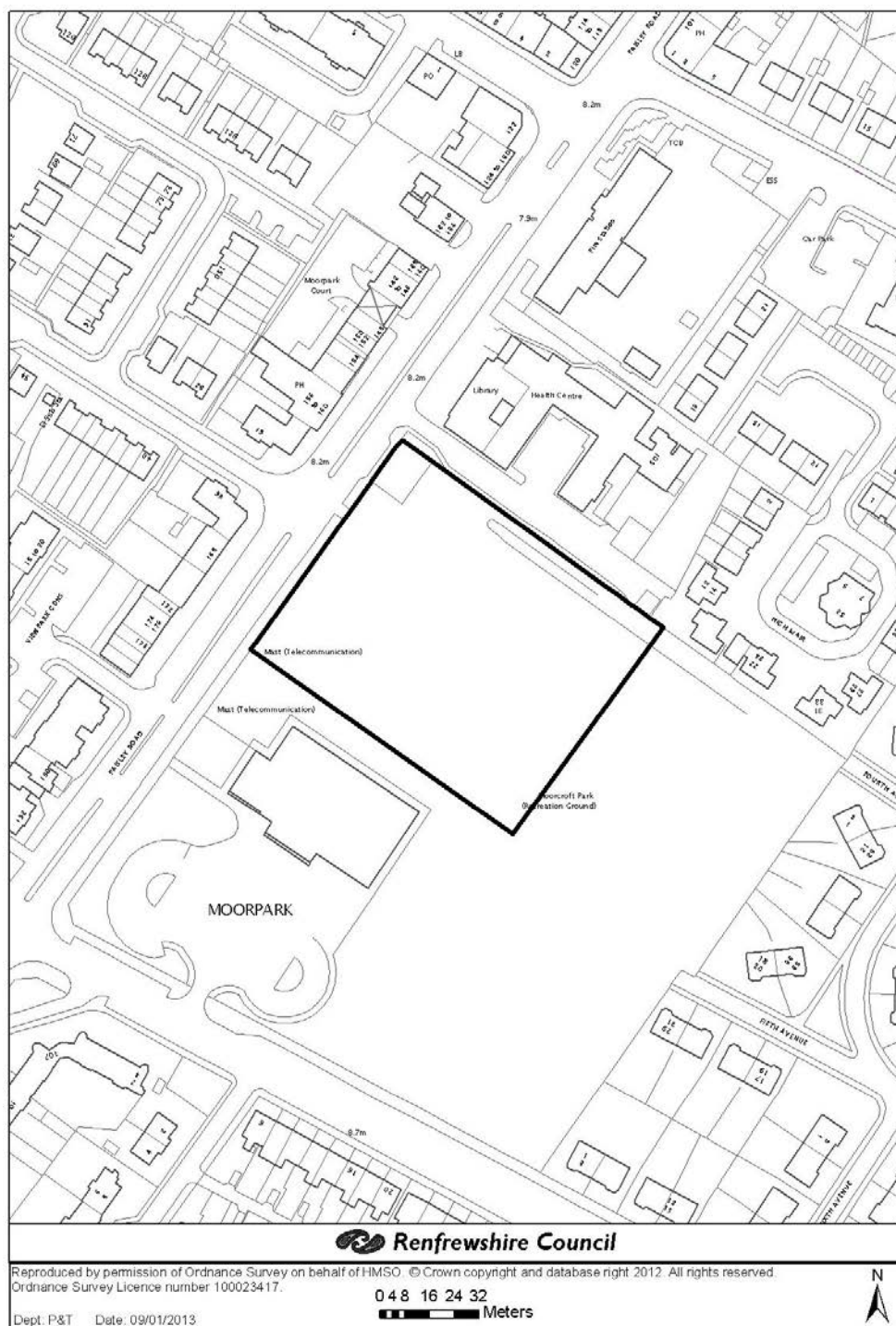
Site Reference – 5035

Site Address - Paisley Road, (Leisure Centre) Renfrew

Proposal – Retail

Existing Local Plan Policy – ENV 11, L1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a flat site which consists primarily of grass to the side of existing sports pitches and leisure centre. In terms of vegetation, there are several mature trees to the north western corner with some bushes, shrubs and young trees positioned along the south west and south eastern boundaries. The site has limited value in terms of its biodiversity, flora and fauna. There is an existing risk from surface water to the majority of the site which will require to be satisfactorily remediated as part of any proposal. This site is not overly prominent in the streetscape given the containment provided by existing buildings and landscape surrounding the site. Redevelopment of the site will result in the loss of part of the land associated with the recreational playing field. The site does not have an existing sports pitch but is a green space surrounding the pitch. It will result in the loss of public open space.

