

# Strategic Environmental Assessment





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## NON-TECHNICAL SUMMARY

Renfrewshire Council has written this Updated Environmental Report for the Renfrewshire Proposed Local Development Plan (LDP) under the Environmental Assessment (Scotland) Act 2005. The process of writing this report is called Strategic Environmental Assessment (SEA) and it has been carried out in tandem with the development of the Proposed LDP. The reason for undertaking SEA is to address all the likely effects that a plan, programme or strategy (PPS) may have on the environment.

### SEA Process

The overall aim of the SEA process is to ensure that the environment is given the same level of consideration as social and economic factors when preparing a local development plan. The key stages of this SEA are:

- Scoping;
- Preparation of an environmental report; and
- Production of a post - adoption statement.

It was considered that the Renfrewshire Proposed LDP may have a significant impact (i.e. very bad or very good, damaging or protecting, large or long-lasting) on the environment and that an SEA would be required. An environmental report or ER was completed for the Main Issues Report (MIR) which showed how the Council assessed the potential effects of the MIR on the environment; how the Council could address any potential effects by altering the MIR preferred or alternative strategies, or how effects could be mitigated. The Proposed LDP has now been completed and the ER has been updated so that environmental

impact of the policies contained in the Proposed LDP can be assessed. Throughout this process the Council have taken the views of others into account before coming to final decisions. The ER provides an early and effective opportunity for providing comment on the Proposed LDP and SEA through public consultation.

### Background and Scope of the Proposed Plan

The purpose of the Proposed LDP is to present the planning authority's final view on the content of the adopted LDP, based on the early extensive consultation and engagement with communities and a range of stakeholders at the pre Main Issues Report stage and the analysis and consideration of the comments raised through the consultation on the Main Issues Report and accompanying documents in December 2011. Consultation on the Proposed LDP presents another opportunity for everyone to provide comments on the plan.

The Renfrewshire LDP is in two parts, the LDP document sets out the overall spatial strategy for Renfrewshire and how it can be achieved, with key policies and proposals structured into five themes:

- Economy;
- Centres;
- Infrastructure;
- Places; and
- Environment.

The second part of the LDP is the New Development Supplementary Guidance (SG) which provides more detailed policies, criteria and guidance to assess new development. It outlines what developers need to do in designing, delivering and implementing development, emphasising place making and sustainable development. The format of the SG is similar to the LDP with the detailed criteria and guidance structured around the five main themes. Together these documents constitute the Renfrewshire LDP. An Action Programme has also been prepared to accompany the LDP which outlines a package of works and projects that ensures delivery and implementation of the vision and the strategy.

Before adopting the Renfrewshire LDP, the Council will consider all comments received during consultation and make changes, if required, before submitting the LDP, the updated ER along with any unresolved representations to Scottish Ministers where consideration is given as to whether an examination of the plan is appropriate. The Council will then be able to adopt the plan in light of the findings of the examination. The new LDP will cover the period 2014 – 2019.

### Relationship of the SEA to the LDP

The Proposed LDP includes a Spatial Strategy setting out the strategic objectives and vision for Renfrewshire that will enable us to get where we want to be. Policies are set out in the Proposed LDP that will guide development and the LDP Action Programme indicates how the strategy can be delivered. The updated ER has been developed in tandem with the Proposed LDP and has been published alongside the Proposed LDP for public consultation. The updated ER identifies and describes the relevant aspects of the environment and provides an evaluation of the likely significant effects of the spatial strategy and policies in the Proposed LDP.

### Baseline Environmental Data

The collation of baseline environmental data is an important part of the SEA process as it provides a snapshot of the environment at that point in time; highlights existing environmental problems and issues; and can be used to predict potential future impacts that the implementation of the LDP will have on the environment. It also directly informs the development of SEA objectives which the Proposed LDP is assessed against. The updated ER contains a summary of the environmental baseline whilst a full assessment is available from the Council's State of the Environment (SOE) Report. The SOE is the Council's principal published source for information on environmental assets and will be used for monitoring purposes. The development of the SEA relies upon a comprehensive and up-to-date environmental baseline and the SOE Report provides this baseline.

### Existing Environmental Issues

The updated ER summarises the current environmental issues that affect Renfrewshire, utilising the information that has been identified through an analysis of baseline data and environmental implications. When undertaking the assessment of the Proposed LDP, the Council was able to predict whether the current environmental issues are likely to worsen, stabilise or improve through the implementation of the Plan.

### Evolution of the Environment in the Absence of the Proposed LDP

The SEA process is also required to assess the likely impact on the environment if the Renfrewshire LDP was not implemented. In accordance with the Planning etc. (Scotland) Act 2006, all Scottish local authorities are required to produce and keep up to date, a LDP covering their area. As the development of the new LDP is a legislative

requirement, the non-implementation of the Renfrewshire LDP is unlikely.

### Scoping of the Issues to be considered in the SEA

The Proposed LDP is a land use planning document, therefore, it is likely to have an impact on all of the following environmental receptors, biodiversity, flora and fauna, historic environment, material assets, air, water, climatic factors, landscape, population and human health and soil. These receptors have provided the context for, and are directly related to, the development of SEA objectives and the assessment questions/checklist to be used in the assessment process.

### Assessment of the Spatial Strategy and Policies

The updated ER provides an assessment of the spatial strategy, the thematic policies contained within the LDP and the detailed criteria contained within the New Development SG. Both the LDP and SG provide an integrated development framework to ensure that there is a consistent approach to the assessment of all development, therefore an environmental assessment of both documents is required.

### Assessment Methodology

To assist with the assessment process, SEA objectives were developed for each environmental receptor scoped into the assessment. An assessment of the SEA objectives was carried out to ensure that they are compatible. The compatibility between the SEA objectives and the LDP objectives were assessed in the Environmental Report that was carried out for the Main Issues Report. These objectives have been retained as the basis for the spatial strategy, policies and SG within the Proposed LDP, therefore, a further assessment was not deemed necessary. A matrix developed through the Scoping Report was used for the assessment of the

alternatives and preferred strategies within the Main Issues Report. To ensure consistency in the assessment of the Proposed LDP, the same matrix was used for the assessment of the policies, proposals and the criteria in the SG.

Individual site assessments both in terms of the SEA and wider planning considerations were carried out at the MIR stage and were presented in an accompanying background reports. These assessments have been finalised and an overall planning and SEA summary has been completed with an assessment of compatibility with the LDP Strategy carried out and can be found in the Housing Background Paper.

### Assessment Results

The main conclusions that have been reached through undertaking the Strategic Environmental Assessment of the LDP are as follows:

- The environmental assessment confirmed that the environment was central to the overall aims of the LDP and there was no significant impact on any elements within the assessment. The policies within the Proposed LDP provide the balance between the need to protect and enhance the environment and the quality of life within Renfrewshire as well as promoting development activity and investment. The policies and proposals aim to direct development to previously developed sites, concentrating on existing built up areas which are sustainable, therefore protecting the environmental assets and resources.
- The key aim when developing the policies for the Economy section of the LDP was to create a framework that would deliver economic growth sustainably. However the initial assessment of the policies demonstrated that there would be an impact on the

environment, therefore the policies were altered and criteria added to the LDP Supplementary Guidance to reduce the impact and where required, mitigate any negative impacts of development.

- In terms of Centres, the policy focus was to support existing and encourage new uses within each centre where they would contribute positively to the economic and cultural life of each centre as well as improving the quality of offer, creating sustainable mixed communities and reducing the need to travel. The environmental assessment indicated that additional criteria were required in the SG to protect and enhance the environment.
- The focus within the Infrastructure section of the LDP was to ensure that the right development was directed to the right locations within Renfrewshire. The strategic environmental assessment of each of the policies within this section of the plan outlined the need to ensure each policy has been worded to protect and where possible enhance the environment.
- One main consideration in the Places section of the Proposed LDP was translating the place making agenda by providing a mix of physical, economic, social and environmental enhancements within existing and new residential areas enabling the creation of good places to live. The environmental assessment ensured a greater focus on the environment that people live within.
- Through the environmental assessment the environment policies and criteria are now much stronger and will support protection and enhancement of the environment.

### Enhancement and Mitigation

Where negative impacts have been identified, the need for mitigatory measures has been indicated along with suggestions of what could be

undertaken where this is possible. An indication of where cumulative or synergistic effects may occur has also been considered and possible mitigatory measures outlined.

### Monitoring

It is important to monitor the significant effects of implementing the new LDP. Monitoring provides a mechanism to identify potential unforeseen adverse effects on the environment with an opportunity to address these issues that are arising through the implementation of the LDP framework. Comprehensive monitoring and establishment of an environmental baseline has already taken place through the preparation of the SOE report and the analysis and review provided through the Monitoring Statement. Preparation of the LDP requires continuous monitoring which will be extended through the SEA Post Adoption Statement and its monitoring processes.

### Consultation

The consultation period for the Renfrewshire Proposed LDP and the New Development Supplementary Guidance will last for six weeks and close on **Monday 25<sup>th</sup> February 2013**. The consultation for the updated Environmental Report will run concurrently with the consultation for the Proposed LDP.

Representations require to be concise and if possible limited to 2000 words. They should include all of the supporting information you wish to raise at the examination stage as there will be no opportunity to submit any further material to the examination unless required to do so by the Scottish Government Reporter.

### How to respond

Responses can be made via the Council's consultation portal on the Planning and Building Standards webpage at:

[www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

By email to:

[localplanconsultation@renfrewshire.gov.uk](mailto:localplanconsultation@renfrewshire.gov.uk)

Or in writing to:

Director of Planning and Transport

Renfrewshire Council

Renfrewshire House

Cotton Street

Paisley

PA1 1LL

### What happens next

Following the close of the period for making representations to the Proposed LDP on the 25 February 2013, all comments received will be considered. Where there are no significant modifications required to the Plan, the LDP is published, submitted to the Scottish Ministers and then adopted. If there are significant modifications to the plan, a modified plan is required to be published with a further 6 week consultation period for additional comments to be made. If there are no further modifications required, the Proposed LDP is submitted to the Scottish Ministers for them to determine whether to appoint a reporter(s), if there are unresolved objections to the plan, to undertake an examination of the plan.



## Part 1

### Introduction



## 1. Introduction

- 1.1 Under the provisions of the Town and Country Planning (Scotland) Act 1997, as amended<sup>1</sup>, Renfrewshire Council is required to prepare a Local Development Plan (LDP). The LDP will set out detailed proposals and policies that will guide development and decision making on planning applications.

### The Purpose of Strategic Environmental Assessment

- 1.2 The Environmental Assessment (Scotland) Act 2005 (the SEA Act) requires all qualifying plans, programmes and strategies prepared by Council's and public bodies to be subject to a Strategic Environmental Assessment (SEA). Under section 5(3) of the SEA Act, the LDP qualifies for environmental assessment because of the likely impact its implementation could have on the environment. The purpose of the SEA is to assess how the LDP might affect the environment and to consider how environmental impacts can be avoided, reduced, mitigated or enhanced. The SEA integrates environmental considerations into the LDP preparation and therefore to the centre of the decision making process. The SEA Act requires that the Council consult with interested parties and the wider public in the assessment process as well as the Statutory Consultees such as Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage as statutory Consultation Authorities. Figure 1 illustrates the different stages in the SEA process.

<sup>1</sup> Amended by the Planning etc. (Scotland) Act 2006



**Figure 1: Key Stages in the SEA process**

Key Stage	Description
<b>Screening</b>	Determined whether the plan, programme or strategy was likely to have significant environmental effect and whether a SEA was required.
<b>Scoping</b>	Involved the completion of a Scoping Report setting out assessment methodology, assessment criteria and outlined consultation procedures. The Scoping Report was submitted to the statutory Consultation Authorities for a 5 week consultation period seeking the views of the experts regarding the report.
<b>Environmental Report (ER) carried out alongside the Main Issues Report</b>	Assessment of the main issues for Renfrewshire, preferred options and alternatives, assessment of potential development sites to identify any significant environmental impacts and highlighting the best environmental options. Highlighted cumulative and synergistic environmental impacts. The result of the environmental assessment was collated into an ER and was published for consultation alongside the plan. The consultation for the ER involved the statutory Consultation Authorities, stakeholders and the general public.
<b>Analysis of Responses to the Environmental Report</b>	An analysis was undertaken of the Consultee Authorities responses to the Environmental Report.
<b>Updated Environmental Report</b>	An Update of ER is necessary for the Proposed LDP as this document sets out land use policies for consideration, along with specific proposals. The policies contain more detail that will facilitate a fuller assessment of any environmental impact that may occur. There were a number of uncertainties highlighted through the ER of the Main Issues Report (MIR) which should be reduced or removed through the development of policies. The updated ER also considers the policy content of the new Supplementary Guidance. The consultation for the updated ER again involves the statutory Consultation Authorities, stakeholders and the general public.
<b>Post Adoption Statement and Monitoring</b>	The Post-Adoption Statement considers all the results and responses of the consultation process, the effects of these responses on the decision-making process and highlights the ongoing monitoring and review procedures.



### Key Facts

1.3 The key facts relating to Renfrewshire's new LDP are set out in Figure 2

**Figure 2: SEA Key Facts**

<b>Name of Local Authority:</b>	<b>Renfrewshire Council</b>
<b>Title of the Plan:</b>	Renfrewshire Local Development Plan
<b>Requirement for the Plan:</b>	The Town and Country Planning (Scotland) Act 1997, as amended requires all Local Authorities to prepare a Local Development Plan
<b>Subject of the Plan:</b>	Land use planning document that will contain policies that cover the main land uses of employment land, retailing, infrastructure, housing and the environment.
<b>Plan period:</b>	2014–2019
<b>Frequency of Updates:</b>	Publish a new plan within 5 years of Plan's adoption
<b>Area Covered by the Plan:</b>	Renfrewshire Council Local Authority Area 270 sq.km
<b>Purpose of the Plan:</b>	The Renfrewshire LDP will be the statutory development plan for Renfrewshire when adopted. The LDP will cover land use planning issues for the Renfrewshire Council area. It will be based upon an update and review of the Renfrewshire Local Plan, adopted March 2006.
<b>Contact:</b>	Stuart McMillan Policy and Regeneration Manager Planning and Transport Service Renfrewshire Council Cotton Street Paisley PA1 1LL



### Relationship of SEA to Local Development Plan

1.4 Renfrewshire Council has embarked upon the preparation of the first Renfrewshire LDP. This Plan will supersede the existing Renfrewshire Local Plan, as adopted in March 2006. Figure 3 shows the different stages in the LDP and SEA processes and the estimated timescales. The SEA Act requires the environmental assessment process to be fully integrated with the development of the LDP. The processes, wherever possible, will run in tandem and the SEA process and findings will influence the LDP. The first stage in preparing the LDP was the publication of a Main Issues Report (MIR). The MIR focused on the main areas of change in Renfrewshire. An ER was published alongside the MIR. The ER identified and described the relevant aspects of the environment and provided an evaluation of the likely significant effects of the strategy, preferred options and alternatives in the MIR. The environmental effects of potential development sites were also considered, whether submitted as part of the 'Suggestion for land use change exercise', sites contained within the housing land audit, business and industry legacy sites or sites in the urban capacity supply. These assessments were contained in a background paper which accompanied the MIR. The ER provided an early and effective opportunity for the Consultation Authorities and others to provide comment on the MIR and SEA which assisted the Council in preparing the next stage of the LDP, the Proposed LDP.

- 1.5 The updated ER is necessary for the Proposed LDP as this document now contains a set of land use policies for consideration, rather than the preferred options and alternatives contained within the MIR. The policies within the LDP contain more detail that will facilitate a fuller assessment of any environmental impact that may occur. There were a number of uncertainties highlighted through the ER of the MIR which should be reduced or removed with confirmation of the policies. The updated ER will also consider the policy content of the New Development Supplementary Guidance. The consultation for the updated ER involves the statutory Consultation Authorities, stakeholders and the general public over a period of six weeks, commencing on the 14 January 2013 to the 25 February 2013..
- 1.6 Once the consultation period has ended, the council must consider all representations received and decide if it wishes to amend the LDP as a consequence. If no significant changes are proposed, a summary of any unresolved objections must be prepared and submitted to the Scottish Ministers, followed by a public examination, if required, to deal with unresolved issues that may have arisen. Once the examination process has been completed and any modifications to the Plan have been made, the Council will adopt the Plan. Current timescales indicate that the LDP will be adopted towards the end of 2013 and the beginning of 2014. The SEA Post Adoption Statement will be published shortly thereafter.

**Figure 3: Renfrewshire Local Development Plan Timetable**

Stage	Renfrewshire Local Development Plan	Strategic Environmental Assessment	Estimated Timescale
1	Publish Local Development Plan Scheme		Updated annually
2	Monitor existing plan policies and changes in characteristics of the LDP area; research topics; consult appropriate parties in preparation of Monitoring Statement that will inform the MIR	Prepare SOE Report. Prepare Scoping Report for submission to the Consultation Authorities and Scottish Government	Complete
3	Prepare draft Monitoring Statement Prepare and Publish the MIR and consult over a 12 week period	Prepare and publish an Environmental Report alongside the Main Issues Report. Consult over a 12 week period	Complete
4	Prepare and publish the Proposed Plan taking into account the comments received on the MIR Deposit period for Proposed Plan is 6 weeks	Publish Updated Environmental Report alongside the Proposed Plan taking account of comments received at the Environmental Report Stage	→ November 2012
5	Consultation on the Proposed LDP Deposit period for Proposed LDP is 6 weeks	Consultation on the updated Environmental Report Deposit period for Proposed LDP is 6 weeks	14 January 2013 to 25 February 2013
6	Consider representations to Proposed Plan and requirement for modifications		→ March 2013
7	Submission of the LDP to the Scottish Ministers along with a report of conformity with the Participation Statement and a proposed Action Programme (start of Examination process)		→ July 2013
8	Report on the Examination of Proposed LDP		→ April 2014
9	Consider Reporter's conclusions and recommendations		→ June 2014
10	Publish Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt	Publish Environmental Report	→ Mid 2014
11	Adoption	Publish post- adoption SEA statement, illustrating how the environmental report has influenced the LDP	→ Mid 2014



## Consultation and Engagement

- 1.7 Prior to the publication of the MIR various methods of consultation and engagement were undertaken to gauge what are the main planning issues for Renfrewshire. These included the formation of groups within the Council to discuss the main themes for the emerging LDP; including environmental issues. These groups provided a good sounding board for policy and strategy direction, ensuring a corporate land use plan is taken forward which is representative of the overall Council's aims, objectives and vision and as a useful tool in the SEA preparation process.
- 1.8 In accordance with s.17(5) of the Planning etc. (Scotland) Act 2006, Renfrewshire Council contacted relevant key agencies at an early stage in the preparation of the LDP in order to ensure full and effective engagement and this consultation has continued throughout the preparation of the Proposed LDP. Figure 4 illustrates the SEA activities to date.
- 1.9 Public participation and consultation has been central to the preparation of the LDP and has enabled all interested parties to have a say in what are the main planning issues for Renfrewshire.
- 1.10 A 12 week consultation was carried out on the MIR and associated SEA. The representations made to the Council have been considered fully in the development of the Proposed LDP and SG and updated ER. Appendix 1 provides a summary of the comments made by the Consultation Authorities and how these were taken into account in producing the Proposed LDP. In addition to these documents, a Habitats Regulation Appraisal (HRA) has also been undertaken to assess whether an appropriate assessment is required with regard to the potential impact of new development on nature conservation sites of European importance (i.e. a Special Protection Area). The HRA is required to assess whether the policies and proposals in the LDP are likely to have a significant effect on any site of European importance, either alone or in combination with other plans or projects. The process is similar to that carried out for the SEA, however, there are important differences that are reflected in the separate HRA.