Planning Overall Assessment of the Site -

The development of this site would require the re-provision of some recreational and leisure space. Access to the site may be constrained by the existing access to the library and the close proximity to the Broomloan junction. This site is covered by Policy P1 in the LDP, small scale retail developments may be considered acceptable within these areas where it can be demonstrated that they will meet a local neighbourhood demand, the proposals are of an appropriate scale and do not significantly impact upon the function, character and amenity of the surrounding area. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area.

Does it accord with LDP Strategy -

Should adequate re-provision of recreational and leisure space be provided a range of uses may be acceptable in this location in line with Policy P1 subject to the submission of a detailed proposal and consideration against relevant LDP Policy and the New Development Supplementary Guidance.

Final Site Assessment Summary

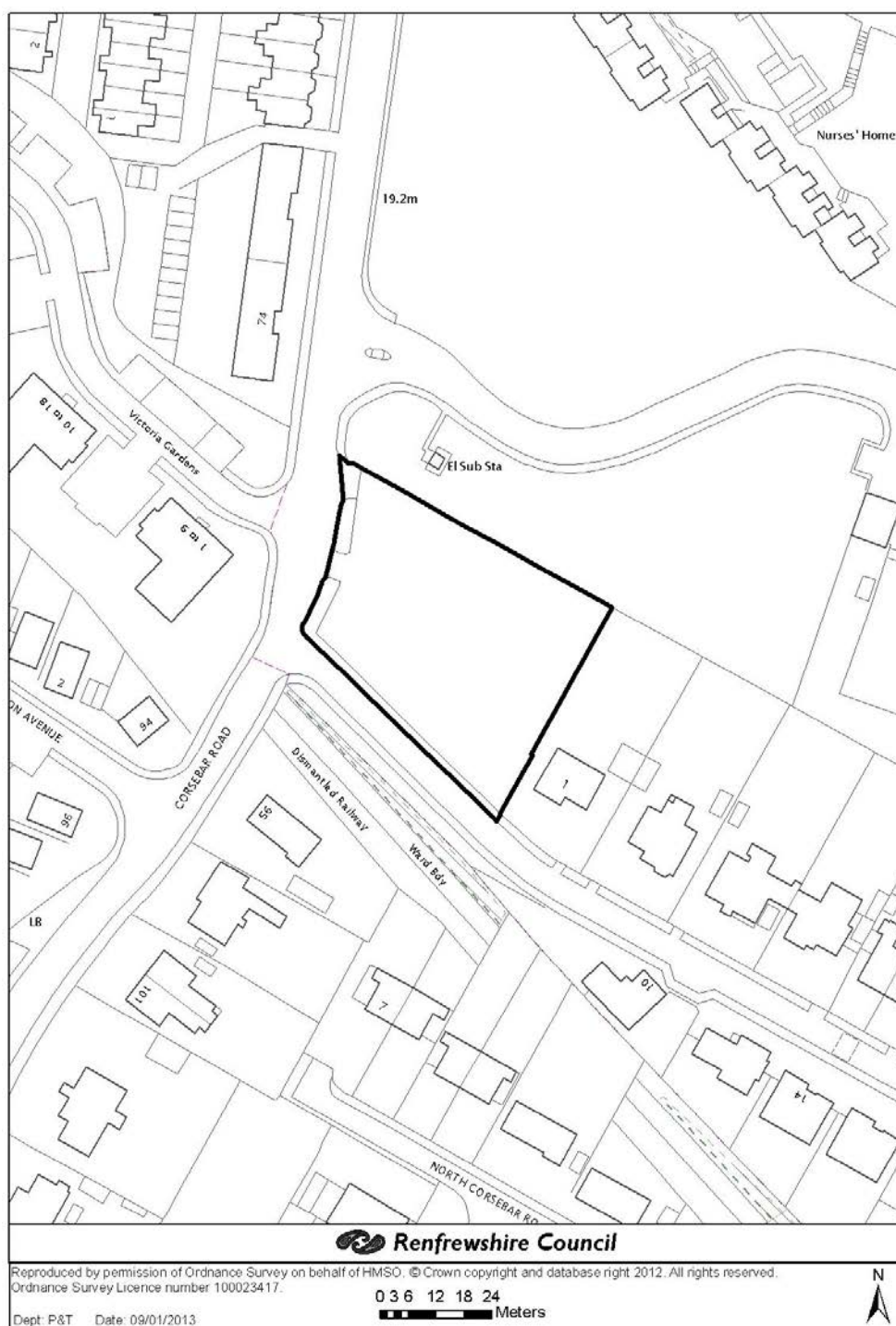
Site Reference – 5042

Site Address - Corner of Corsebar Road and Victoria Road, Paisley

Proposal – Neighbourhood retail development, Class 1, 2, or 3

Existing Local Plan Policy – H1

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

A number of mature trees are positioned inside the site boundary and vegetation has colonised the cleared area. The site has some value in terms of its biodiversity, flora and fauna. A retail development at this location would have a minimal impact on air quality as a result of increased vehicular movements to and from the site. The proposal would improve local services and facilities, potentially reducing the need to travel and would serve a local catchment who could largely access this site on foot.

Planning Overall Assessment of the Site -

This is a fairly prominent brownfield site and any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. Access to this site would require to ensure that there is no significant impact on existing road junctions. Details of parking and turning facilities associated with the development would be required to ensure they can be suitably accommodated. This site is covered by Policy P1 in the LDP, small scale retail developments can be considered acceptable within these areas where it can be demonstrated that they will meet a local neighbourhood demand.

Does it accord with LDP Strategy -

The redevelopment of this site accords with LDP's Spatial and Place Strategies which focus on the redevelopment of brownfield land in sustainable locations. A range of uses may be acceptable in this location in line with Policy P1 subject to the submission of a detailed proposal and consideration against relevant LDP Policy and the New Development Supplementary Guidance. It is considered that a residential development would be the most appropriate use for this site.

Final Site Assessment Summary

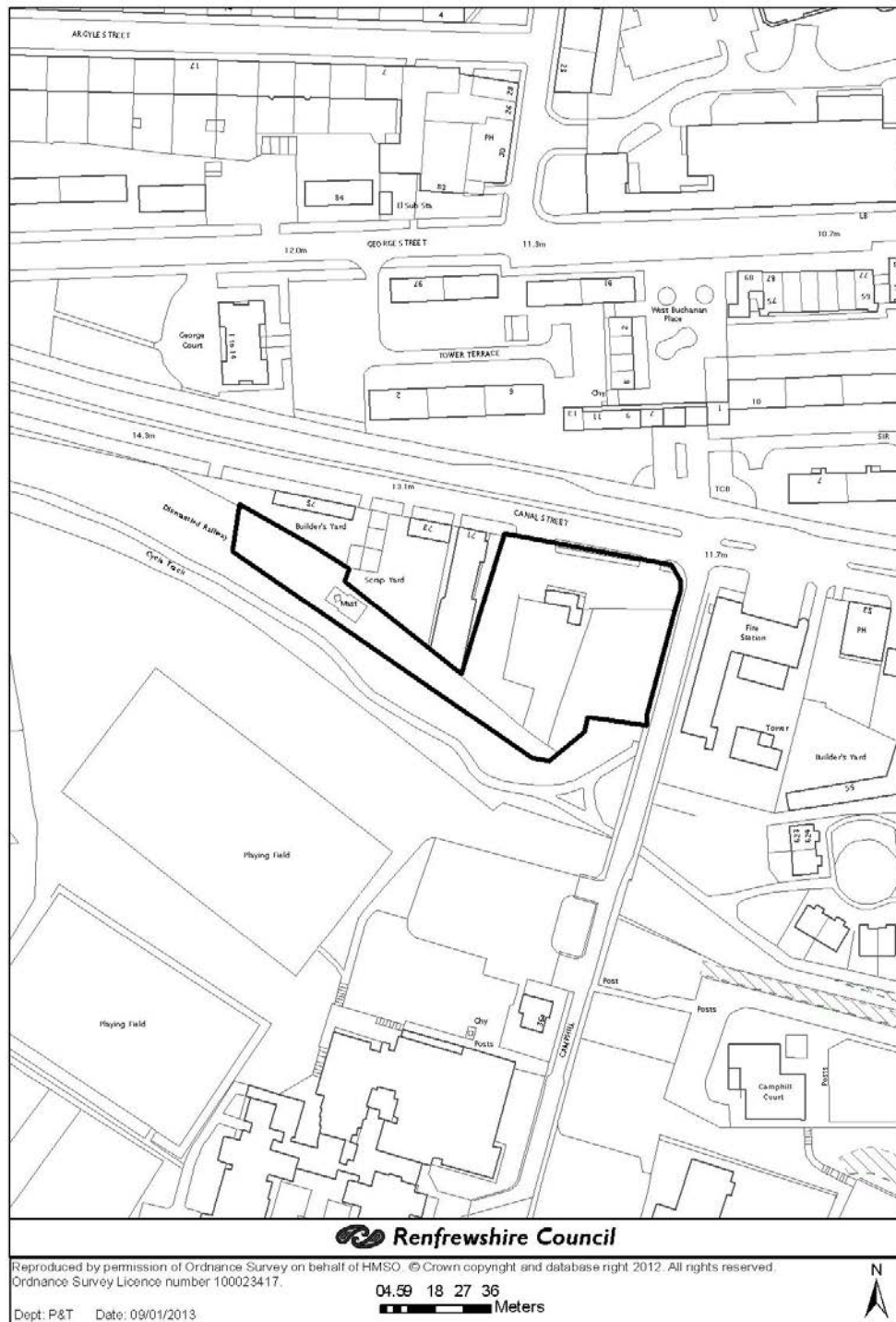
Site Reference – 5043

Site Address - Canal Street / Camphill Street, Paisley

Proposal – Retail

Existing Local Plan Policy – H1 & H3

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

The site has some value in terms of its biodiversity, flora and fauna. The proposed use would result in an increase in vehicular movements to and from the site. However, there are good public transport links in close proximity therefore this proposal should not have a significant impact on air quality. The existing surface water risk could be satisfactorily remediated as part of a redevelopment proposal.

Planning Overall Assessment of the Site -

The redevelopment of this brownfield site for a use that is compatible with the surrounding area would be welcomed. Any development would require good design, layout and landscaping to ensure that the site could integrate well with the surrounding area. Access into this site is constrained by existing junctions and accesses. This site is covered by Policy P1 in the LDP, small scale retail developments can be considered acceptable within these areas where it can be demonstrated that they will meet a local neighbourhood demand, where the proposals are of an appropriate scale and do not significantly impact upon the function, character and amenity of the surrounding area.

Does it accord with LDP Strategy -

The redevelopment of this site accords with LDP's Spatial and Place Strategies which focus on the redevelopment of brownfield land in sustainable locations. A range of uses may be acceptable in this location in line with Policy P1 subject to the submission of a detailed proposal and consideration against relevant LDP Policy and Supplementary Guidance. However, it is considered that there is adequate retail provision serving the immediate area.