**Figure 4: SEA activities to date**

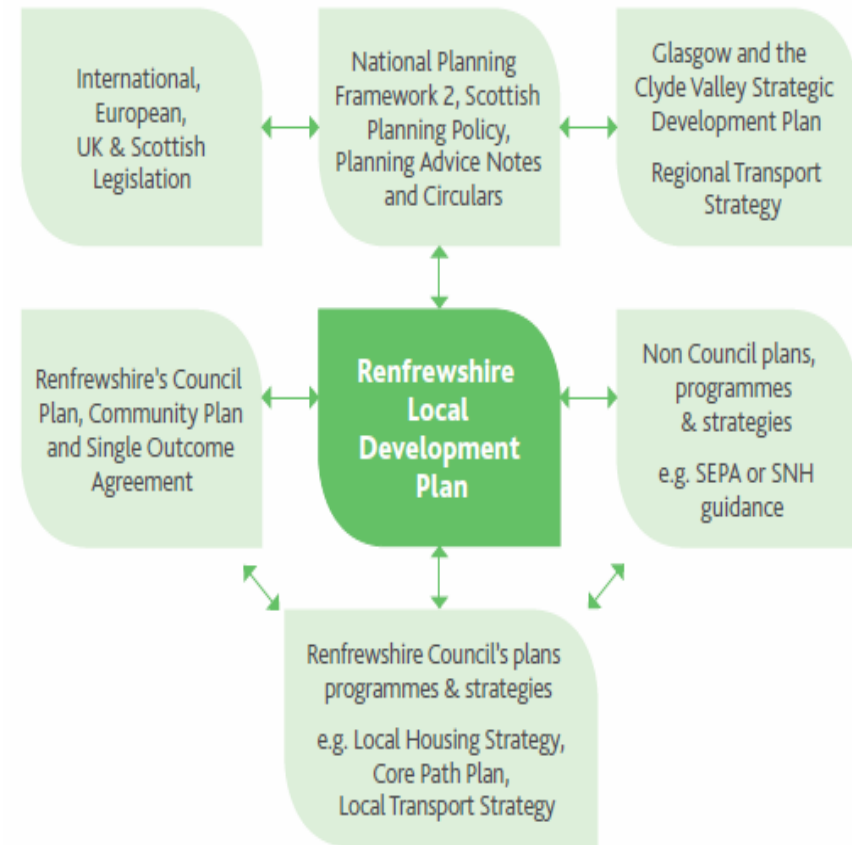
SEA Activity	Date
Preparation of the State of the Environment (SOE) Report	Winter 2010/Spring 2011
Publication of the Development Plan Scheme	November 2010 (Updated annually)
Preparation of the Scoping Report and meetings with consultation authorities	February/March 2011
Submitted Scoping Report to the SEA Gateway and Consultation Authorities	March 2011
Responses from Consultation Authorities	May 2011
Consideration of Consultation Authorities responses	May/June 2011
Follow up meeting with the Consultation Authorities to discuss progress on the LDP and SEA	June 2011
Publication of SOE Report	August 2011
Environmental baseline established	Winter 2010/Spring 2011
Environmental issues identified	Spring 2011
Assessment of area without the LDP	Summer 2011
MIR and SEA alternatives considered	Summer/Autumn 2011
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects and monitoring methods proposed	Summer/Autumn 2011 (continuously considered throughout the LDP process)
Publication of MIR, SEA and accompanying documents with a 12 week consultation period commencing 5 Dec 2011	December 2011
Responses from Consultation Authorities and Consultation on the MIR and SEA	February 2012
Consideration of responses from Consultation Authorities and other representations about the MIR to inform the development of policies and proposals for the Proposed LDP and accompanying SG	March 2012 – November 2012
Approval of Proposed LDP, SG and updated SEA by Planning and Economic Development Board	20 November 2012
Publication of Proposed LDP, SG, HRA and Updated SEA and 6 Week consultation	14 January 2013 – 25 February 2013



### Relevant Plans, Programmes and Strategies

1.11.1 By reviewing relevant plans, programmes and strategies (PPS) as part of the SEA process, the relationship between these documents and the LDP can be established and clarified. Any environmental objectives contained within these documents can also be taken into account through the SEA and any appropriate baseline environmental data contained in the PPS can be included. The PPS considered to be relevant to the SEA are set out in detail in Appendix 2. Figure 5 illustrates how the Renfrewshire LDP sits within the hierarchy of PPS's.

**Figure 5: Hierarchy of Plan's, Programmes and Strategies**





## Part 2

### Environmental Baseline



## 2. Environmental Baseline

2.1 The identification of an up to date environmental baseline is an important part of the SEA process. Knowledge and understanding of existing environmental conditions and the consideration of their significance as well as trends, helps with the identification of issues which the LDP will aim to address. Identifying a baseline also allows monitoring of the LDP. A comprehensive environmental baseline was established by the preparation of a State of the Environment (SoE) Report for Renfrewshire which was published in August 2011. The SoE is structured around 11 environmental topics that support the monitoring and environmental appraisal of Renfrewshire's environmental issues (see figure 6). The headline indicators in the SoE report have been updated to reflect any changes in the status of the environment over the last year and are set out in paragraphs 2.3 to 2.49. These topics were chosen as they are also the environmental issues that have to be considered through the SEA process.

### Renfrewshire Key Baseline Facts

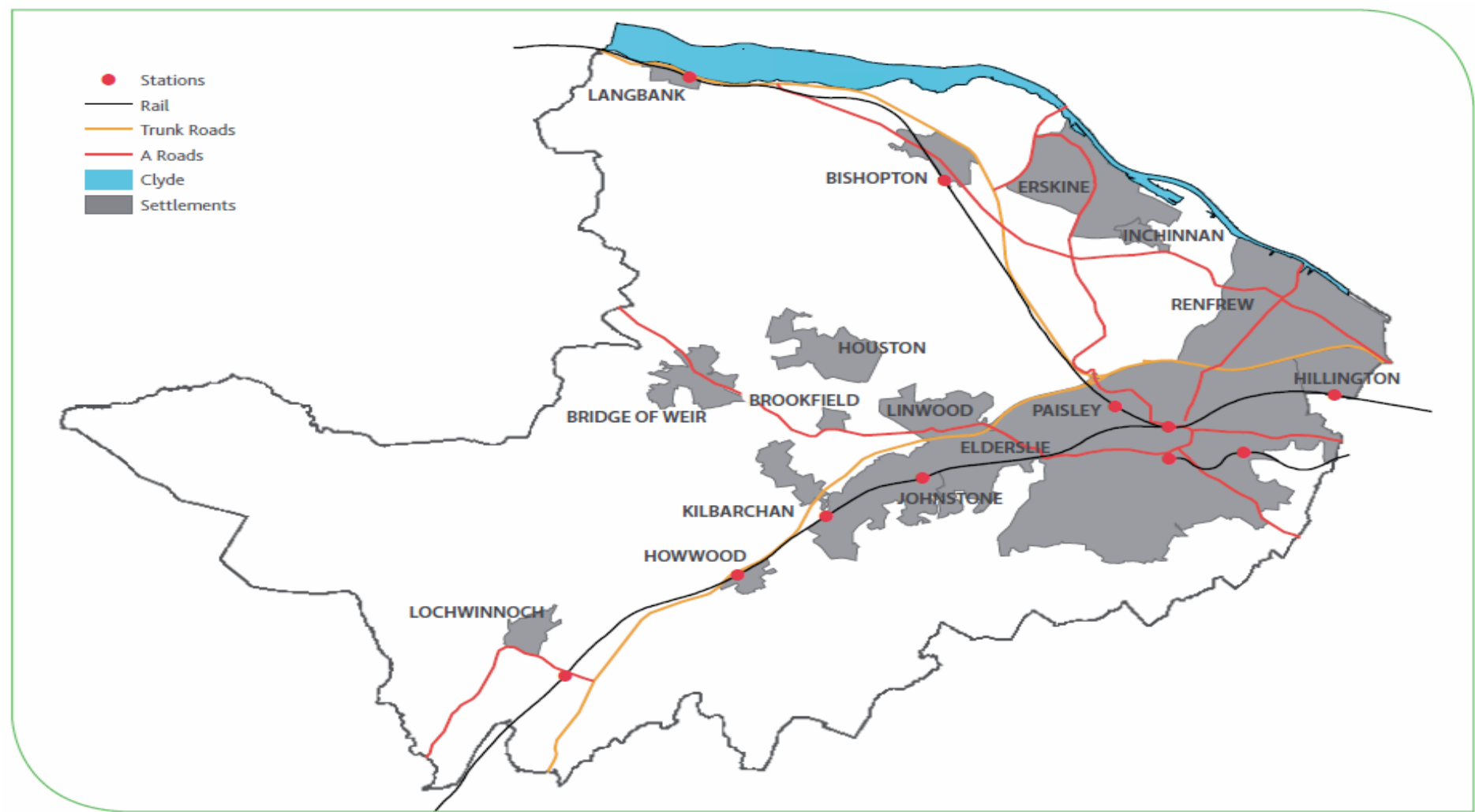
2.2 The Renfrewshire Council area is shown on figure 7. Renfrewshire is the ninth largest Council area in Scotland with a population of approximately 169,900, 3% of the total Scottish population. Only 4% of the Renfrewshire population lives in its rural area and the area is relatively densely populated compared to the Scottish average (650 people per km in Renfrewshire, 65 people per km in Scotland). About 20% of the area of Renfrewshire is urbanised with the remainder rural. The land in the east and north of

Renfrewshire, adjacent to the main towns, is relatively flat and much of it is given over to agricultural uses. The River Clyde provides the northern boundary for Renfrewshire and the river valleys of the White and Black Cart provide important corridors. The land rises to the Gleniffer Braes in the south and the Renfrewshire Hills in the west. The rural area provides a rich diversity of landscapes and wildlife habitats, which is one of the defining characteristics of the area.

Figure 6: SOE Environmental Topics



Figure 7: Renfrewshire Key Characteristics



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### Biodiversity, Flora and Fauna

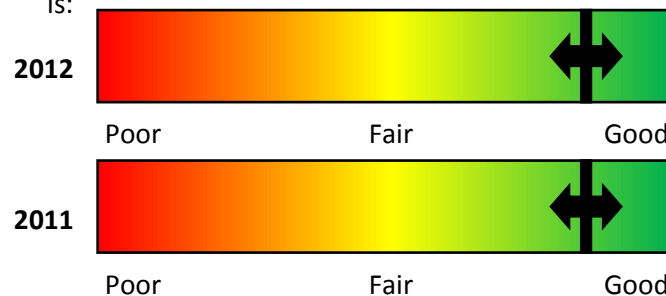
- 2.3 Biodiversity is the term that describes the variety of life on our planet. It is influenced by the geography, geology, topography and climate of an area. Renfrewshire is fortunate to be home to a wide range of species and habitats within its area, some of which are protected through local or national designations.
- 2.4 Renfrewshire Council has a wide range of species and habitats within its boundary. Within the Renfrewshire Council area there are 3 Special Protection Areas, 1 Ramsar site, 11 Sites of Special Scientific Interest (Clochodrick Stone is designated for its geological interest rather than biodiversity), 3 declared Local Nature Reserves and 1 Proposed Local Nature Reserve, 106 Sites of Importance for Nature Conservation and many wildlife corridors.
- 2.5 There is 1 Regional Park and 1 Country Park within Renfrewshire which provide recreational opportunities and access to the countryside. The Clyde Muirshiel Regional Park which is Scotland's largest Regional Park is partly within Renfrewshire and the Gleniffer Braes Country Park lies to the south of Paisley on the Gleniffer and Brownside Braes. There is 1 Designed Landscape wholly within Renfrewshire and 1 on the boundary with Inverclyde Council. Formakin Designed Landscape which is located to the west of Bishopton includes an early 20th century landscape and contains several notable architectural features, woodland, parkland, gardens and important wildlife areas. In addition, Finlaystone House designed landscape is located on the boundary between Renfrewshire and Inverclyde Councils and is comprised of very attractive gardens, important architectural

features, valuable wildlife habitats, trees and parkland. There are 117 Tree Preservation Orders (TPOs) in Renfrewshire.

- 2.6 The joint Local Biodiversity Action Plan (LBAP) for Renfrewshire, East Renfrewshire and Inverclyde contains a range of actions for identified habitats and species which will increase local biodiversity. The LBAP includes 18 Action plans for 7 habitats and 11 species with species groups represented by fungi, plants, fish, birds and mammals.
- 2.7 The State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	Latest Data	Trend Direction
Status of Designations	Good	Good	2000-2010	No Change
Areas of ancient and semi natural woodland	Good	Good	2011	No Change
Woodland habitat network	Good	Good	2008	No Change

- 2.8 Overall the status of Renfrewshire's biodiversity, flora and fauna is:



### Historic and Cultural Environment

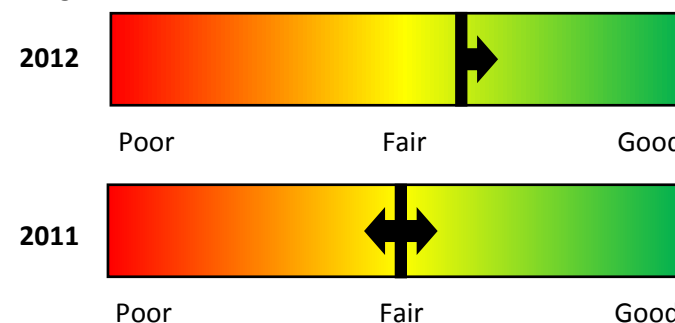
- 2.9 Renfrewshire Council has a significant number of historic buildings. These reflect the area's varied landscape and social history. The upland area shows evidence of Roman and Iron Age settlement or forts; and earlier Neolithic activity is also evident in some lowland areas. Various land uses throughout the ages, both industrial and agricultural, have left their mark.
- 2.10 Renfrewshire Council has a significant number and range of historic buildings in a range of rich and diverse settings. These reflect the area's varied landscape setting. There are 563 listed buildings of which 37 are category 'A' listed, 336 are Category 'B' listed and 190 are Category 'C' listed. There are 38 Buildings at Risk which are properties of architectural or historic merit throughout the Renfrewshire area that are considered to be at risk.
- 2.11 There are 8 Conservation Areas within Renfrewshire, 3 of which are Outstanding Conservation Areas. Paisley Town Centre is currently the subject of the Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS). There are many ancient monuments in Renfrewshire. 33 of them are considered to be of national importance and have therefore been given legal protection as Scheduled Monuments. There are 1045 sites registered on the West of Scotland Archaeological Service's Site and Monument Record of which 314 are in Renfrewshire. There are no nationally important battle sites in Renfrewshire.
- 2.12 There are 2 gardens and designed landscapes in Renfrewshire included in the Inventory of Gardens and Designed Landscapes,

the grounds of the former Formakin Estate and the portion of Finlaystone Estate situated in Renfrewshire.

- 2.13 The State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	Latest Data	Trend Direction
Conservation and listed buildings	Good	Good	2012	No Change
Country and regional parks	Fair	Fair	2012	No Change
Archaeological resource	Limited Data	Fair	2012	Improving
Historic gardens and landscapes	Fair	Fair	2012	No Change

- 2.14 Overall the status of Renfrewshire's historical and cultural heritage is:



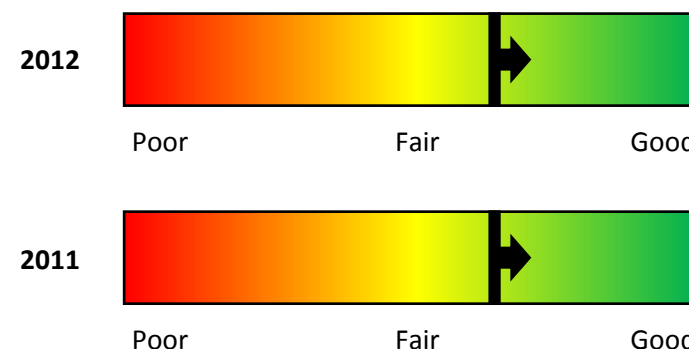
### Material Assets

- 2.15 Renfrewshire possesses assets in its recreational land, open space, path networks and buildings that form a significant component of the area's environment. Renfrewshire has a number of purpose built facilities ranging from sports facilities to community halls. There are 12 public buildings including libraries, 32 community facilities, 8 art galleries and museums, 10 sports pavilions, 60 playing fields and 64 schools.
- 2.16 Over the last decade, Renfrewshire Council's housing stock has been the subject of significant change involving mainly brownfield development. More than 3500 properties have been demolished and more than 500 affordable new homes have been developed on the cleared sites. The disposal of undesirable, obsolete council housing is a core aim of the Local Housing Strategy with renewal programmes also being developed for Gallowhill, Johnstone, Millarston, Seedhill, Thushcraigs and Paisley West End, bringing environmental improvements to the local area and creating more desirable places to live.
- 2.17 Renfrewshire has a rich variety of open spaces both in and between its towns and villages. There are parks and greenspaces in addition to the Clyde Murshiel Regional Park and the Gleniffer Braes Country Park that provide recreational opportunities. Renfrewshire has an extensive network of paths and there are approximately 225 miles of Core Paths (excludes potential routes). These are divided into 291 individual numbered routes.