Final Site Assessment Summary

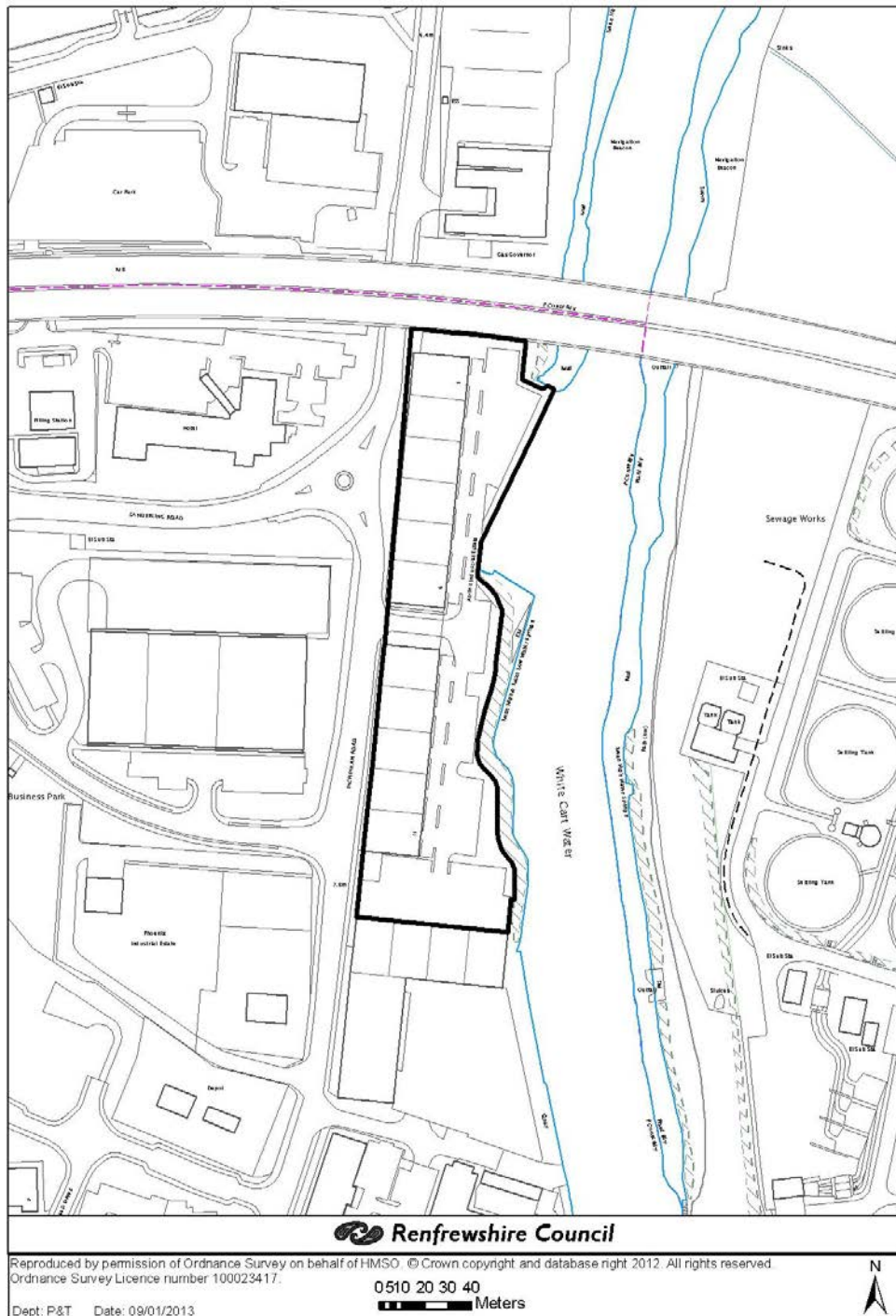
Site Reference – 5044

Site Address - Airlink Industrial Park, Inchinnan Road, Paisley

Proposal – Hotel

Existing Local Plan Policy – SS3, SS6

Proposed Local Development Plan Policy – E1



SEA Overall Assessment of the Site -

A flat site located on Inchinnan Road and the boundaries of the site are formed by the White Cart Water to the east, business use to the south the M8 White Cart viaduct to the North. It is currently used for a range of small scale business units with associated parking. Some of the units are vacant units. There is little landscape or biodiversity interest on the site and redevelopment of the site would provide an opportunity to improve the landscaping in this area.

Planning Overall Assessment of the Site -

There is a sufficient supply of industrial/business land in the surrounding area and a number of the units are currently vacant. Redevelopment of this site would provide an opportunity to improve the quality of the built environment in this area. The site forms part of the gateway to Glasgow Airport from Paisley, therefore, particular attention should be paid to the layout and design of any proposal and it should not have a significant detrimental impact on the amenity of the surrounding area. There are no significant flood risk issues and development incorporating comprehensive drainage proposals could address downstream flooding issues through attenuation and control of water run-off.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites in sustainable locations. The site is located within the Glasgow Airport Zone and the Airport to Town Centre Corridor. Given the close proximity of the site to Glasgow Airport, a hotel would be an acceptable use subject to the constraints of the surrounding uses. Development of the site is able to be supported by existing infrastructure, services and facilities.