The State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	Latest Data	Trend Direction
Recreational land – Playing fields	Fair	Fair	2008	No Change
Access – Core paths	Fair	Fair	2012	No Change
Green Network – Corridors/Connectivity	Limited Data	Good	2012	Improving
Built facilities – Education	Fair	Fair	2012	No Change
Built facilities – Arts and leisure	Fair	Fair	2012	No Change

- 2.18 Overall the status of the indicators of Renfrewshire's material assets are:





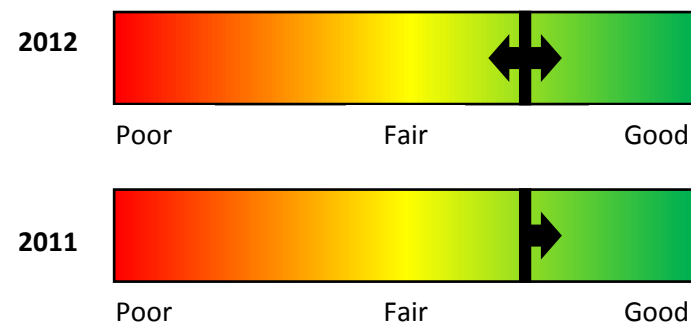
### Air

- 2.19 Poor air quality can have an effect on human health. Air pollution can also negatively affect ecosystems, the quality of soil, water, and contribute to climate change. In Renfrewshire the main contribution to air pollution is emissions from individual sites and along transport routes/nodes from road and air traffic.
- 2.20 Air quality is generally good across Renfrewshire, however, increases in road traffic is causing a rise in NO<sub>2</sub> and PM<sub>10</sub>. Air quality adjacent to major roads, junctions and area of traffic congestion continues to be an issue due to a build up of these pollutants
- 2.21 Legislation requires Renfrewshire Council to designate Air Quality Management Areas (AQMA) where NO<sub>2</sub> and PM<sub>10</sub> exceeds specific concentrations. There is one AQMA at Central Road Paisley which has recently been expanded.
- 2.22 The State of Environment Report makes an overall assessment of the following factors:

2.23 Overall the status of Renfrewshire's air quality indicators are:

Indicator	2011 Status	2012 Status	Latest Data	Trend Direction
Number of days exceeding air quality limits	Good	Good	2012	No Change
Exceedance in annual mean limits	Good	Good	2012	No Change
Reduction in emissions from road traffic	Fair	Fair	2012	No Change
Reduction in number of air nuisance complaints	Fair	Fair	2012	No Change

2.24 Overall therefore the status of Renfrewshire's air quality:



## Water

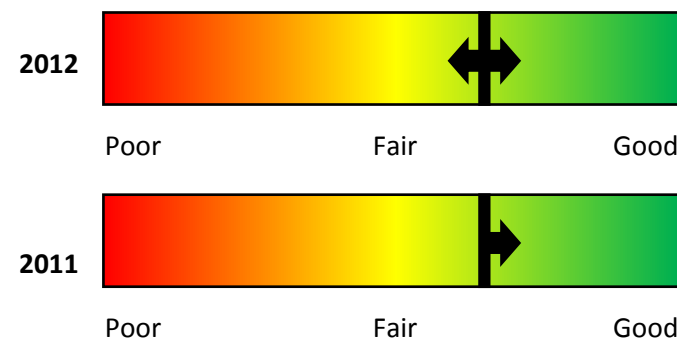
- 2.25 The quality of the water environment can have an effect on human health as well as on natural flora and fauna. Water pollution occurs when pollutants are discharged directly or indirectly into water bodies without adequate treatment.
- 2.26 The River Clyde forms the northern boundary of Renfrewshire and there are a number of significant rivers within the Council area such as the Black Cart Water which flows into the River Clyde, and its tributaries, the White Cart Water and the River Gryfe. The quality of these rivers is generally improving; however the overall quality of rivers within Renfrewshire is still relatively poor. There are several lochs, reservoirs and ponds within Renfrewshire. The current water classification status of monitored Reservoirs and Lochs is moderate.
- 2.27 Habitat Action Plans are in place through the LBAP for open standing water and rivers and streams in recognition of their nature conservation value and contribution to biodiversity. Atlantic Salmon, water voles and otters have species action plans. Water quality and siltation, non-native plant and animal species and increased pressure for recreational use of water bodies are all issues that require to be addressed.
- 2.28 Flood hazards from river and coastal flooding and from intense rainfall overloading natural and artificial drainage systems are predicted to increase. Renfrewshire Council is promoting a number of structural and non-structural sustainable flood risk management measures to reduce flood risk through water course assessment, repair and maintenance and construction and

maintenance of flood prevention schemes, aided by improved flood response and resilience planning.

- 2.29 The State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	Latest Data	Trend Direction
River quality	Fair	Fair	2009	No Change
River flow rate	Fair	Fair	2010	No Change
Drinking water quality	Good	Good	2011	No Change
Flooding	Fair	Fair	2012	No Change

- 2.30 Overall the status of Renfrewshire's water environment is:



### Climatic Factors

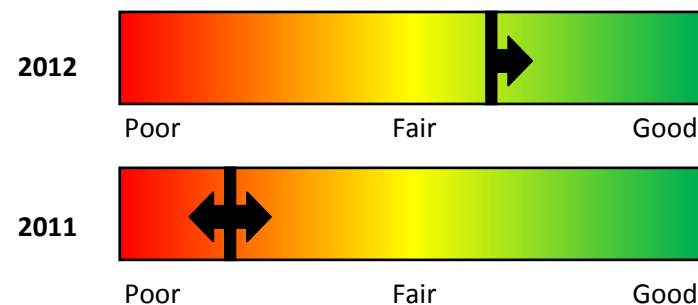
- 2.31 There is substantive scientific evidence that points towards human activity causing changes in the Earth's climate. In particular the generation of greenhouse gases from industrial activity and the destruction of greenhouse gas absorbing natural systems such as forests and peat land are causing an effect.
- 2.32 The main greenhouse gas (GHG) emitted in Renfrewshire is CO<sub>2</sub>, deriving from transport, industry and domestic sources (such as heating, lighting and cooking). Renfrewshire's contribution to its climate change impacts can be understood by measuring its 'footprint'. Two footprints can be calculated for Renfrewshire. The first is a carbon footprint which measures the total greenhouse gas emissions caused directly or indirectly by people, businesses, events etc. A calculation is made to translate all of the greenhouse gases into a CO<sub>2</sub> equivalent as some are more potent than others. The total emissions are divided by the population of the area to give a per person figure. Renfrewshire's figure for 2011 was 12.27 tonnes CO<sub>2</sub>, up from 11.42 tonnes in 2001. This is slightly lower than the Scottish average of 12.49 tonnes CO<sub>2</sub> per person.
- 2.33 The second footprint used is the ecological footprint, this is a measure of the burden human consumption is placing on the finite resources of the planet. It represents the area of land needed to provide the raw materials, energy and food that we need plus the area needed to absorb the pollution and waste created. There are 2.1 hectares of land available for every person on the planet. Renfrewshire requires 4.69 hectares per person, slightly less than the Scottish 4.74 hectares. In other words if

everyone on the planet consumed as we do, three planet Earth's would be needed to satisfy our demands. The ecological footprint is an interesting and useful insight into how sustainable, or not, our lifestyles are.

- 2.34 The State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	Latest Data	Trend Direction
Green house gas emissions	Fair	Good	2010	Improving
Energy consumption	Fair	Fair	2010	Improving
Carbon footprint	Poor	Good	2010	Improving

- 2.35 Overall the status of climate change indicators in Renfrewshire is:

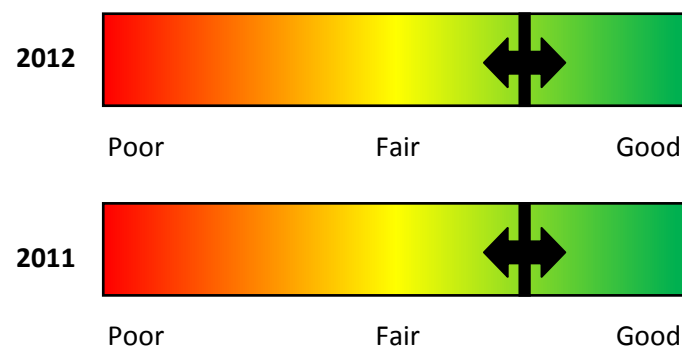


### Landscape

- 2.36 Renfrewshire's landscape is diverse in terms of landscape character and land uses. The landscape is an important asset for the area and landscape character is what makes an area unique. Successful management of landscapes helps contribute to peoples' enjoyment of their environment which in turn has health benefits as well as supporting biodiversity and contributing to the local economy.
- 2.37 Renfrewshire's landscape is diverse in terms of landscape character and land uses. Approximately a fifth of the area of Renfrewshire is built up and the remaining four fifths is rural countryside. There are 6 distinct landscape character types in Renfrewshire. Almost 50% of the rural area is classified as Rugged Upland Farm Land or Rugged Moorland Hills and falls within the Renfrewshire Heights or Gleniffer Braes. 12% of the rural area is on an alluvial plain and 13% is part of a broad lowland valley. Both of these landscape character areas are associated with rivers such as the Black or White Carts and the Gryffe. 2% lies in the distinctive raised beach along the River Clyde.
- 2.38 Clochodrick Stone SSSI is located to the north-east of Lochwinnoch and is an unusually large glacial erratic boulder and is particularly striking in terms of its size and lowland setting. It is considered to be of national importance.
- 2.39 There is a history of mineral extraction with some evidence in the landscape; this is now restricted to one active hardrock quarry. It is considered unlikely that new development associated with

minerals will have a significant environmental affect within Renfrewshire.

- 2.40 Native ancient and semi-natural woodland is a valuable habitat nationally and locally and a key landscape feature. There are 1,564 Ha of ancient and semi-natural woodland in Renfrewshire.
- 2.41 Overall the status of geology and landscape indicators in Renfrewshire is:



### Population and Human Health

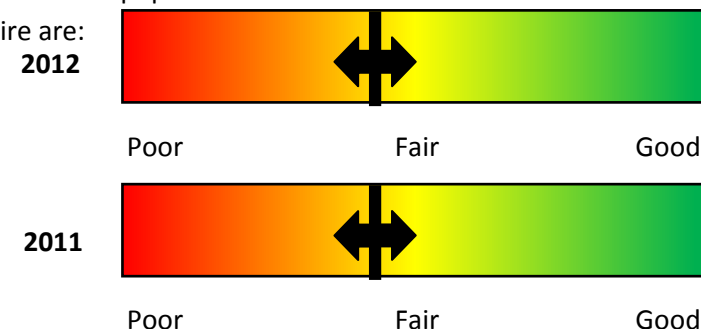
2.42 Renfrewshire is the ninth largest Council in Scotland in terms of its population, 169,910 people. The towns and villages of Renfrewshire, for the most part, provide attractive pleasant places to live and can offer an excellent quality of life with high standards of health care and low levels of crime. However there are pockets of deprivation dispersed through the Renfrewshire area and people in these communities may experience disadvantage, and encounter problems associated with low income, poor health, low educational attainment and lack of access to learning opportunities and employment.

2.43 The population of Renfrewshire has been increasing slowly since 2008, however, it is projected that it will start to decline within the LDP period. The population is also ageing. Life expectancy has risen in recent years, however, it is still below the national average. The Scottish Index of Multiple Deprivation (SIMD) which identifies small areas of concentrations of multiple deprivation across Scotland in a consistent way utilising income, employment, health, education, housing, access to services and crime data was update in 2009. Renfrewshire's relative position has worsened in SIMD 2009, compared to SIMD 2006. However, Renfrewshire's position in terms of population and number of datazones within the 15% threshold in SIMD 2009 remains better than in SIMD 2004.

2.44 The State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	Latest Data	Trend Direction
Population change	Fair	Fair	2011	No Change
Life expectancy	Fair	Fair	2008-2010	No Change
Deprivation	Fair	Poor	2011	Deteriorating
Employment	Poor	Poor	2011	No Change
Alcohol related deaths	Poor	Fair	2011	Improving
Weekly wage	Fair	Fair	2011	No Change
Energy efficiency of housing stock	Fair	Fair	2011	No Change

2.45 Overall the status of population and human health indicators in Renfrewshire are:



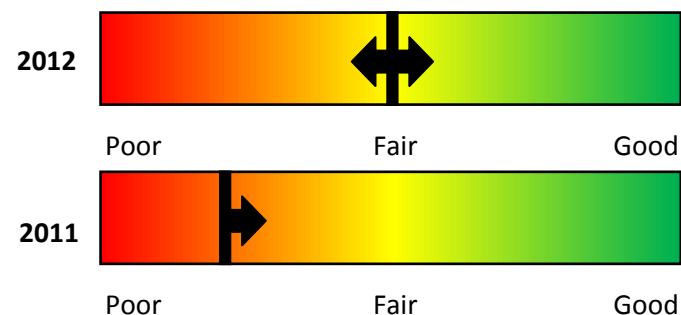
### Soil

- 2.46 Scotland is dominated by 4 types of soils, Brown Earth, Podsol, Gley or Organic Peat. In Renfrewshire, the main soil type that can be attributed to the area is Brown Earth. Smaller areas of Gley and Organic Peat are also to be found. Much of the lower lying area within Renfrewshire is covered by brown soils, given the deep nature of brown earth soils, their free drainage and often high levels of natural fertility, brown soils are often cultivated. There are extensive areas of blanket peat in the upland part of Renfrewshire to the west in Clyde Muirshiel Regional Park. Renfrewshire contains a small amount of prime agricultural land; or land that has been categorised by the Macaulay Landuse Research Institute as Class 3.1 on their Land Capability for Agriculture maps. Renfrewshire has 10 km<sup>2</sup> of category 3.1 or prime quality agricultural land and 40.4 km<sup>2</sup> of category 3.2 or locally good quality agricultural land.
- 2.47 Due to past industrial uses, there are some brown field sites in Renfrewshire that are potentially contaminated. The Council has detailed records of historical land use across the Council area. Over 400 sites within Renfrewshire have been assessed and remediated. Renfrewshire records the fourth highest total, for urban vacant and derelict land, of the 8 Local Authorities within the Glasgow & the Clyde Valley Strategic Development Plan area. The total amount of vacant and derelict land in the urban part of Renfrewshire in 2010 is 256.4 ha, and comprises of 183 sites. Vacant land within the urban area amounts to 197 hectares, whilst the amount of derelict land is 59 ha. Most of these sites are located in the older urban areas of Paisley, Renfrew and Johnstone.

- 2.48 The State of Environment Report makes an overall assessment of the following factors:

Indicator	2011 Status	2012 Status	Trend Direction
Vacant and derelict land	Fair	Fair	Improving
Landscape character	Limited data		-
Contaminated land	Limited data		-

- 2.49 Overall the status of soil in Renfrewshire is:



## Part 3

### Summary of Environmental Issues



### 3. Summary of Environmental Issues in the Renfrewshire Area

3.1 An evaluation of the baseline data has identified environmental issues and the potential implications that these issues may have on the LDP. The third column of the table illustrates what LDP Policy or Supplementary Guidance has been developed to address the potential issues and implications.

**Figure 8: Environmental Issues, the implications and the relevant Policy or Guidance Criteria**

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
<b>Biodiversity, Flora, Fauna</b>		
Development pressure on designated sites/protected species which could result in the disturbance of the resource.	Protect and enhance designated sites	Spatial Strategy ENV 2 Natural Heritage SG – Environment – Natural Heritage Prepare HRA
Reduction in site area due to development		
Fragmentation of designated sites or green corridors restricting species migration	Protect and promote corridors and wildlife linkages and raise awareness of this resource and its value	ENV2 Natural Heritage P7 Green Network and Open Space SG – Environment – Natural Heritage SG – Environment – Green Network Prepare Background Paper to highlight priority areas for Green Network



Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
Requirement for Council to improve and expand the Central Scotland/Glasgow and Clyde Valley Green Network	Protect, promote and enhance the Green Network	P7 Green Network P8 Open Space SG – Environment – Natural Heritage SG – Environment – Green Network Prepare Background Paper to highlight priority areas for Green Network
Development pressure on protected trees and limited resources for management of existing woodlands	Continue to protect trees through TPOs and support and promote positive management of the resource	ENV 2 Natural Heritage SG – Environment – Natural Heritage Through the Action Programme identification of a requirement to produce a Forestry and Woodland Strategy
Sea level rise and climate change may have long term impact on the extent and quality of habitats and occurrence of species	Raise awareness of the impacts of climate change on the nature conservation value or resource and plan for protection in the long term	ENV 2 Natural Heritage ENV 4 The Water Environment SG – Environment – Natural Heritage SG – Environment – Natural Heritage SG - The Water Environment SG – Infrastructure – Flooding and Drainage

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
Development pressure on open space/parks and reduced resources for their management	Protect formal and informal open space/parks and facilitate positive and innovative management approaches	P7 Green Network P8 Open Space SG - Places - Open Space SG - Places - Open Spaces in New Developments
<b>Historic Environment</b>		
Development pressure on sensitive sites or listed buildings could result in an adverse impact to buildings, sites or their settings	Protect and enhance the built heritage and raise awareness of the resource and its value	ENV3 Built Heritage SG – Environment - Built Heritage Action Programme – Prepare a Heritage Strategy
New development may detract from neighbouring historic buildings	Promote sensitive, appropriate development and design in the vicinity of historic buildings and in conservation areas	ENV3 Built Heritage SG – Environment - Built Heritage
Neglect and vandalism of buildings, structures or their settings putting them at risk and a loss of amenity in surrounding area	Promote re-use and regeneration of historic buildings wherever possible	ENV3 Built Heritage SG – Environment - Built Heritage Action Programme – Various mechanisms to invest in heritage led projects and the protection of built heritage assets.
Loss of archaeological resources through development	Protect and reduce impact to archaeological resources.	ENV3 Built Heritage SG – Environment - Built Heritage