Final Site Assessment Summary

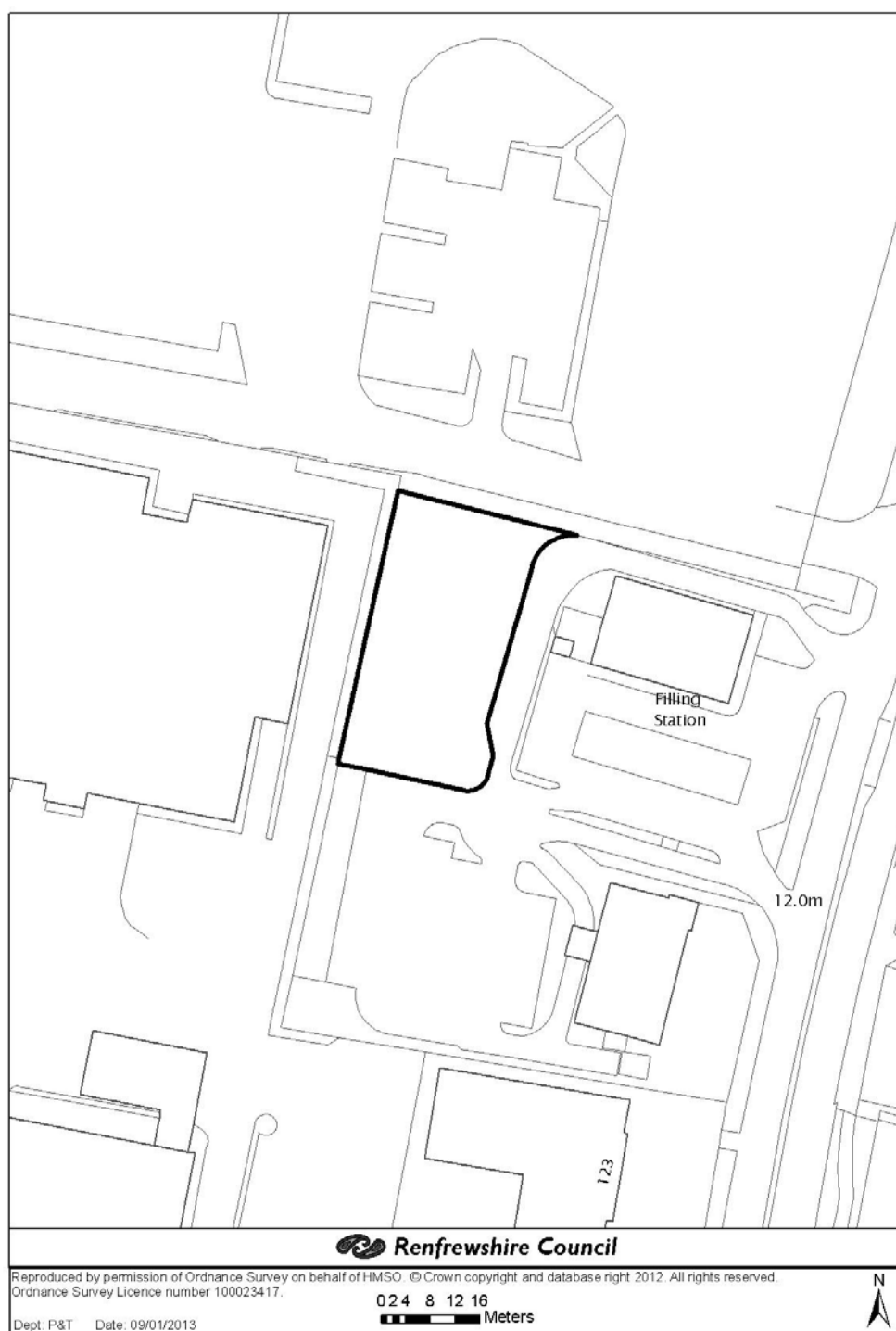
Site Reference – 5045

Site Address - 125 Renfrew Road, Paisley

Proposal – Retail, sport & leisure, office

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – E1



SEA Overall Assessment of the Site -

This is a relatively flat site which is completely covered in hardstanding. There is no vegetation or landscaping. There will be no biodiversity associated with this site. There is minor risk from surface water which will require to be satisfactorily remediated. This is a small site and there will be minimum increase in emissions if this site was redeveloped.

Planning Overall Assessment of the Site -

There are a range of uses surrounding this site therefore various uses would be acceptable provided they were compatible with the uses that already exist. The issue with the development of this site is access and parking for the use. These details would require to be considered through the submission of a planning application.

Does it accord with LDP Strategy -

The redevelopment of this site accords with the Council's LDP strategy which focuses on the regeneration of brownfield sites in sustainable locations, therefore, the re-development of this site would be welcomed. A range of uses may be acceptable in this location subject to the submission of acceptable details which are compliant with the relevant LDP Policy and criteria in the New Development Supplementary Guidance.