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
<b>Material Assets</b>		
Development pressures on assets, including Council owned resources and land	Protection of existing resources and ensure provision is made for any new resource requirements.	P1 Renfrewshire's Places I1 Connecting Places SG – Places – Places Development Criteria SG – Places – Creating Places
Development pressure for green field locations	Promote brownfield development and regeneration of existing urban areas	ENV 1 Green Belt SG – Environment – Green Belt SG – Places – Places Development Criteria SG – Places – Creating Places
Lack of integration between active travel routes, transport infrastructure, services and development sites	Give full recognition to the Core Paths Plan, protect core paths and promote access and linkage to the Green Network	P7 Green Network P8 Open Space SG – Environment – Green Network SG – Environment – Open Space I1 Connecting Places
	Ensure new development is well connected to and well served by walking, cycling and public transport provision	P1 Renfrewshire's Places I1 Connecting Places P7 Green Network

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
		SG – Environment – Green Network SG – Environment – Open Space SG – Environment – Open Space in New Developments SG – Places – Places Development Criteria SG – Places – Creating Places
<b>Air</b>		
A lack of integration between transport and land uses can result in unsustainable development leading to an increase in traffic and a resultant reduction in air quality	Integration of land uses with good connections and links to active travel and public transport nodes/networks	P1 Renfrewshire's Places I1 Connecting Places I2 Freight I3 Potential Transport Improvements SG – Places – Places Development Criteria SG – Places – Creating Places
Some land uses can be associated with poor air quality, odour, dust or cause pollution	New development should not result in a reduction in air quality or increase pollution	P1 Renfrewshire's Places I1 Connecting Places I6 Renewable and Low Carbon Developments SG – Places – Places Development Criteria SG – Places – Creating Places SG – Infrastructure – Infrastructure Development

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
		Criteria SG – Infrastructure – Low Carbon Developments SG – Infrastructure – Renewable and Low Carbon Technologies
Air quality may be influenced by activities/development in neighbouring authorities	Potentially polluting land uses require an appropriate location	P1 Renfrewshire's Places I1 Connecting Places SG – Places – Places Development Criteria
<b>Water</b>		
Although improving, the quality of the water environment is poor in rivers and open standing water	New development should protect and where possible enhance water quality	I5 Flooding and Drainage ENV4 The Water Environment SG – Infrastructure – Flooding and Drainage SG – Environment – The Water Environment
Increased flood risk will have an adverse impact on human health, the environment, cultural heritage and the economy	Compliance with the Flood Risk Management (Scotland) Act 2009, inclusive of the promotion of sustainable flood risk management, sustainable development and SUDs	I5 Flooding and Drainage ENV4 The Water Environment SG – Infrastructure – Flooding and Drainage SG – Environment – The Water Environment
Climate Change predictions require to be incorporated in the assessment and management of flood risk		

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
Poor water quality continues to compromise biodiversity	Implement the appropriate LBAP Habitat and Species Action Plans and River Basin Management Plans	I5 Flooding and Drainage ENV4 The Water Environment ENV2 Natural Heritage SG – Infrastructure – Flooding and Drainage SG – Environment – The Water Environment SG – Environment – Natural Heritage
Water environments can be the subject of cross boundary influences		I5 Flooding and Drainage ENV4 The Water Environment ENV2 Natural Heritage SG – Infrastructure – Flooding and Drainage SG – Environment – The Water Environment SG – Environment – Natural Heritage
Climatic Factors		
Increased energy consumption from new developments	Promote new development that is sustainable and low carbon	I6 Renewable and Low Carbon Energy Developments SG – Infrastructure – Renewable and Low Carbon Technologies SG – Infrastructure – Low Carbon Developments

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
Lack of renewable energy and resource efficiency of new developments	Promote appropriate renewable energy in association with new development	I6 Renewable and Low Carbon Energy Developments SG – Infrastructure – Renewable and Low Carbon Technologies SG – Infrastructure – Low Carbon Developments
Continuing car dependence with associated emissions	Integrate transportation and land use	I1 Connecting Places I3 Potential Transport Improvements P1 Renfrewshire's Places SG – Places – Places Development Criteria SG – Places – Creating Places
Sea level rise with the possibility of more severe rainfall and extreme weather events.	Resist development in areas that are likely to flood, promote the use of SUDs and incorporate climate change adaptation and mitigation throughout the LDP	I5 Flooding and Drainage ENV4 The Water Environment SG – Infrastructure – Flooding and Drainage SG – Environment – The Water Environment
<b>Landscape</b>		
Development pressure on land within the greenbelt	Protect and enhance the greenbelt and promote the objectives of the Glasgow and the Clyde Valley Green Network	ENV1 Green Belt SG – Environment - Green Belt
	Protect and strengthen the landscape	ENV1 Green Belt

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
Loss of woodlands due to development or poor management	character of the rural area	ENV2 Natural Heritage SG – Environment - Green Belt SG – Environment – Natural Heritage
	Protect woodland areas, promote good management and encourage expansion of the native woodland area	ENV2 Natural Heritage SG – Environment – Natural Heritage
Development in areas where there may be ground conditions or stability issues due to former mineral working	Guide development to areas where ground conditions allow development and promote remediation where possible.	P1 Renfrewshire's Places SG – Environment – Contaminated Land
<b>Population and Human Health</b>		
Population decline and working age population decline	Provide a range of housing, services and facilities to attract people to the area and stem out-migration	I1 Connecting Places P1 Renfrewshire's Places P2 Housing Land Supply
Increasing number of pensionable persons	Provision of developments that can support and accommodate an aging population, ensure that people are able to live independently in suitable housing with appropriate community facilities and services close at hand.	P3 Additional Housing Sites Proposal P3 Additional Housing Sites P4 Housing Action Programme Sites P5 Community Growth Areas P6 Paisley South Community Expansion Area SG – Places – Places Development Criteria



Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
		SG – Places – Creating Places
Reduced life expectancy and health related deaths	Environmental improvements and provision of public access and recreation facilities	P7 Green Network
Concentrated areas of deprivation		P8 Open Space SG – Environment – Green Network SG – Environment – Open Space SG – Environment – Open Space Provision in New Developments
Unemployment and changing structure of the economy	Provide good quality supply of employment land at appropriate locations	E1 Renfrewshire's Economic Investment Locations E2 Glasgow Airport Zone E3 Transition Areas SG – Economy – Business and Industry new Development Criteria SG – Economy - Strategic Economic Investment Locations SG – Economy – Local Industrial Areas SG – Industrial Transition Areas

Issues	Implications for the Local Development Plan	Relevant Local Development Plan Policy, Supplementary Guidance Criteria or Other Actions
High crime rates	Promote high quality, safer places	I1 Connecting Places P1 Renfrewshire's Places SG – Places – Places Development Criteria SG – Places – Creating Places
<b>Soil</b>		
Development pressure on green field land and prime or good quality agricultural land	Protect green field land and good quality agricultural land from development	ENV1 Green Belt SG – Environment – Green Belt
Vacant and derelict land may potentially be contaminated and be difficult to develop. It can also reduce the amenity of an area	Reuse of brown field land should continue to be a priority. Promotion of environmental improvements and remediation and regeneration are important	P1 Renfrewshire's Places SG – Environment – Contaminated Land
Development can result in increased areas of hard standing or soil compaction and greater risk of flooding	Ensure that SUDs are employed, the amount of hard standing is kept to a minimum and promote good practice with regard to soil management	I5 Flooding and Drainage ENV4 The Water Environment SG – Infrastructure – Flooding and Drainage SG – Environment – The Water Environment
Loss of peat to other land uses or a reduction in its quality can have implications for its effectiveness as a habitat and carbon sink	Protect existing areas of peat (particularly lowland peat) and promote measures for its regeneration	ENV2 – Natural Heritage SG – Environment – Natural Heritage

### Evolution of the Environmental Baseline without the LDP

- 3.2 The SEA directive requires identification of the baseline conditions of the plan area that would occur without the implementation of the LDP. In accordance with the Planning etc. (Scotland) Act 2006, all Scottish local authorities are required to produce and keep up to date a LDP covering their area. The probability, therefore, of the non-implementation of the Renfrewshire LDP is unlikely.
- 3.3 Current development proposals in the Renfrewshire area are considered against the policies and proposals in the adopted Renfrewshire Local Plan 2006. If the LDP was not to be undertaken, proposals would continue to be considered with regard to this Plan. The objectives and policies in the adopted Plan are becoming increasingly out of date as time progresses and does not take account of any changes in circumstances or

priorities. It also becomes more difficult to use the Plan as a tool to promote good environmental practice or to resist development proposals considered to be unacceptable if the policies were no longer seen as relevant and up to date. This could lead to unsustainable development taking place which could harm the environment of the Renfrewshire area.

### Data Gaps

- 3.4 The Environmental Assessment (Scotland) Act and Directive requires the SEA to record any difficulties and issues encountered in compiling the required information for the assessment. This is an important stage in the SEA process as it is a requirement to describe the measures that are going to be utilised to monitor the implementation of the Plan.
- 3.5 The following figure lists the specific areas where issues and data gaps were identified.



**Figure 9: Data Gaps**

Topic	Data Gap	Action
<b>Biodiversity, Flora and Fauna</b>	Current and consistent Phase one habitat coverage for whole of Renfrewshire. Review of locally important nature conservation designations based on updated phase one habitat survey.  The lack of any means by which the condition of Renfrewshire's LBAP species can be monitored	Commission review of Phase One Habitat Survey and development of appropriate management guidelines. This is included in the LDP Action Programme.
<b>Historic Environment</b>	None	
<b>Material Assets</b>	Green Network data including the analysis of connectivity and corridors.	Green Network opportunities study completed in Sept. 2011. Follow up detailed study was completed in October 2012 and is included as a Background Report to the Proposed LDP. This outlines the short, medium and long term priorities. Action Programme details future priority planning to increase connectivity between corridors.
<b>Air</b>	None	
<b>Water</b>	Standing Water Quality for water bodies other than reservoirs and lochs. Water Pollution data in particular, number of Controlled Activities Regulations (CAR) licensed activities relating to Scottish Water discharges including Combined	Data to be sourced from SEPA.

Topic	Data Gap	Action
	Sewage Overflows (CSOs), the number of Sewage Treatment Works, and the number Pollution Prevention Control (PPC) licensed activities that discharge to water or waste water.	
<b>Climatic Factors</b>	None	
<b>Landscape</b>	Existing Landscape Character Assessment is at a 1:50,000 scale and was completed in 1999. Finer grained landscape analysis will be required for individual site assessment.	Finer grained landscape assessment of individual green belt sites considered as part of LDP process commissioned. Action Programme to undertake inner and outer Green Belt Study which will assess landscape character within Renfrewshire.
<b>Population and Human Health</b>	None	
<b>Soil</b>	General soil information available, however, soil mapping required for detailed assessment. Comprehensive mapping, survey and remediation data for all contaminated land.  Former mineral workings e.g. coal	Soil mapping to be purchased.  Contaminated land and remediation measures to be considered through individual development proposals.  Contact Coal Authority to establish location.



## Part 4

## SEA Assessment



## 4. SEA Assessment

### Assessment Methodology

4.1 The following methodology was adopted to inform the spatial strategy, the policies and proposals of the Renfrewshire LDP. It focuses on those effects that are considered to have a significant environmental effect. The broad methodology for the SEA was outlined in the Scoping Report. The methodology was derived from the following sources:

- Guidance in the SEA Act. Schedule 3 of the Act sets out the information required in the Environmental Report;
- Advice in PAN 1/2010: Strategic Environmental Assessment of Development Plans;
- Advice and example tables contained in the SEA Toolkit; and
- A study of other Council plans, programmes and strategies that have undergone SEA.

4.2 In the Scoping Report it was proposed that a two stage approach to the assessment would be used. It was proposed that all policies, proposals and reasonable alternatives would benefit from an initial assessment against the SEA issues to determine if they have any impact on them and the degree of significance that any impact may have. The second stage of the assessment applied to all policies, proposals and reasonable alternatives that were determined to have a significant environmental effect on the SEA issue.

4.3 As the MIR evolved and as a result of the responses from the Consultation Authorities and feedback from early engagement, it was possible to refine the SEA methodology and make it more appropriate for assessment of the LDP process. The first ER assessed the elements of the environment that were affected by the vision, options and possible alternatives but not specific policies or proposals as identified in the Scoping Report. The main issues were by their nature broad in focus. As the main issues have a broad remit, it is considered likely that all of them may have an environmental impact, therefore they are all the subject of assessment.

4.4 The Proposed LDP and accompanying SG have been developed to provide a comprehensive land use policy coverage for Renfrewshire. As the new policies are a reflection of the requirements laid out in national and regional policy and the outcome of the representations in relation to the MIR, they are more detailed than the issues set out in the MIR. Therefore, unlike the MIR stage of the LDP process where the ER contained an assessment of main issues, associated preferred options and possible alternatives, the Proposed LDP and SG go further and identify distinct policies and proposals. There are criteria and guidance included in the SG that has been carried forward from the adopted Renfrewshire Local Plan and it is considered that they constitute an integral part of the new LDP. The adopted Renfrewshire Local Plan was not the subject of an SEA, however, an abridged assessment of the existing policies was carried out in the initial ER of the LDP. A further limitation on the scope of the



previous assessment of environmental impacts with regard to the MIR was that this document only considered land use topics where there was considered to be an issue. The Proposed LDP and SG contains policies covering all the land uses that are required to be covered by the LDP, therefore, a comprehensive assessment of likely environmental impacts has now been undertaken.

#### Assessment of the LDP and SEA Objectives

4.5 The objectives of the LDP have been identified as the following:

To promote and support –

1. Development locations supported by existing or planned physical infrastructure and services
2. Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places
3. Development that neither individually nor cumulatively causes significant environmental impacts

4. An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery
5. The regeneration and evolution of SDP strategic centres and other town and village centres as places of municipal, commercial and community value
6. A framework for local solutions to energy needs, waste generation
7. Measures to reduce and mitigate for the effects of climate change

4.6 The SEA objectives required for the assessment of the LDP MIR were outlined in the Scoping Report. These have been reviewed as the assessment methodology has been refined and the emerging LDP Spatial Strategy has evolved. The revised SEA objectives are provided in Figure 10.

**Figure 10: SEA Objectives.**

SEA TOPIC	SEA OBJECTIVE
1. Biodiversity, Flora and Fauna	Protect and enhance sites designated for their nature conservation value and conserve and enhance Renfrewshire's biodiversity.
2. Historic Environment	Protect, maintain and enhance the built and historic environment and promote good quality place making.
3. Material Assets	Maximise use and reuse of material assets by promoting brownfield development. Facilitate regeneration, enhance the Green Network and provide the most sustainable locations for waste management.
4. Air	Improve air quality and reduce the level of airborne pollutants. Promote the use of sustainable locations to minimise the negative impact of transportation.
5. Water	Protect and enhance the water environment and promote sustainable flood risk management.
6. Climatic Factors	Reduce Renfrewshire's Carbon and Ecological Footprints and promote adaptation and mitigation in relation to Climate Change. Facilitate the creation of sustainable places.
7. Landscape	Protect and enhance the Green Belt and strengthen landscape character in Renfrewshire.
8. Population and Human Health	Protect and enhance quality of life in Renfrewshire.
9. Soil	Promote the reuse and remediation of vacant and derelict sites and protect and enhance peat soils.

4.7 An assessment of the SEA objectives was carried out to ensure that they are compatible as illustrated in Figure 11. The matrix demonstrates the relationship between the SEA Objectives. The Objectives are predominantly compatible, however, there is an element of uncertainty regarding SEA Objective 8 relating to population and human health and the objectives relating to biodiversity, the historic environment, climatic factors and landscape. Overall, it is considered that there is an acceptable level of compatibility between the objectives.

4.8 The compatibility between the SEA objectives and the emerging LDP objectives was also assessed and this is shown in Figure 12. In doing so it has been possible to make an assessment of the level of sustainability that can be attributed to the LDP Objectives.

Figure 11: Compatibility of SEA Objectives

Objectives	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9
SEA 1									
SEA 2	+								
SEA 3	+	++							
SEA 4	++	+	+						
SEA 5	++	+	+	+					
SEA 6	++	+	++	++	++				
SEA 7	++	+	++	+	+	+			
SEA 8	+	~	+	+	+	+	+		
SEA 9	+	++	++	++	++	+	+	+	

Matrix Key

++	+	~	-	--	?
Compatible	Mostly Compatible	Unclear Relationship	Mostly Incompatible	Incompatible	Uncertain Relationship

Figure 12: Compatibility between SEA objectives and LDP objectives

Objectives	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9
1. Development locations supported by existing or planned physical infrastructure and services	+	+	++	+	+	++	+	+	++
2. Regeneration and renewal of existing urban areas as energy efficient, healthy and safe places	+	+	++	+	+	++	+	++	++
3. Development that neither individually nor cumulatively causes significant environmental impacts	++	++	++	++	++	++	++	++	++
4. An enhancement in the natural and built heritage environment of Renfrewshire in support of the health of its communities, attractiveness of its places and setting for economic recovery	++	++	++	++	++	++	++	++	++
5. The regeneration and evolution of SDP strategic centres and other town and village centres as places of municipal, commercial and community value	+	+	++	+	+	+	++	++	++
6. A framework for local solutions to energy needs, waste generation	~	?	+	~	?	~	~	~	~
7. Measures to reduce and mitigate for the effects of climate change	++	+	+	+	+	++	+	+	+

### Assessment of the LDP Spatial Strategy

- 4.9 The LDP Spatial Strategy aims to guide development throughout Renfrewshire. It promotes sustainable economic growth by indicating opportunities for change and supporting investment which helps to regenerate, create and enhance communities and places, providing high quality new development in the right locations. The focus is on the development of previously used sites, concentrating on existing built-up areas, facilitating sustainable development. Brownfield sites in urban areas are expected to contribute towards most of Renfrewshire development sites for new retail provision, economic expansion and housing requirements. The locations targeted have been given detailed consideration against a range of criteria and in particular the impact on the environment as detailed in this updated environmental report.
- 4.10 It is recognised, however, that to support the aspirations of growth, sites beyond existing developed edges within greenbelt locations are required to provide a range and choice of sites throughout Renfrewshire. Sites that have been identified on the edge of Renfrewshire's urban areas are of a scale which are able to be supported by existing infrastructure, services and facilities and therefore have limited impact with a positive outcome.
- 4.11 The LDP aims to secure the principles of the spatial strategy in each new development and therefore all development proposals

will require to be considered in relation to the following overarching policy. The policy has been assessed against the SEA topics and is shown in the Figure 13.

New development will be supported where it incorporates the following criteria (where relevant):

- The quality of the development contributes positively to the character and appearance of the place, benefiting the amenity of the area and the surrounding built and natural environment;
- The form, layout, structure, massing and position of new development contributes towards or creates buildings, spaces and streets which complements, enhances and cohesively creates a sense of place;
- The design of new development is appropriate for the area in terms of appearance, height, scale, massing and use of materials and incorporate the general principles of 'Designing Places';
- New development provides safe access for all and is connected to sustainable travel and transport modes and follows the general principles of 'Designing Streets';
- Buildings and structures are designed to support the principles of low carbon generating technology to reduce emissions;
- The development does not have an adverse effect on the integrity of any sites protected as a Natura 2000 site.

**Figure 13: Spatial Strategy and SEA Objectives**

New development will be supported where it incorporates the following criteria (where relevant):	SEA Objectives								
	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9
<ul style="list-style-type: none"> <li>The quality of the development contributes positively to the character and appearance of the place, benefiting the amenity of the area and the surrounding built and natural environment;</li> </ul>	++	++	++	++	++	++	++	++	++
<ul style="list-style-type: none"> <li>The form, layout, structure, massing and position of new development contributes towards or creates buildings, spaces and streets which complements, enhances and cohesively creates a sense of place;</li> </ul>	+	++	++	++	+	++	++	++	+
<ul style="list-style-type: none"> <li>The design of new development is appropriate for the area in terms of appearance, height, scale, massing and use of materials and incorporate the general principles of 'Designing Places';</li> </ul>	~	++	++	++	~	++	++	++	++
<ul style="list-style-type: none"> <li>New development provides safe access for all and is connected to sustainable travel and transport modes and follows the general principles of 'Designing Streets';</li> </ul>	~	+	++	++	~	++	++	++	+
<ul style="list-style-type: none"> <li>Buildings and structures are designed to support the principles of low carbon generating technology to reduce emissions;</li> </ul>	+	~	+	++	+	++	~	+	++
<ul style="list-style-type: none"> <li>The development does not have an adverse effect on the integrity of any sites protected as a Natura 2000 site.</li> </ul>	++	+	~	+	+	+	+	~	++

4.12 The compatibility assessment demonstrates that the Spatial Strategy is generally compatible with the SEA Objectives. Through the application of the spatial strategy, sustainable forms of development should be achieved and the impact on the

environment should be limited. The policies and guidance in the SG will provide an opportunity for mitigation of any environmental effects.

#### Assessment of Policies and Supplementary Guidance

4.13 In assessing the policies in the Proposed LDP and SG the following documents have also been taken into account:

- the adopted Renfrewshire Local Plan 2006;
- the Monitoring Statement 2011;
- the Approved Glasgow and the Clyde Valley SDP;
- the Local and Regional Transport Strategies;
- the adopted Renfrewshire Local Housing Strategy and
- other relevant National, Regional and Local frameworks, strategies and guidelines.

Land allocation and other site-specific proposals have also been evaluated against accessibility, proximity and accessibility to town and village centres and public transport facilities and other sustainability issues.

4.14 The updated Environmental Report has used the same assessment methodology used in Environmental Report to assess each policy and proposal and its environmental effects. A similar table has also been completed to assess the criteria listed in the Supplementary Guidance. The full assessment including a reasoned justification for each element of the assessment is provided in Appendix 3 and Appendix 4.

4.15 The full assessment also includes a consideration of whether the effects described are likely to be long, medium or short term. For the purposes of this assessment, time periods were ascribed to any significant environmental effects as follows:

- Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 5 -10 years hence.
- Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5 years
- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years

4.16 Consideration is also given to the whether the effect is thought to be permanent or temporary in nature. An assessment of secondary, cumulative and synergistic effects is included.







## Part 5

### Conclusions



## 5. Conclusions

### Changes / modifications implemented as a result of the Environmental Assessment

- 5.1 **Renfrewshire LDP Spatial Strategy** – Given that the overall strategy in the LDP reflects the National Planning Framework and the Glasgow and the Clyde Valley Strategic Development Plan, the environment, sustainable development, the need to tackle climate change as well as the move towards a low carbon economy were all integral to guiding the future use of land within Renfrewshire. The location of sites for development on the proposals maps follow the five guiding principles of sustainable development and the layout and design of new development will be guided by the policies in the LDP and the criteria outlined in the Supplementary Guidance. Given the basis for the spatial strategy, the environmental assessment simply confirmed that the environment was central to the overall aims of the LDP and there was no significant impact on any elements within the assessment. As each new policy was being developed, the balance between the need to ensure protection and enhancement of the environment and the quality of life within Renfrewshire as well as promoting development activity and investment in the area was carefully considered. The policies and proposals aim to direct development to previously used sites, concentrating on existing built up areas which are sustainable, therefore aiming to protect Renfrewshire’s environmental assets and resources.
- 5.2 **Economy** – The key aim when developing the policies for the Economy section of the LDP was to create a framework that would deliver economic growth sustainably. However initial assessment of the policies outlined that there would be an impact on the environment, therefore the policies were altered, criteria were added to the LDP Supplementary Guidance and diagrams were introduced to show visually how this framework for development could be delivered without significant impact on the environment.
- 5.3 By focusing where Renfrewshire’s Economic Investment Locations are situated, primarily in locations served by public transport or where there is access to rail freight, emissions should be lower and the reliance on private vehicles reduced. The focus within Renfrewshire’s Economic Investment Locations is not just all about protecting existing business and creating new ones. The LDP also seeks to ensure that all new developments have buildings which incorporate low carbon technology and ensure that good place making, innovative landscaping, incorporation of sustainable urban drainage systems and links to green corridors are integral to the overall design and layout of developments.
- 5.4 **Centres** – When setting out what was required for all of the existing centres within Renfrewshire the focus was on supporting existing and encourage new uses within each existing centre, contribute positively to the economic and cultural life of each centre as well as improving the quality of offer and reducing the need to travel. Again the framework follows the five guiding principles of sustainable development and these principles were

considered when developing Policy C1 in the Centre section of the LDP. The emphasis on sustainable economic growth, sustainable development and place making form the basis of the policies in this section of the plan, backed up by the criteria within the SG and clearly outlined in the diagrams contained within the LDP. In assessing the policies within the Centres section of the plan, again it was clear that additional criteria was required in the SG with further detail added to the LDP diagrams to ensure not only protection but support for enhancement of the environment.

- 5.5 **Infrastructure** – The focus within the Infrastructure section of the LDP was to ensure that the right development is directed to the right locations within Renfrewshire. Connections and good networks are key to investing in an area but they are also central to ensure movement and dispersal of people and species. Transport and land use planning have to be integral in the preparation of a new LDP, but this is also true for all infrastructure. The implementation of new infrastructure to support development can have a significant negative impact on the environment, therefore the emphasis in the LDP is to locate new development in areas which is already supported by a range of adequate infrastructure. This approach has therefore lessened the potential impact on the environment, again ensuring that the most sustainable sites are identified in the LDP proposals map. The strategic environmental assessment of each of the policies within this section of the plan outlined the need to ensure each

policy has been worded to protect and where possible enhance the environment.

- 5.6 **Places** – The Renfrewshire Main Issues Report set out 5 key themes that were considered important for the area, including Economy, Retailing and Town Centres, Housing, Environment and Transport. In taking forward these themes to the Proposed LDP, the environmental assessment outlined some considerations that required to be included. One main consideration was that housing makes up a large element of Renfrewshire's places and therefore in translating the place making agenda by providing a mix of physical, economic, social and environmental enhancements within existing and new residential areas we are aiming to create good places to live. This change that was brought about by the environmental assessment then ensured a greater focus on the environment that people live within. All policies, proposals and criteria therefore reflect the emphasis on creating a good environment for people to live, work and visit.
- 5.7 **Environment** – The environment section within the LDP aims to capture the important elements of Renfrewshire's built, natural and water environment, however as this is an important element of the overall spatial strategy this is considered throughout the plan. In undertaking an assessment of the policies within the LDP and the criteria set out in the SG, the conclusion of the assessment was that there was a need to strengthen the wording and the emphasis of the policies and criteria. This was undertaken in consultation with Key Agencies and it is considered that the

policies and criteria are now much stronger and will support protection and enhancement of the environment.

### Next Steps

- 5.8 The updated Environmental Report is published for public and statutory consultation at the same time as the Proposed Renfrewshire Local Development Plan in accordance with Section 16(1) of the SEA Act. The consultation period will commence on 14<sup>th</sup> January and run for a period of six weeks until the 25<sup>th</sup> February to allow for representations to be made in respect of the updated Environmental Report.
- 5.9 Following the conclusion of this consultation period the council must consider all representations received and decide if it wishes to amend the LDP as a consequence. If no significant changes are proposed, a summary of any unresolved objections must be prepared and submitted to the Scottish Ministers, followed by a public examination, if required, to deal with unresolved issues that may have arisen. Given that the examination is solely for considering the content of the plan, the SEA does not form part of the examination process. However, comments can be made which will have implications for SEA through commenting on the content of the plan. Where modifications to the plan are required which would trigger the need for environmental assessment as part of the SEA, the results of this will be presented as an annex to the updated Environmental Report and this would trigger the need for an additional period of consultation. Once the examination process has been completed and any modifications to the Plan have been made, the Council will adopt the Plan.

- 5.10 Following the adoption of the LDP a post adoption SEA statement will be prepared in line with section 18(2) of the SEA Act. This document will set out the findings of the Environmental Report and how the consultation responses received were taken into account during the preparation of the LDP. It will also set out all of the objective instances where the LDP was altered or shaped as a result of the SEA.

### Monitoring

- 5.11 It will be important to monitor the significant effects of implementing the new Renfrewshire Local Development Plan, however monitoring will also provide a mechanism to identify potential unforeseen adverse effects on the environment with an opportunity to address these issues that are arising through the implementation of the Local Development Plan framework. Through preparation of the State of the Environment Report and the analysis and review carried out and reported in the monitoring Statement, comprehensive monitoring has already been undertaken and provides a good sound basis for this SEA and for continuous monitoring throughout the Local Development Plan process.

## Appendix 1: Responses from the Consultation Authorities to the Environmental Report

Issue Raised		Response to Issue
<b>Scottish Natural Heritage</b>		
<b>Environmental Baseline</b>		
Biodiversity Flora and Fauna		
Clochodrick Stone SSSI is designated for its geological interest only		Noted and report amended
SNH suggest that if different indicators were used to monitor biodiversity, flora and fauna a far more realistic conclusion would probably be arrived at in terms of the status of Renfrewshire's biodiversity. Especially if it was possible to consider the condition of the various habitats and species listed as priorities in the Local Biodiversity Action Plan. However SNH do acknowledge that the habitats and species listed as priorities in the Local Biodiversity Action Plan are not monitored and the Council therefore has to utilise the data that is available.		Noted
<b>Material Assets</b>		
SNH was pleased to note the inclusion of Access, Core Paths and the Green Network. Corridors/Connectivity as indicators of the condition of material assets in Renfrewshire and generally agree with the assessment of their condition as improving.		Noted
<b>Climatic Factors</b>		
SNH agrees with the assertion that the condition of some climate change		Noted



indicators in Renfrewshire is improving while others deteriorate.	
Geology and Landscape	
SNH suggest that this section should acknowledge Clochodrick Stone SSSI which is currently deemed to be in favourable condition  SNH agreed with the overall assessment of the condition of this Environmental Topic as being fair to good.	Noted and report amended to acknowledge Clochodrick Stone SSSI.
<b>Summary of Environmental Issues in the Renfrewshire Area</b>	
SNH welcomed the Council's commitment to commissioning a review of locally important nature conservation designations based on updated habitat surveys as well as the development of associated management guidelines.	Noted
SNH suggested that the lack of any means by which the condition of Renfrewshire's LBAP species can be monitored represents a significant additional data gap in terms of gaining a fully adequate understanding of the condition of the area's biodiversity.	Noted and added to the data gaps section.
<b>SEA Assessment</b>	
Assessment Methodology	
SNH noted that the SEA considered the environmental impacts of the vision, strategy, options and alternatives only; with the more detailed assessment of the new policies and proposals that will follow to be undertaken at a later stage.	The detailed assessment of the policies, proposals and supplementary guidance has been undertaken through this updated Environmental Report.
LDP Objectives	

<p>SNH noted that an assessment had been made of the compatibility of the various SEA Objectives. The Council’s assessment concluded that all objectives are mostly or completely compatible with the notable exception of “Protecting and enhancing the quality of life in Renfrewshire”, for which it is stated that the relationships between pursuing this objective and pursuing the following objectives are all unclear: Protecting biodiversity; Protecting the greenbelt &amp; landscape character; and Reducing Renfrewshire’s carbon &amp; ecological footprints while mitigating the impacts of climate change.</p> <p>SNH stated that they can understand that dealing with the threat of climate change may in some cases lead to circumstances where quality of life could be impacted, they were of the view that protecting and enhancing an area’s biodiversity, landscape character and its network of green spaces will all result in measurable benefits to the quality of peoples’ life and furthermore that it should be possible to achieve these objectives while still allowing for sufficient economic activity to continue to avoid any disbenefits. SNH therefore considered these particular SEA Objectives to be largely compatible.</p>	<p>The table illustrating the compatibility of SEA objectives has been amended to reflect SNHs comments that the objectives are mostly compatible.</p>
<b>Assessment of Main Issues</b>	
Economy – Glasgow Airport Zone – Preferred Strategy	
<p>SNH agree that the Main Issue proposal to support operational and physical connectivity of the different business and industrial locations within the new Airport Zone could lead to new built development that impacts negatively on some of the biodiversity, flora and fauna receptors. However they state that they are not certain that the impacts will be significantly negative in all cases. In line with regulations the Renfrewshire LDP has to ensure that any development associated with Glasgow Airport does not result in any negative consequences for</p>	<p>In accordance with SNHs suggested amendments to appendix 3 the text has been altered to ‘measures will be required to ensure no adverse effects, in keeping with the requirements of the Habitats Regulations’ rather than ‘mitigation measures will be required to offset any negative environmental effect’.</p>



the internationally important population of over-wintering whooper swans that the SPA has been classified to protect as significant negative impacts on the site would not allow the Plan to be adopted with this strategy included.	
SNH suggest that a similar policy that is in the existing Renfrewshire Local Plan could be used to prevent development within the expanded Airport Zone having significantly negative biodiversity impacts in all cases. The existing policy ensures that where particular development uses overlap with identified SINCs that the impacts on the SINC concerned are deemed acceptable and that satisfactory compensatory nature conservation benefits are provided.	The Supplementary Guidance covers this issue
SNH state that the other strand of preferred strategy for Glasgow Airport which is to encourage the expansion of airport uses into the Netherton Farm area could in fact have some beneficial or at worst neutral impacts on the SPA, rather than significantly adverse impacts.	Noted
SNH suggest in the commentary associated with the Glasgow airport zone preferred strategy that the Rolls Royce development at Inchinnan represents a good example of development being taken forward in the area with minimal environmental impacts. However they recognise that there will therefore be a need for mechanisms to be put in place which ensure that any compensation or mitigation measures for biodiversity put forward by developers to ensure that the impacts of future development in the vicinity of the airport are acceptable do actually take place.	Noted, the text within the SG will address this.
Economy – Glasgow Airport Zone – Alternative	
SNH state that on the basis of the assessment presented it is not clear that the alternative approach of keeping future airport development within existing	Noted

industrial sites near to the airport would have any greater net environmental impact than the preferred strategy. However, SNH is supportive of the Preferred Strategy for the reasons relating to the management of the protected whooper swan population.	
Economy – Erskine Riverside - Preferred Strategy	
SNH agrees that there is the potential through the preferred strategy for potential significant negative biodiversity impacts due to its stated proximity to the Inner Clyde SPA and on local SINC's within the wider development allocation. SNH therefore require the Renfrewshire LDP be able to ensure that any development in the Erskine waterfront area does not give rise to negative impacts on the protected redshank population of the SPA as significant negative impacts on the site would mean that the Plan could not be adopted with this strategy included.	As recommended by SNH the text in the commentary box of appendix 3 has been amended to read 'measures will be required to ensure that any further development within the area results in no adverse effects on the SPA.
SNH concurs with the assessment of the natural heritage impacts of the Erskine Riverside Preferred Strategy, and would in fact support this preferred option due to the proposed reallocation of current business development sites to become green spaces at the edge of Erskine town centre.	Noted
Economy – Erskine Riverside – Alternative	
The comments provided by SNH on the preferred strategy also apply to the alternative.	Noted
Housing – Preferred Strategy	
SNH noted that 2 of the additional housing allocations included in the housing preferred strategy would appear to impinge to a degree on areas currently listed as SINC's. As such they advise that policies will be required to ensure that the	Policies in the LDP and the criteria set out in the SG will ensure that the integrity of the protected sites is maintained.

integrity of such locally important sites is maintained post-development or that adequate compensatory measures are included with any relevant development in order to offset impacts.	
SNH noted the assertion that positive impacts on material assets will be secured partly through the protection of Core Paths during any housing development that impinges on them, and those opportunities to enhance pedestrian and cycling links will be sought through housing development.	Noted
Housing – Alternative 1	
SNH agreed that the biodiversity impacts of housing alternative 1 are assessed as being greater than the preferred alternative based simply on the fact that there will be more new allocations leading to more chance of impacts.	Noted
Housing – Alternative 2	
SNH considered that the assertion that the impacts of this alternative on material assets such as the Core Path network will be negative based on the fact that less housing represents less opportunity to develop the network than does the preferred option to be unlikely. SNH did agree with the assessment of natural heritage impacts presented.	Noted
Retail – Johnstone – Preferred Strategy	
SNH agreed that there is the potential for some biodiversity impacts relating to both the preferred strategy and the proposed alternative for Johnstone's town centre, due to the presence of SINC designations along the Black Cart. As with other options which might result in development impinging on locally important nature conservation sites, SNH stated that they would hope that policies will be	Policies in the LDP and the criteria set out in the SG will ensure that the integrity of the protected sites is maintained.

adopted which will ensure that the SINC network is maintained.	
Retail – Erskine – Preferred Strategy	
<p>SNH stated that the specific boundaries of the key opportunity sites and therefore the extent to which development there will impinge on nature conservation designation is not fully clear. SNH require as with the other strategies where there is the potential for impacts on such designations. Any plan or proposal with the potential to affect the Inner Clyde SPA must be made subject to a Habitats Regulations Appraisal (HRA).</p> <p>SNH therefore advise that the text within the final column of the relevant assessment table be amended as at present there is no mention of any measures being required to ensure that development in this area does not adversely impact on the Inner Clyde SPA.</p>	As requested the text of appendix 3 has been amended to ‘Measures will be required to ensure that any further development within the area results in no adverse effects on the SPA. Policies will be added into the LDP to protect SPAs. Appropriate criteria within specific policies have also been included as a result of the HRA and Appropriate Assessment of particular policies that has been undertaken.
Retail – Erskine – Alternative	
The comments provided by SNH on the preferred strategy also apply to the alternative.	Noted
Environment – Green Network – Preferred Strategy	
SNH was strongly supportive of the Council’s proposal to identify opportunities to integrate a Green Network based on both habitat creation and access enhancement, and agree that the benefits of this combined approach will be greater than a network based on either one alone.	Noted

Environment – Vacant & Derelict Land – Preferred Strategy	
SNH welcomed the recognition in the assessment that such brownfield sites can support significant biodiversity interest.	Noted
Environment – Transport – Preferred Strategy	
SNH agreed with the assessment conclusion that the Preferred Strategy for transport guiding development to sites near public transport nodes or corridors within or on the edge of existing settlements, which has been fundamental to many of the other Preferred Strategies identified in the report - is likely to have the least environmental impact overall of the alternative presented.	Noted
Environment – Transport – Alternative 1	
SNH broadly agrees with the assessment of environmental impacts presented for transport alternative 1. However they argue that the impacts on biodiversity described are actually indirect and in fact relate to different SEA Topics impacts and biodiversity would have been better drawn out in the Secondary/Cumulative/Synergistic section of the assessment table.	Noted however as the preferred strategy is being implemented these comments do not require to be incorporated.
Environment – Transport – Alternative 2	
SNH stated that it appeared that in some cases the negative consequences of this option are overstated as It is deemed to be far worse than the other two alternatives, and yet it is in some ways similar to the Preferred Strategy. However SNH do however agree with the choice of Preferred Strategy for Transport.	Noted however as the preferred strategy is being implemented these comments do not require to be incorporated.