Final Site Assessment Summary

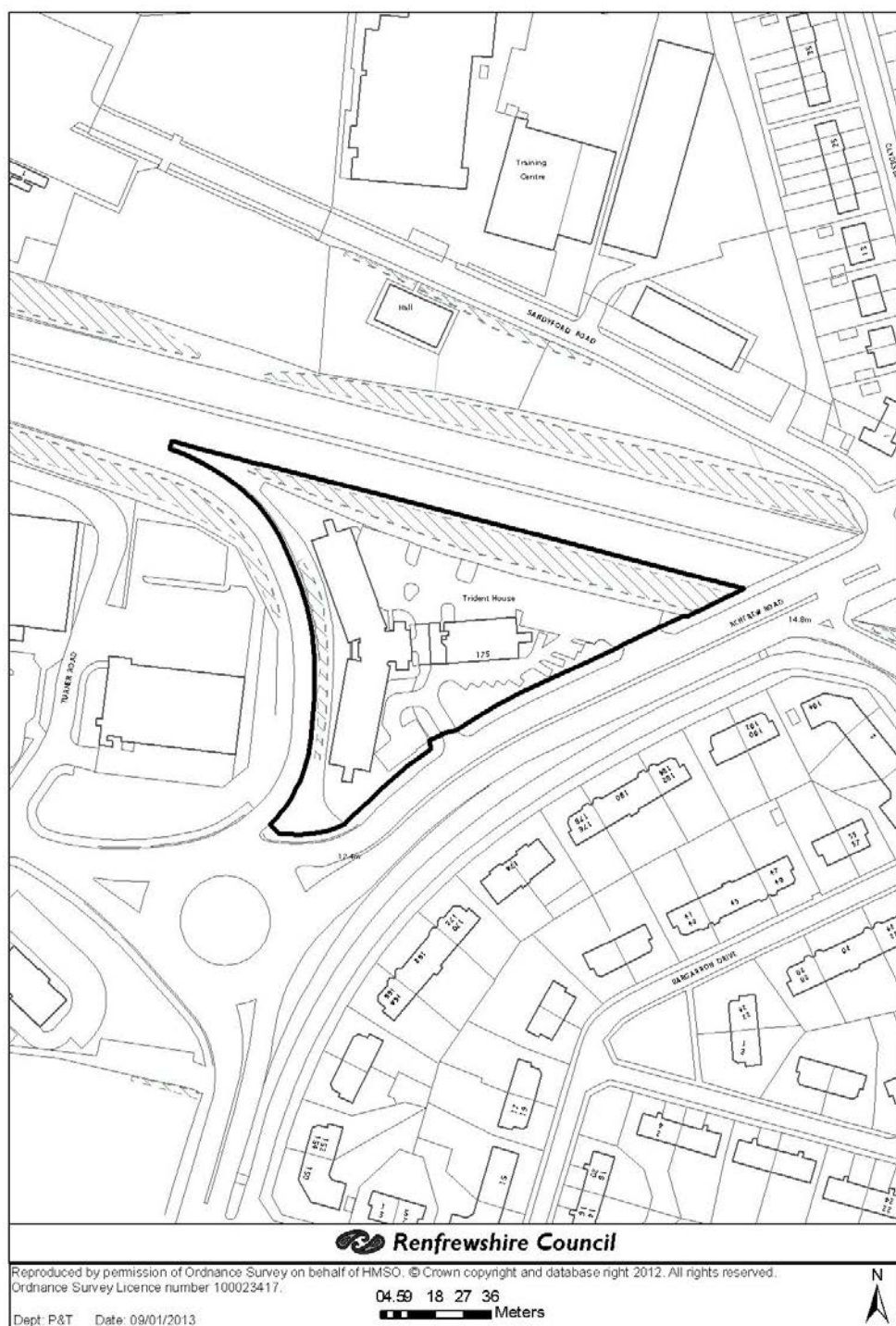
Site Reference – 5050

Site Address - Trident House, Renfrew Road, Paisley

Proposal – Residential & office and research

Existing Local Plan Policy – IB9

Proposed Local Development Plan Policy – P1



SEA Overall Assessment of the Site -

This is a triangular site bounded on all sides by major roads. Currently contains a 1970's office building, in a 'Y' shaped footprint, which is 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 lie between the site and the M8. There is limited biodiversity on this site. This site is very close to the existing M8 trunk road, emissions at this site are likely to be high.

Planning Overall Assessment of the Site -

The site is visually prominent from the M8 motorway and forms part of the gateway to Paisley from the M8, therefore, any development proposal should pay particular attention to site layout and design and it should not have a significant detrimental impact on the amenity of the surrounding area. Any development will require to ensure that the use can co-exist with the noise and emissions from the M8.

Does it accord with LDP Strategy -

Trident House is currently in use for offices, therefore, continuation of the office use or research use would be considered acceptable. Getting a suitable degree of amenity for residential use is likely to be challenging.

In terms of the Place Strategy, development on this site will require to positively contribute to the character and appearance of the area. The range of uses suggested may be acceptable in this location subject to the submission of acceptable details which are compliant with the relevant LDP Policy and criteria in the New Development Supplementary Guidance.