<b>Scottish Environmental Protection Agency</b>	
SEPA considered that Appendix 1 of the ER usefully set out the response to the issues they raised at the scoping stage and are content with the actions taken to date.	Noted
Annex 2 should include reference to the Water Environment (Controlled Activities) (Scotland) Regulations 2011 which replaced the 2005 Regulations.	Appendix 2 has been amended to reflect this.
SEPA noted that the preferred strategies and alternative options to the main issues have been assessed and an assessment of new policies and proposals will be contained within an updated ER. It is understood that a full assessment of secondary, cumulative, and synergistic effects will be included in the updated ER as well as levels and types of mitigation. SEPA are happy with this approach.	Noted that SEPA are happy with the approach.
<b>Historic Scotland</b>	
General Comments	
Historic Scotland consider that the Environmental Report provides a clear and thorough assessment of the significant environmental effects of the Main Issues Report on the historic environment and were pleased that comments made in their scoping response were taken into account in the environmental assessment process. They welcomed the approach undertaken in the Environmental Report.	Noted
Assessment methodology	
Historic Scotland welcomed that a detailed SEA of land allocations was undertaken through the Suggestions for Land Use Change Exercise where the historic	The assessment of the policies has been an ongoing process and the

<p>environment was considered as an environmental factor</p> <p>Historic Scotland also noted that a more thorough assessment of the policies will be undertaken at a later stage and felt it would be useful to clarify when the further assessment of both of these will be carried out i.e. whether this will be done prior to the Proposed Plan.</p>	<p>results are presented in the updated Environmental Report.</p>
<p>Local Development Plan Preferred Strategies and Alternative Assessments</p>	
<p>Historic Scotland stated that in the Green Network preferred strategy consideration should be given to opportunities for improving access to and the understanding of cultural heritage in Renfrewshire (e.g. linking in with heritage trails), and through this historic Scotland anticipated that there is potential for a positive impact on the historic environment rather than no significant impact.</p>	<p>Appendix 3 has been amended to reflect that the Green Network can have a positive effect on the historic environment.</p>
<p>Historic Scotland state that the Transport preferred strategy anticipates a positive impact on the historic environment, but it is rather unclear how this conclusion has been reached. They feel that given the potential for both positive and negative impacts on the historic environment, they suggest that a neutral impact might be more appropriate</p>	<p>Appendix 3 has been amended to reflect that the Infrastructure policies are more likely to have a neutral impact on the historic environment</p>

## Appendix 2: Plan's Programmes and Strategies used to inform the Local Development Plan

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>International Level</b>		
<b>The Rio Declaration on Environment and Development</b>	The 1992 declaration set the founding principles on sustainable development that were adopted by the international community.	The main objective of this document is to strengthen the commitment to sustainable development from Governments at all levels. The LDP has a duty to contribute to sustainable development and this central to the LDP's Spatial Strategy and features in most policies.
<b>Kyoto Protocol to the UN Framework Convention on Climate Change 1992</b>	The objective of the Kyoto Protocol is to stabilise and reduce greenhouse gas (GHG) emissions, mitigate climate change, and promote sustainable development worldwide.	The SEA will assess the effects of the LDP on Renfrewshire's contribution to climate change. The LDP has a role in contributing to this through integrating and promoting sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.
<b>The Johannesburg Declaration on Sustainable Development</b>	The 2002 declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these Sustainable Development Principles.	The LDP principle aim is to contribute to sustainable development.



Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>The Earth Summit 2012 Declaration (Rio+20)</b>	The Rio declaration, 'The Future We Want' sets out a common vision for sustainable development and provides a framework for action. The declaration is a springboard for action. The declaration gave recognition for the first time by the international community of the importance of the green economy for poverty eradication and sustainable growth.	Sustainable development is the main focus within the LDP.
<b>Directive 2008/50/EC Air Quality Framework Directive</b>	Brings together existing legislation on air quality, including objectives for key pollutants: SO <sub>2</sub> , NO <sub>x</sub> , particulates, lead, benzene and ozone. Sets new objectives for fine particulates (PM <sub>2.5</sub> ) including reduction target. Aims to combat emissions to meet World Health Organization standards.	Any development resulting from the LDP must comply with this legislation. Criteria is set out in the Supplementary Guidance.
<b>The EC Directive on the Conservation of Wild Birds 79/409/EEC 1979 Directive 2009/147/EC (codified version)</b>	<ul style="list-style-type: none"> <li>- Protect birds naturally occurring in the European territory, applies to birds, eggs, nests and habitats.</li> <li>- Preserve, maintain or re-establish a sufficient diversity and area of habitats. Maintain populations of species taking into account ecological, scientific, economic and cultural requirements.</li> <li>- Pay particular attention to wetlands especially those of international importance.</li> </ul>	Any development resulting from the LDP must comply with this legislation. The LDP will promote the conservation of wild birds and support the Local Biodiversity Action Plan.
<b>The EC Directive on the conservation of Natural Habitats of Wild Fauna and Flora</b>	- Preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora.	Any development resulting from the LDP must comply with this legislation. The LDP will promote the conservation of biodiversity and support the Local Biodiversity Action Plan. There

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>92/43/EEC 1992</b>	- Maintain and restore natural habitats and of wild fauna and flora, working towards ensuring biodiversity and taking account of economic social and cultural requirements and regional and local characteristics.	are particular actions outlined in the LDP Action Programme which promote this.
<b>Our life insurance, our natural capital: an EU Biodiversity Strategy to 2020 (2011)</b>	Sets out the 2050 vision, that EU biodiversity and the ecosystem services it provides are protected, valued and appropriately restored. Includes the headline target of halting the loss of biodiversity and degradation of ecosystem services by 2020, restoring them where possible and increasing the EU contribution to averting global biodiversity loss. Further targets cover improved conservation status, establishment of green infrastructure and restoration of at least 15% of degraded ecosystems, contribution of agriculture, forestry and fisheries, and combating invasive alien species. Notes the importance of spatial planning and land use management in reaching these targets.	The vision set out in this strategy has been translated into the policies in the LDP and the criteria in the SG which should ensure that biodiversity is considered in land use planning decisions.
<b>Directive 2000/60/EC establishing a framework for the community action in the field of water policy ('The Water Framework Directive')</b>	- To establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater  -To enhance protection and improvement of the aquatic environment and promote sustainable water use.	The Directive sets environmental objectives for each particular type of water body, with due consideration to social and economic costs. Policies are set out in the LDP to ensure that adverse impacts on the water environment are avoided, with support sustainable water management through practices.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Directive 1996/62/EC on ambient air quality and management</b>	<ul style="list-style-type: none"> <li>- To protect the environment as a whole and human health.</li> <li>- To maintain ambient air quality where it is good and to improve it in other cases using limit values and/or alert threshold set for ambient air pollution levels.</li> <li>- Preserve best ambient air quality compatible with sustainable.</li> </ul>	There are specific criteria within the SG which sets out details and guidance for developers in relation to air quality.
<b>The Landfill Directive 99/31/EC</b>	EU Landfill Directive sets a reduction of target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.	The LDP should contribute to the targets set by the Directive in the context of land use planning.
<b>European Landscape Convention (2000)</b>	To promote landscape protection, management and planning, and to organize European co-operation on landscape issues.	Policies and criteria in the LDP aims to maintain and restore natural habitats to preserve and enhance biodiversity.
<b>Waste Framework Directive (Directive 2006/12/EC)</b>	The Directive sets the basic concepts and definitions related to waste management and lays down waste management principles such as the "polluter pays principle" or the "waste hierarchy.	The Directive provides the basis for the National Waste Strategy and Scotland's Zero Waste Plan. The LDP contributes to implementing the strategy by including policies that promote waste minimisation to reduce the amount of municipal waste going to landfill.
<b>Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and</b>	This strategy sets out guidelines for European Union (EU) action and describes the ways in which waste management can be improved. The aim of the strategy is to reduce the negative impact on the environment that is caused by waste throughout its life-	The LDP will promote sustainable waste reduction and management.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>recycling of waste (EU, 2005)</b>	span, from production to disposal, via recycling. This approach means that every item of waste is seen not only as a source of pollution to be reduced, but also as a potential resource to be exploited.	
<b>National Legislation, Plans, Policies</b>		
<b>Wildlife and Countryside Act 1981 (as amended)</b>	Protection of wildlife (birds, animals and plants), countryside, national parks, public rights of way and the designation of protected areas such as sites of special scientific interest or limestone pavement orders.	The LDP will aim to protect wildlife from disturbance, injury and intentional destruction.
<b>Nature Conservation (Scotland) Act 2004</b>	Conservation of biodiversity, Increases protection for Sites of Special Scientific Interest (SSSI), Amends legislation on Nature Conservation Orders, Provides for Land Management Orders for SSSIs and associated land, Strengthens wildlife enforcement legislation.	The LDP will aim to promote and protect biodiversity.
<b>The Conservation (Habitats &amp; c.) Regulations 1994 ('Habitats Regulations')</b>	The Regulations implement the Habitats and Wild Birds Directives and provide for:  - Measures relating to the conservation of natural habitats and of	The Regulations transpose the Habitats Directive into Scottish legislation. Any development resulting from the LDP must comply with this legislation. The Habitats Regulations Assessment details how the new

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	<p>wild fauna and flora;</p> <p>- Provides for the designation and protection of 'European Sites'. (SCIs, SACs, SPAs and RAMSAR sites);</p> <p>- Protection of European protected species (such as bats and great crested newts).</p>	LDP will offer the necessary protection.
<b>The Conservation (Natural Habitats, &amp;c.) Amendment (Scotland) Regulations 2007</b>	<p>The amended Regulations:</p> <ul style="list-style-type: none"> <li>• simplifies the species protection regime to better reflect the Habitats Directive;</li> <li>• provides a clear legal basis for surveillance and monitoring of European protected species (EPS);</li> <li>• toughens the regime on trading EPS that are not native to the UK</li> <li>• ensures that the requirement to carry out appropriate assessments on water abstraction consents and land use plans explicit</li> </ul>	An appropriate assessment has been undertaken for the Renfrewshire LDP as it is likely to have an effect on a European site.
<b>Wildlife and Natural Environment (Scotland) Act 2011</b>	<p>Draws together and updates legislation on nature conservation. Focuses on a series of key measures relating certain land management activities.</p>	The LDP will aim to promote and protect biodiversity.
<b>Ancient Monuments and</b>	<p>- To consolidate law relating to ancient monuments and to provide for the inspection and recording of matters of archaeological</p>	The LDP has a policy and criteria to ensure that scheduled ancient monuments and

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Archaeological Areas Act 1979</b>	<p>interest and to regulate such activities,</p> <ul style="list-style-type: none"> <li>- Provides for nationally important archaeological sites to be statutorily protected as scheduled ancient monuments,</li> <li>- Requires authorisation in the form of Scheduled Monument Consent, for the undertaking of certain works this legislation.</li> </ul>	archaeological areas are not adversely affected by new development.
<b>Planning etc. (Scotland) Act 2006</b>	<p>To bring in a much more inclusive and efficient planning system,</p> <p>To improve community involvement, support the economy, and help it to grow in a sustainable way.</p>	Sets the legislation that the LDP must be prepared under. Requires development plans to consider sustainable development.
<b>Water Environment and Water Services (Scotland) Act 2003</b>	The Act seeks to make provision for the protection of the water environment including ground water, surface water and wetlands, for or in connection with implementing the Water Framework Directive including the requirement to establish River Basin Management (RBD) and the development of associated plans.	Any development resulting from the LDP must comply with the legislation. The LDP will be supportive of the Water Framework Directive delivered for the area through the Scottish River Basin Management Plan.
<b>The Water Environment (Controlled Activities) (Scotland) Regulations 2011</b>	Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.	The LDP should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>SEPA (2006) Indicative Flood Map</b>	Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.	The LDP should consider areas at high risk of flooding from rivers and/or the sea and the possible constraints it may have on the spatial strategy when identifying settlements for development.
<b>Flood Risk Management (Scotland) Act (2009)</b>	Makes provision for establishing a framework for the assessment and mapping of flood risks and planning in relation to the management of flood risks, and the implementation of the European Directive on the assessment and management of flood risks. Introduces flood hazard and risk maps and local and national flood risk management plans. Amends the Reservoirs Act 1975.	The LDP has taken into account the provisions of the Act, in particular the assessment of flood risk along with undertaking a Strategic Flood Risk Assessment in the interim period until local and national flood risks maps are finalised.
<b>SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy</b>	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	The spatial strategy should not adversely affect ground water supplies, principally from water abstraction and point source pollution.
<b>Reservoirs (Scotland) Act 2011</b>	Makes provision about the regulation of the construction, alteration and management of certain reservoirs, in particular in relation to the risk of flooding from such reservoirs, for the repeal and replacement of the Reservoirs Act 1975, about offences to facilitate the achievement of the environmental objectives set out in river basin management plans; and for connected purposes	The legislation builds on the provisions of the Flood Risk Management (Scotland) Act setting out measures to regulate reservoirs on a risk basis, rather than capacity. The new LDP has taken into account the location of high risk reservoirs in relation to development, through the Strategic Flood Risk Assessment.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>SUDs for Roads (2009)</b>	A technical guidance document intended for use by roads engineers within local authorities, Transport Scotland, consulting engineers and by other professionals within the built environment involved with planning, design, construction, operation, adoption and maintenance of roads, surface water drainage and associated SUDs for new and existing developments.	The LDP policies and supplementary guidance have taken into account of this guidance and promote road development that incorporates effective SUDs.
<b>Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland, (2005)</b>	<p>The plan outlines the detail of our investment plans by Ministerial portfolio and confirms that Scotland now has major investment opportunities. It describes how:</p> <ul style="list-style-type: none"> <li>• long term investment in Scotland's physical infrastructure will build new facilities for universities and colleges;</li> <li>• investment in the rail and road links will support the economy;</li> <li>• increased investment in modern schools will improve the teaching and learning environment;</li> <li>• long term investment in Scotland's physical infrastructure will support the regeneration of our towns and cities;</li> <li>• direct investment will build safer communities and strengthen sports and cultural facilities;</li> <li>• investment in safe health facilities will be made and water treatment which will ensure that our water supplies meet European standards.</li> </ul>	The LDP will be required to take into account the investments that this plan outlines and ensure that consideration is given to the environmental effects of any elements that are implemented.



Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Designing Places (2001)</b>	The document sets out the policy context for planning policy, design guidance, professional practice, and education and training. It is relevant to all those involved in shaping the built environment, including politicians, developers, planners, designers, and those whose attitudes have a direct or indirect influence on what gets built.	When considering urban design, the new LDP will base any related policies on this document and the Government's associated design guidance (e.g. PAN 67 on Housing Quality etc. ). The LDP sets the principles of designing places at the centre of decision making through the overarching policy within the LDP.
<b>Designing Streets (2010)</b>	A policy statement for street design marking a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It has been created to support the Scottish Government's place-making agenda and is intended to sit alongside the 2001 planning policy document Designing Places, which sets out government aspirations for design and the role of the planning system in delivering these.	The new LDP will be required to promote better place making and designed led solutions for improving street design. The LDP will have an overarching policy which will aim to ensure developments incorporate the principles of designing streets.
<b>Housing Scotland Acts (2001, 2006 and 2010)</b>	Acts of the Scottish Parliament to establish various provisions in relation to housing the Scottish Housing Regulator and to make provision about housing, including provision about the performance and regulation of social landlords and reforms of the right to buy social housing; and for connected purposes.	Renfrewshire's Local Housing Strategy (LHS) has been produced to meet the requirements of this legislation. The LDP will translate the housing supply targets in the LHS into housing land requirements and set out the required land for housing accordingly.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Equality Act (2010)</b>	An Act to make provision to require Ministers of the Crown and others when making strategic decisions about the exercise of their functions to have regard to a range of issues including the desirability of reducing socio-economic inequalities.	The strategy and policies contained within the LPD will aim to reduce socio-economic inequalities. An Equality Impact Assessment has been undertaken.
<b>Scotland's National Transport Strategy 2006</b>	<p>The Strategy is based upon the Scottish Government's 5 transport objectives:</p> <ul style="list-style-type: none"> <li>-To promote economic growth by building, enhancing, managing and maintaining transport services, infrastructure and networks to maximise their efficiency;</li> <li>- To protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy;</li> <li>- To promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network;</li> <li>- To improve safety of journeys by reducing accidents;</li> <li>- To improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport.</li> </ul>	The suitable location and design of development should aid accessibility to public transport and promotion of modal shift and this will be taken into consideration in the LDP with policies and criteria set out to accord with the NTS.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Environmental Assessment (Scotland) Act 2005</b>	Extends Scottish legislation for SEA beyond the requirements of the 'SEA Directive'.	This SEA will be carried out according to this legislation.
<b>The Pollution Prevention and Control (Scotland) Regulations 2000</b>	Aims to control pollution from industrial sources. It requires the prevention or reduction of emissions from installations and promotes techniques that reduce the amount of waste and releases overall.	The Regulations implement the European Community (EC) Directive 96/61/EC on Integrated Pollution Prevention and Control while also building on pre-existing national arrangements for pollution control introduced under the Environmental Protection Act 1990. Any development resulting from the LDP must comply with this legislation.
<b>Land Reform (Scotland) Act 2003</b>	Establishes rights of way across land and rights of communities to buy lands. It also imposes certain duties on local authorities in relation to access on and over land in their areas and, in particular, requires them to draw up and adopt a plan of core paths in their areas.	The LDP should recognise the footways and pathways identified in the Renfrewshire Core Paths Plan and aim to improve access to these routes.
<b>The Scottish Soil Framework (2009)</b>	Aims to ensure more sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland and encourages better policy integration. Sets out a wide range of activities to contribute toward 13 soil outcomes.	The LDP will contribute to the sustainable management and protection of soils.
<b>The UK Climate Change Programme (2006)</b>	Designed to deliver the UK's Kyoto Protocol target and move the UK close to the domestic goal to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. It also aims to put the UK on a	The LDP can contribute towards this in many ways for example by promoting renewable energy, encouraging energy efficiency through

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	path to cutting carbon dioxide emissions by some 60% by about 2050, with real progress by 2020.	sustainable alternatives.
<b>Changing Our Ways – Scotland’s Climate Change Programme.</b>	The Programme sets out the vision and steps being taken in Scotland now and in the near future regarding action on Climate Change and sustainable development. It sets out new actions and future directions across the main sectors and responds to the inevitable consequences of climate change	The LDP will address mitigation and adaptation associated with climate change.
<b>The Climate Change (Scotland) Act 2009</b>	The Act creates the statutory framework for greenhouse gas emissions and reductions in Scotland. The Act includes other provisions on climate change in Part 5, including adaptation, forestry, energy efficiency and waste reduction.	The LDP will take account of the Climate Change Scotland Act in relation to land use policy.
<b>Air Quality Strategy For England, Scotland, Wales and Northern Ireland: Working Together for Clean Air 2000</b>	Plans to improve and protect ambient air quality in the UK, to protect people’s health and the environment without unacceptable economic or social costs. Details of national air quality standards and objectives for nine pollutants.	The LDP should seek to improve local air quality.
<b>Securing the Future: The UK Government Sustainable Development Strategy</b>	The UK Sustainability Strategy provides National focus from which Local and Regional actions can follow.	The Sustainable Development Strategy sets a vision for a Sustainable Scotland. The LDP will incorporate a commitment to sustainable development.
<b>Choosing our Future: Scotland’s Sustainable Development Strategy</b>	The Sustainable Development Strategy sets out the Executives vision for a Sustainable Scotland. The Strategy provides the following objectives:	The LDP will incorporate a commitment to sustainable development.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	<ul style="list-style-type: none"> <li>• Living within environmental limits;</li> <li>• Ensuring a strong, healthy and just society;</li> <li>• Achieving a sustainable economy;</li> <li>• Promoting good governance; and</li> <li>• Using sound science responsibly</li> </ul>	
<b>Equally Well (2008)</b>	The report sets out the actions which will see the Scottish Government, local authorities, NHS Scotland and the Third sector working together to address Scotland's health inequalities.	The LDP will have to take into account the contents of this report, in particular it will have to have to regard to those recommendations relating to the physical environment and transportation and tackling poverty and increasing employment.
<b>Good Places, Better Health A New Approach To Environment And Health In Scotland Implementation Plan (2008)</b>	Good Places, Better Health is about responding to the challenges we face in creating safe and positive environments which nurture better and more equal health and wellbeing.	The LDP should seek to improve the environment to reduce inequalities in health and wellbeing.
<b>Achieving a Sustainable Future: Regeneration Strategy (2011)</b>	Sets out the vision for regeneration, where Scotland's most disadvantaged communities are supported, in the context of devolved responsibility for local regeneration. Aims to achieve a holistic approach to regeneration, delivering solutions to the economic, physical and social needs of communities.	The LDP should seek to improve the environment to reduce inequalities in health and wellbeing.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)</b>	Requires all new developments to be sustainable, and it sets out the priorities for Scotland, which focus on resource use, energy use (e.g. fossil fuels, energy efficiency and renewable energy), and transportation (e.g. encouraging better land use planning, alternative service delivery and sustainable transport systems).	The LDP will aim to promote objectives and policies that enable efficient resource use, energy efficiency and reduce the need to travel by private car.
<b>Scotland's Biodiversity: It's in Your Hands A strategy for the conservation and enhancement of biodiversity in Scotland</b>	Outlines a number of actions with the overall aim of conserving biodiversity for the health, enjoyment and well being of the people of Scotland now and in the future.	The LDP will aim to promote and enhance biodiversity in the design of new developments through design and will support the Local Biodiversity Action Plan.
<b>Scottish Historic Environment Policy (SHEP) (2009)</b>	Is the overarching policy statement for the historic environment and provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment. They are intended to sit alongside and complement the Scottish Planning Policy series and other relevant Ministerial policy documents.	The LDP has policies and criteria that ensures that the historic environment is protected, preserved and managed in a sustainable way.
<b>Managing Change in the Historic Environment Guidance Notes</b>	A series of guidance notes on a range of issues relating to the historic environment explain how to apply the policies contained in the SHEP.	The LDP has included policies that protect, preserve and enhance the historic environment.
<b>National Waste Strategy</b>	To provide a framework within which Scotland can reduce the amount of waste, which it produces, and to facilitate a move to sustainable waste management. The National Waste Plan is the	The LDP aims to implement this strategy by include policies that promote waste minimisation.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	key to implementing the National Waste Strategy. This plan brings together Area Waste Plans for the different Waste Strategy Areas across Scotland.	
<b>Scotland's zero waste plan (2010)</b>	Sets the strategic direction for waste policy in Scotland. Gives the lead for future direction, setting a long-term vision of how everyone can help change our approach and attitude to waste to start seeing it as a potential resource. Intended to create a stable framework that will provide confidence for the investment necessary to deliver a zero waste Scotland over the next 10 years. Focuses on the key areas of activity – resource streams, economic opportunity, resource management sector, education and awareness - and sets strategic directions for these for the medium term up to 5 years, with specific actions setting out immediate priorities. 70% of all Scotland's waste recycled and a maximum of 5% taken to landfill by 2025; Landfill bans for specific types of waste; Source segregation and separate collection of specific types of waste and Restrictions on inputs to energy from waste facilities	The LDP includes policies that promote waste minimisation to ensure that the waste hierarchy is central to consideration of any proposals.
<b>SEPA Guidelines for Thermal Treatment of Municipal Waste (2009) (updated 2011)</b>	The Guidelines set out SEPA's approach to permitting thermal treatment of waste facilities The guidelines describe what is expected from developers and other key stakeholders in order to comply with SEPA's planning objectives and the Scottish Government's policies on waste. They also provide advice on the types of information SEPA requires when determining environmental licences for such facilities in relation to energy	The LDP will be required to comply with these guidelines.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	recovery. To ensure that the guidelines are aligned with the Zero Waste Plan (ZWP) and the Waste (Scotland) Regulations 2011 the guidelines were updated in 2011.	
<b>Incineration of Waste and Reported Human Health Effects (2009)</b>	The report was produced by Health Protection Scotland at the request of the Scottish Environment Protection Agency (SEPA), as a summary of the evidence relating to human health effects associated with the incineration of waste. SEPA requested this report to complement their work on issuing updated guidance on Thermal Treatment of Waste.	The LDP will comply with the Guidelines for Thermal Treatment of Municipal Waste which is informed by this report.
<b>The Impact on Health of Emissions to Air from Municipal Waste Incinerators</b>	The Health Protection Agency's role is to provide expert advice on public health matters to Government, stakeholders and the public. The regulation of municipal waste incinerators is the responsibility of the Environment Agency.	The LDP will comply with the Guidelines for Thermal Treatment of Municipal Waste which is informed by this report.
<b>Conserve and Save: Energy Efficiency Action Plan (2010)</b>	The Energy Efficiency Action Plan for Scotland sets out the framework for the Scottish Government's comprehensive approach to energy efficiency and micro generation. It focuses on their contribution to energy and economic development, their role in reducing energy consumption in buildings and transport, and their role in delivering climate change targets	The LDP has a specific policy to try and achieve energy efficiency through Building Standards, infrastructure for the built environment and facilitate more sustainable transport systems and their use.
<b>The Scottish Forestry Strategy 2006</b>	Defines the strategic policy framework for the future development of Scotland's forests and woodlands.	The LDP will reflect the key themes which include promoting access to and enjoyment of woodlands, protecting environmental quality,



Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
		and restoring, maintaining and enhancing biodiversity.
<b>National Planning Framework for Scotland 2 (2009)</b>	Guides Scotland's spatial development to 2030, and sets out strategic development priorities to support the Scottish Government's central purpose of promoting sustainable economic growth. It takes forward the Government's policy commitments of sustainable economic growth and climate change.	The LDP has had regard to the objectives of the National Planning Framework 2, and will develop a strategy and policies to reflect the details set out in this Plan.
<b>Scottish Planning Policy 2010</b>	<p>Scottish Planning Policy (SPP) sets out :</p> <p>the Scottish Government's view of the purpose of planning;</p> <ul style="list-style-type: none"> <li>• the core principles for the operation of the system and the objectives for key parts of the system;</li> <li>• statutory guidance on sustainable development and</li> <li>• planning under Section 3E of the Planning etc. (Scotland) Act 2006,</li> <li>• concise subject planning policies, including the</li> <li>• implications for development planning and</li> <li>• development management, and</li> <li>• the Scottish Government's expectations of the intended</li> <li>• Outcomes of the planning system.</li> </ul> <p>Alongside policy on development plans, development management, community engagement, sustainable development,</p>	The LDP has taken into account of the SPP core principles and Scottish Government's policy to achieve sustainable economic growth as well as the thematic policy topics.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	<p>climate change and sustainable economic growth, the SPP sets out policy on economic development, town centres and retailing, housing, rural development, fish farming, coastal planning, historic environment, landscape and natural heritage, open space and recreation, green belts, transport, renewable energy, flooding and drainage, waste management, minerals, onshore oil and gas operations, surface coal mining and communications infrastructure.</p>	
<b>Planning Advice Notes (PAN's)</b>	PANs provide advice on good practice and other relevant information.	All relevant PANs were considered in the preparation of the Renfrewshire LDP.
<b>Circulars</b>	Circulars also provide statements of Scottish Government policy contain guidance on policy implementation through legislative or procedural change.	All relevant Circulars have been taken into account in the preparation of the Renfrewshire LDP.
<b>Scottish Executive (2001) A Policy Statement for Scotland Designing Places</b>	<p>The purpose of the policy statement is to complement existing strategies and help ensure that the need to regenerate and renew communities across the country is tackled proactively in an integrated way.</p> <ul style="list-style-type: none"> <li>• It sets a forward-looking strategic framework and priorities for regeneration in Scotland.</li> <li>• It proposes a series of meetings and events to discuss the</li> </ul>	The LDP has set out the principles of Designing Places into policies, criteria and proposals.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	Scottish Government's approach to regeneration.	
<b>Disability Discrimination Acts 1995 &amp; 2005</b>	<p>Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people.</p> <p>Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.</p>	The LDP will consider opportunities for all aspects of society.
<b>Getting the Best from Our Land: A land use strategy for Scotland, 2011.</b>	<p>Recognises the importance and value of land resources. Aims to ensure decisions on land use provide benefits. Targets land based businesses and stewardship of land, and seeks to achieve better connections between both urban and rural communities and the land. Highlights the importance of ecosystems and taking into account climate change. Notes that restoration of derelict and vacant land to productive use should continue to be a priority. Also recognises the importance of safeguarding land which is suitable for food production, flood management, water catchment management and carbon storage.</p>	The LDP recognises the importance and value of land resources and the importance of ecosystems.
<b>Regional Level Guidance</b>		
<b>Glasgow and the Clyde Valley</b>	The approved SDP sets out a development strategy over the next 20 years of where new development should be located and a	The LDP has translate the strategic policies and environmental objectives set out in the Glasgow

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Strategic Development Plan</b>	policy framework to help shape good quality places and enhance the quality of life in the city region. The Plan focuses on growing the economy of the city region in a low carbon and sustainable manner and setting out a planning framework which positively encourages investment within Glasgow and the Clyde Valley.	and the Clyde Valley Strategic Development Plan into a local context.
<b>A Catalyst for Change: The Regional Transport Strategy for the west of Scotland 2008-21 (2008)</b>	Sets out SPT's strategic direction to 2021 and the vision, goals, objectives and strategic priorities for transport in the west of Scotland. The strategic priorities are key areas for action over the lifetime of the Strategy and create a framework for the delivery of transport improvements. They provide the context for prioritisation within the Delivery Plan, a five year implementation programme of interventions to be delivered by SPT. Six of the 17 strategic priorities are identified as the particular focus for the first Delivery Plan, and indicators that will be used to measure delivery are also highlighted.	The LDP promotes sustainable transport and travel through the policies and criteria which should help to minimise transport related emissions and the consumption of resources and energy.
<b>The Inverclyde, Renfrewshire and East Renfrewshire Local Biodiversity Action Plan (LBAP)</b>	Provides proposals and actions which translate the UK and Scottish biodiversity action plans into effective action at a local level. The main aims of the LBAP are: <ul style="list-style-type: none"> <li>• protection, care and enhancement of local habitats and wildlife, and</li> <li>• raising public awareness of, and encouraging involvement with local biodiversity issues.</li> </ul>	The LDP will aim to safeguard priority species and habitats and ensure management of priority species and habitats.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
<b>Renfrewshire Council Plans and Strategies</b>		
<b>Renfrewshire's Community Plan, 2008-2017</b>	The Community Plan sets out the priorities for the Council and its partners over the coming years. It is the key strategic document for Renfrewshire. The Community Plan describes how the Council will work together to achieve a range of shared objectives and targets.	The LDP has embedded the aims of the Community Plan in land use planning terms.
<b>Renfrewshire's Single Outcome Agreement</b>	The Single Outcome Agreement covers all public services relevant to delivery of the fifteen national outcomes of the Scottish Government and sits within the context of statutory duties in relation to community planning, best value, equalities and sustainable development.	The LDP will demonstrate how it will contribute to achieving the outcomes.
<b>Renfrewshire Council's Local Transport Strategy (LTS).</b>	The LTS document sets out the aims and objectives of the council in terms of an integrated approach to transportation over the next 10 to 20 years and will inform investment decisions for the next 5 years.	The LDP has taken account of transport policies and objectives within the LTS when directing future development within Renfrewshire.
<b>Renfrewshire Outdoor Access Strategy (2004)</b>	<p>The Outdoor Access Strategy aims to establish an integrated network of safe and secure routes for walking, cycling, riding and water based activities which is accessible from all communities within Renfrewshire. The main aim is to be achieved through the broad framework for developing access proposals using 6 key themes:</p> <ul style="list-style-type: none"> <li>• Connecting People with Health;</li> </ul>	The LDP will aim to reflect the aims of the strategy.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	<ul style="list-style-type: none"> <li>• Connecting Access with Economic Development;</li> <li>• Connecting People with Routes;</li> <li>• Connecting Communities;</li> <li>• Connecting Access with Land Management;</li> <li>• Connecting Users with Responsibilities.</li> </ul>	
<b>Renfrewshire Core Paths Plan</b>	Aims to create a path network that meets people's needs, which they can understand, follow easily and use with confidence and which safeguards the essential operation and economic interests of land managers.	The LDP will aim to protect the Core Paths from development and improve access to these routes.
<b>Physical Activity, Sport and Health Strategy (PASH)</b>	The PASH aims to promote more a healthier lifestyle for the residents of Renfrewshire through increased opportunities for a range of sport and activities, including outdoor access.	The key objectives of the strategy build on the guiding principles of the Community Plan and promote physical activity, including walking and access. The LDP should reflect the aims of the strategy.
<b>Renfrewshire Tourism Action Plan</b>	The Action Plan promotes sustainable tourism in Renfrewshire. Improved opportunities for pedestrian access, particularly in close proximity to tourist attractions, are supported by the action plan.	The LDP should reflect the Action Plan.
<b>Renfrewshire Economic Development Plan</b>	The Development Plan sets out the priorities for achieving economic growth in Renfrewshire.	In line with the Renfrewshire Community Plan, sustainable economic development is sought through the plan. Improved access can support tourism and enhanced pedestrian accessibility to places of employment is important in

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
		supporting sustainable economic growth. A pleasant environment and high quality open space provision which is easily accessible are also major contributing factors to sustainable development and economic growth.
<b>Renfrewshire's Climate Change Declaration</b>	<p>The Declaration seeks to contribute to the delivery of the UK and Scotland's Climate Change Programme, which includes:</p> <ul style="list-style-type: none"> <li>• Reduction in greenhouse gas emissions;</li> <li>• Adapting to future climate change scenarios;</li> <li>• Set targets and actions, recording outcomes achieved in an annual statement; and</li> <li>• To ensure that these measures are incorporated into other plan's, programmes and strategies.</li> </ul>	The LDP will aim to contribute to the national climate change targets.
<b>Renfrewshire's Open Space Audit</b>	The open space audit presents the findings of a mapping exercise of Renfrewshire's 15 main settlements. The audit recorded all types of open space regardless of ownership and accessibility.	The LDP will aim to promote for the development, regeneration and management of the open space in Renfrewshire.
<b>Renfrewshire's Local Housing Strategy</b>	Reflects the housing needs of the area across all tenures. It translates identified priorities into a 5 year action plan and identifies investment needs. Seeks to provide an implementable and manageable housing strategy for the next 5 years as well as	The LDP will translate the Local Housing Supply Targets and ensure that the key principles of the LHS are applied.