Final Site Assessment Summary

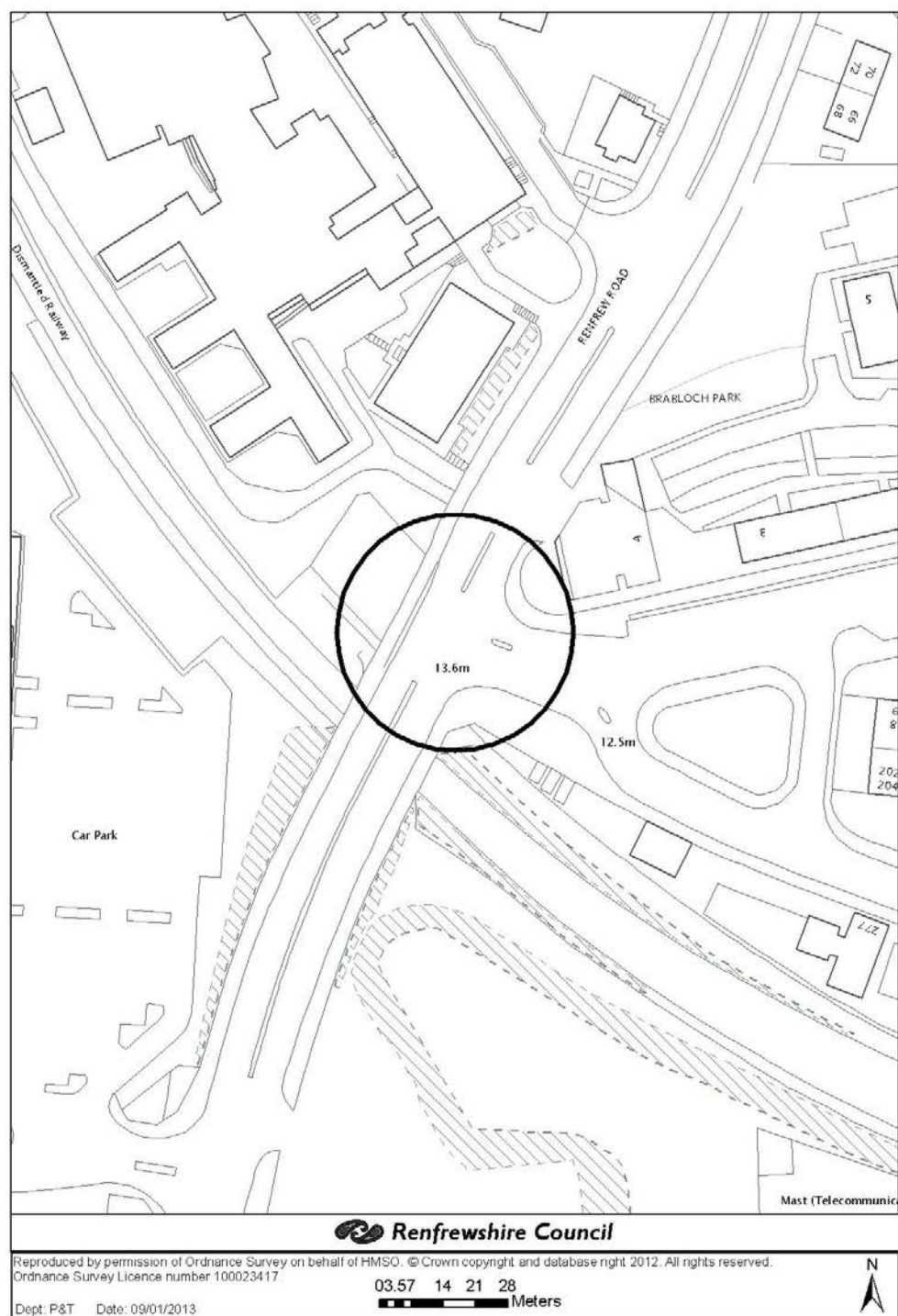
Site Reference – 5052

Site Address - Renfrew Rd (outside Reid Kerr College), Paisley

Proposal – Traffic Improvements

Existing Local Plan Policy – E3

Proposed Local Development Plan Policy – E3



SEA Overall Assessment of the Site -

Not applicable, traffic improvements would not require any change to the land use zoning.

Planning Overall Assessment of the Site -

Not applicable, traffic improvements would not require any change to the land use zoning.

Does it accord with LDP Strategy -

Not applicable, traffic improvements would not require any change to the land use zoning.