Plan, Programme or Strategy	Relevant requirement of Plan/Project or Strategy	Issues for the Local Development Plan
	setting markers for housing change over the next 15-20 years.	
<b>Renfrewshire's Conservation Area Appraisal</b>	Each Conservation Area Appraisal identifies an area's character and appearance and specify how the Council intends to take forward action to preserve and enhance a conservation area.	Conservation Area Appraisals are a vital tool to enable the active management of conservation areas. They identify the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. One Conservation Area Appraisal has been approved by the Council for Paisley Town Centre.
<b>Renfrewshire Air Quality Management Area Order</b>	Legislation requires Renfrewshire Council to designate Air Quality Management Areas (AQMAs) where NO <sub>2</sub> PM <sub>10</sub> exceeds specific concentrations. There is one AQMA at Central Road Paisley which has recently been expanded.	The LDP should incorporate the Air Quality Area Order into the Plan.



Appendix 3: Local Development Plan Policies and Proposals Assessment

Key To Symbols		++		+		~		-		--		?	
		Significant positive impact		Positive impact		No Significant Impact		Negative Impact		Significant negative impact		Unknown Impact	
	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
Spatial Strategy													
Overall Spatial Strategy for the LDP	++	++	+	++	+	++	++	+	+	S/M/L	P	Yes	
Commentary	The Spatial Strategy seeks to promote development that contributes positively to the natural environment. Specific reference is made to supporting development that does not have an effect on the integrity of any site designated as a Natura 2000 site.	The Spatial Strategy seeks to promote development that contributes positively to the built environment.	Additional economic activity and development is likely to require additional resources. Upturn in economic activity may result in new facilities and services for local population, although this would require resources/ materials. Opportunity to mitigate through use of recycled material and the use of low carbon technologies.	The Strategy’s principle focus in Sustainable Development and promotion of development in locations reducing the need to travel this should contribute to improvement in air quality through a variety of factors including ensuring new development is connected to sustainable travel and transport nodes and by promoting the use of low carbon technology to reduce emissions.	New development will contribute positively to the water environment.	The Strategy contributes to reducing and mitigating the impact of climate change and promoting adaption through a variety of factors including ensuring new development is connected to sustainable travel and transport nodes and by promoting the use of low carbon technology to reduce emissions.	The Spatial Strategy contributes to protection and enhancements to the landscape and townscape throughout the Renfrewshire area.	The Spatial Strategy promotes a sense of place, good design and sustainable forms of development which could contribute to improvements in human health and good quality of life.	Sustainable forms of development and protection of the natural environment should protect soil and facilitate remediation.	The implementation of the Spatial Strategy will happen throughout the lifetime of the plan.	The proposed developments are permanent, therefore the associated effects will be permanent.	The Spatial Strategy describes the overarching approach of the Local Development Plan therefore there are likely to be synergies created through the implementation of the strategy and associated LDP policies. As future development opportunities are unknown it is difficult to predict the cumulative impacts however the Strategy seeks to ensure that these have a positive environmental effect.	Successful implementation of the Spatial Strategy is dependent upon the successful implementation of the LDP policies and the Supplementary Guidance which underpins the strategic approach adopted through the Local Development Plan.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
Economy													
POLICY E1 Renfrewshire’s Economic Investment Locations	-	~	+	~	-	-	-	~	~	M	P	Yes	
			~			~							
Commentary	Black Cart SPA and SSSI may be affected by the policy, along with SINCs such as the Black and White Cart Waters and Candren area all of which are important habitat corridors and integral to blue network. Greenbelt surrounds airport to north. The policy has been framed to ensure that any development does not have an adverse effect on the integrity of any Natura 2000 sites.	There are a small number of listed buildings and a limited number of Scheduled Ancient Monument and WOSAS sites near to REIL locations, however, as the REILs already have urban characteristics it is unlikely that the historic environment will be adversely affected by further development. The Policy seeks to direct economic development to existing business and industrial areas.	Additional economic activity and development is likely to require additional resources. Upturn in economic activity may result in new facilities and services for local population, although this would require resources/ materials. Opportunity to mitigate through use of recycled material etc. Opportunity to enhance built environment with promotion of good design and layout.	The policy aims to promote development in locations close to existing networks and services which should reduce the need to travel. The REILs are associated with the most populous settlements and are integrated with public transport. Construction, deliveries and industrial processes have the potential to have a negative impact on air quality however this will be controlled through existing legislation.	Some sites will be affected by flooding and there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed and improvements made where possible. Significant watercourses and tributaries located within area. Westway harbour development, dredging and new bridge could have significant impact on White Cart.	Much of the area surrounding the airport is part of a flood plain. Localised and widespread flooding is a problem, although mitigation is possible. Increased economic activity and traffic may result in increased emissions. Adaption measures should be considered to reduce potetnial long-term impact.	All REILs are located within relatively low-lying areas. Greenbelt offers protection to surrounding land and parts of the REILs are also within Green Belt for example Netherton Farm. Good design and layout required to reduce impact.	Flooding, reduced air quality, increased noise levels associated with increased economic activity could have a potential negative impact. However this can be controlled through implementation of Supplementary Guidance Criteria and legislation. Inward investment and new employment opportunities will be focused in the REILs. Inter relationship of uses likely to have a positive effect.	Netherton Farm land is capable of producing a moderate range of crops which may be developed as airport and associated uses expand. Opportunity to address vacant sites and remediate contamination however continued industrial use may result in further contamination but this will be carefully regulated through legislation.	Investment in the REILs is likely to be medium term given the fragile economic climate.	The proposed developments are permanent, therefore the associated effects will be permanent	These are likely, particularly in relation to flooding. Changes to the water table and river levels will impact on biodiversity. Additional traffic and use of materials could have an impact on air quality or climatic factors. Loss of agricultural land may have an impact on food production.	Many of the flooding concerns can be reduced or avoided through various mitigation measures. Development is also possible with a minimal environmental impact as was demonstrated by Rolls Royce at Inchinnan. Use of low carbon technology will assist in reducing potential impacts. Location of development within or close to existing settlements and infrastructure is more sustainable than green field development. Measures will be required to ensure no adverse effects, in keeping with the requirements of the Habitats Regulations.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
POLICY E2 Glasgow Airport Zone	-	~	+	-	-	~	-	+	~	M/L	P	Yes	
			~					-					
Commentary	Black Cart SPA and SSSI may be affected by the policy, along with SINCs such as the Black and White Cart Waters and Candren area all of which are important habitat corridors and integral to blue network. Greenbelt surrounds airport to north. The policy has been framed to ensure that any development does not have an adverse effect on the integrity of any Natura 2000 sites.	Small concentration of listed buildings in Cart Corridor and Renfrew Road. Bascule Bridge and India Tyre factory on northern edge of area. 1 Scheduled Ancient Monument and 1 WOSAS site at Paisley Harbour, but these should be protected through the policies and criteria set out in the LDP.	Additional economic activity and development is likely to require additional resources. Upturn in economic activity may result in new facilities and services for local population, although this would require resources. Opportunity to mitigate through use of recycled material etc. Opportunity to enhance built environment with promotion of good design and layout.	Air Quality Management Area in southern part of site. Additional M8 traffic will reduce air quality and contribute to green house emissions. Intensification of economic activity may increase emissions unless carefully regulated. Construction, deliveries and industrial processes have the potential to have a negative impact on air quality however this can be controlled through legislation.	Significant watercourses and tributaries located within area. Westway harbour development, dredging and new bridge could have significant impact on White Cart. Intensification of land use due to development may result in changes to water table leading to flooding. Some sites will be affected by flooding and there will be an opportunity through SUDs to mitigate.	Much of this area is part of a flood plain. Localised and widespread flooding is a issue, although mitigation is possible. Increased economic activity and traffic may result in increased emissions. Adaption measures should be considered to reduce long-term impact.	Relatively low-lying area. Greenbelt offers protection to northern section of proposed area. Good design and layout required to reduce impact.	Flooding, reduced air quality, increased noise levels associated with the airport and increased economic activity could have a potential negative impact, however this can be controlled through implementation of Supplementary Guidance Criteria and legislation. Inward investment and new employment opportunities will be focused in the Glasgow Airport zone. Inter-relationship of uses likely to have a positive effect.	Netherton Farm land is capable of producing a moderate range of crops which may be developed as airport and associated uses expand. Opportunity to address vacant sites and remediate contamination however continued industrial use may result in further contamination but this will be carefully regulated through legislation.	Economic circumstances dictates non development will progress, likely to be in the medium to long term.	The proposed developments are permanent; therefore the associated effects will be permanent.	These are likely, particularly in relation to flooding. Changes to the water table and river levels will impact on biodiversity. Additional traffic and use of materials could have an impact on air quality or climatic factors.	Measures will be required to ensure no adverse effects, in keeping with the requirements of the Habitats Regulations.  Many of the flooding concerns can be reduced or avoided through various mitigation measures. Development is also possible with a minimal environmental impact as was demonstrated by Rolls Royce at Inchinnan. Use of low carbon technology will assist in reducing potential impacts.  Location of development within or close to existing settlement and infrastructure is more sustainable than green field development.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY E3 Transition Areas</b>	-	~	~	~	~	~	+	+	+	M/L	P	Yes	
Commentary	<p>The Inner Clyde SSSI and SPA bound the Erskine Riverfront area. Disturbance of the nature conservation interest (birds) by development could be an issue. Open space/ woodland and SINC's provide important species dispersal corridors and should be retained and enhanced where possible.</p> <p>The policies within the Proposed Plan are framed to ensure that any development does not have an adverse effect on the integrity of any Natura 2000 sites or other environmental assets.</p>	<p>Any development would have to take this into account and be sensitive to the townscape character. Some sites associated with listed buildings and any change of use should take this into consideration. Opportunity for re-use of listed buildings. Some sites associated with WOSAS trigger sites (particularly centre of Paisley and Erskine Riverfront), therefore further investigation required.</p>	<p>Some sites well linked to Core Path network, opportunity to create better links and improve existing ones. Development will involve use of material resources; however, sites are located within settlements, which should reduce the need for green field release and reduce the need to travel.</p>	<p>AQMA in southern part of Paisley North. Change of use on sites could result in increase or decrease of emissions - dependant on final land use unless carefully regulated. Location of sites within urban areas should reduce need to travel and result in lower emissions.</p>	<p>Potential areas of flooding identified. Change of land use on the site may provide an opportunity to improve the water environment on the site. 'Cleaner' land use may also contribute to improvements in the water environment on site and within the catchment. Betterment in terms of flood risk may result in sites which are re-developed and include SUDS or other sustainable flood management measures. The Clyde forms the northern boundary of the Erskine Riverfront site and is sensitive to development, mitigation measures may be required.</p>	<p>The sites are located within the urban area; therefore, any future use should be well located for public transport and more sustainable in terms of reducing the need to travel. Redevelopment of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change.</p>	<p>The sites will have a limited impact on the landscape. The redevelopment of some of the sites will provide an opportunity to contribute to the sense of place and characteristics of the townscape.</p>	<p>Areas of potentially contaminated land associated with the sites; however, development may offer opportunity for remediation. Change of use may provide improved green network features and pedestrian access which can improve health and well being.</p>	<p>Brownfield development will reduce the amount of Greenfield sites and reduce the loss of soil. Any potentially contaminated sites could be the subject of remediation and result in improved soil quality.</p>	<p>Redevelopment of these sites may take some time, particularly in the current economic climate. The new LDP seeks to provide some certainty and reflect more relevant land uses for sites that historically were used for industry.</p>	<p>The land use changes would be permanent where a new land use is proposed, however, some sites will retain their current industrial land use.</p>	<p>These are likely, particularly in relation to flooding. Changes to the water table and river levels may impact on biodiversity. Additional traffic and use of materials could have an impact on air quality or climatic factors.</p>	<p>Measures will be required to ensure no adverse effects, in keeping with the requirements of the Habitats Regulations. Use of low carbon technology will assist in reducing potential impacts. Location of development within or close to existing settlement and infrastructure is more sustainable than green field development.</p>

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
<b>POLICY E4 Tourism</b>	<b>?</b>	<b>+</b>	<b>?</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>?</b>	<div><b>+</b></div> <div><b>-</b></div>	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	The exact impact on biodiversity, flora and fauna is uncertain as the specific location is unknown but the development criteria set out in the LDP should ensure that environmental impact is limited.	The exact impact on the historic environment is unknown as the location of any proposed development is not known. Renfrewshire has a significant historic environment resource and tourism development would provide an opportunity to protect and enhance assets.	The location of any proposed development is not known, therefore the impact is uncertain. The policy and associated SG seek to limit any impact and promote sustainable tourist related development.	The policy and associated SG seek to limit any impact and promote sustainable tourist related development. New development may result in increased traffic and development may have impact on emissions, however, SG seeks to address this. Dependant on location and type of development.	The policy and associated SG seek to limit any impact and promote sustainable tourist related development. New development could provide the opportunity to improve the water environment. The impact is dependent on location and type of development.	The policy and associated SG seek to limit any impact and promote sustainable tourist related development. New development provides the opportunity to develop a low carbon environment. The impact is dependent on location and type of development.	The policy and associated SG seek to limit any impact and promote sustainable tourist related development. New development provides the opportunity to strengthen landscape features. The impact is dependent on location and type of development	The policy and associated SG seek to limit any impact and promote sustainable tourist related development. Any new facilities may also benefit the local population, however, the impact is dependent on location and type of development.	The policy and associated SG seek to limit any impact and promote sustainable tourist related development. New tourist related development may use Greenfield land; however, it also provides a significant opportunity to remediate contaminated ground. The impact is dependent on location and type of development.	Tourist related development could happen at any time within the plan period.	The land use changes would be permanent where a new land use is proposed	There may be secondary and cumulative effects. However until the location and type of facility is determined it is unclear what these effects may be. The policy and SG seek to promote sustainable tourism and limit environmental effects.	It is likely that there will be secondary and cumulative effects. However until the location and type of facility is determined it is unclear what these effects may be.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
POLICY E5 Glasgow Airport	-	~	+	-	~	~	-	+	~	M/L	P	Yes	
			~			-		-					
Commentary	Black Cart SPA and SSSI may be affected by the policy, along with SINC's such as the Black and White Cart Waters and Candren area all of which are important habitat corridors and integral to blue network. Greenbelt surrounds airport to north. The policy has been framed to ensure that any development does not have an adverse effect on the integrity of any Natura 2000 sites.	Small concentration of listed buildings in Cart Corridor and Renfrew Road. Bascule Bridge and India Tyre factory on northern edge of area. 1 Scheduled Ancient Monument, but these should be protected through the policies and criteria set out in the LDP.	Additional economic activity and development is likely to require additional resources. Upturn in economic activity may result in new facilities and services for local population, although this would require resources/materials. Opportunity to mitigate through use of recycled material etc. Cluster of core paths focussed on Cart Corridor which will need to be safeguarded, as will links to Renfrew and Inchinnan. Opportunity to enhance built environment with promotion of good design and layout.	Airport is a generator of green house gases. However improvement in surface access arrangements particularly sustainable transport will be positive. Construction, deliveries and industrial processes have the potential to have a negative impact on air quality however this will be controlled through existing legislation.	Watercourses and tributaries located within area. Intensification of land use due to development may result in changes to water table leading to flooding  There will be an opportunity through SUDs and other sustainable flood risk measures to mitigate.	Much of this area is part of a flood plain. Localised and widespread flooding is a issue, although mitigation is possible. Increased economic activity and traffic may result in increased emissions however. Improvement in surface access arrangements particularly sustainable transport will limit additional emissions from those accessing the airport. Adaption measures should be considered to reduce long-term impact.	Relatively low-lying area. Greenbelt offers protection to northern section of proposed area. Good design and layout required to reduce impact.	Flooding, reduced air quality, increased noise levels associated with the airport and increased economic activity could have a potential negative impact. Inward investment and new employment opportunities will be focused in the Glasgow Airport zone. Inter-relationship of uses likely to have a positive effect.	Netherton Farm land is capable of producing a moderate range of crops which may be developed as airport and associated uses expand. Some land may be sterilised in the short term due to current economic climate. Opportunity to address vacant sites and remediate contamination however continued industrial use may result in further contamination unless carefully regulated.	Much of this development is dependent on the expansion of the airport which is likely to be medium to long term	The proposed developments are permanent; therefore the associated effects will be permanent.	These are likely, particularly in relation to flooding. Changes to the water table and river levels may have an impact on biodiversity. Additional traffic and use of materials could have an impact on air quality or climatic factors.	Measures will be required to ensure no adverse effects, in keeping with the requirements of the Habitats Regulations. Many of the flooding concerns can be reduced or avoided through various mitigation measures. Use of low carbon technology will assist in reducing potential impacts.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
Centres													
POLICY C1 Renfrewshire Network of Centres	~	+	+	+	~	+	+	+	+	S/M/L	P	Yes	
Commentary	The previous assessment indicated that for most of the centres there would be no significant impact and this is still the case for the updated assessment. Erskine centre is close to the Inner Clyde SPA and SSSI. The policies within the LDP are framed to ensure development does not have an adverse effect on the integrity of any Natura 2000 sites. Opportunities to improve Green Network links	Some WoSAS trigger sites located within the centres. Protection of these areas will be required if development is taken forward. There are a number of listed buildings distributed throughout the Centres. Improvements to the town centre fabric, enhancement to the public realm should help the vitality and viability of the historic environment.	The development of the network of centres will require the use of material resources. The redevelopment of the area will provide a good opportunity to improve and expand the existing network of core paths, as well as expand facilities, services and public transport provision.	By supporting the network of centres, the LDP will direct development proposals towards existing centres where public transport exist. At present Braehead is accessible by road and public transport. It is a significant generator of traffic; however, proposals include Fastlink and a new centralised Transport hub; improvements to public transport connectivity and active travel.	New developments offer the opportunity through SUDs to mitigate. New development may also provide an opportunity to enhance the water environment.	Centres, are well located for public transport which are sustainable in terms of reducing the need to travel. Localised flooding may be an issue although mitigation is possible. Facilities are likely to be low carbon Development will require the use of resources and the short term increase in emissions from traffic accessing the area will also have implications for carbon emissions and climate change.	Historic and townscape features need to be protected, however, the redevelopment of sites will provide an opportunity to contribute to the sense of place, characteristics of the townscape and improve connectivity. There are opportunities to incorporate good design into the development of the centres and secure a high standard of place making and sense of identity.	Good opportunities for recreational uses and links to the Green Network/ Core Paths and public realm improvements. Improvements to town centre will assist in creating more sustainable communities. There are some areas of land that are potentially contaminated and there are areas where flooding may occur, however remediation measures are possible which are likely to result in betterment in some locations.	Small areas of potentially contaminated land where remediation can be carried out. Centres include land that was previously developed, therefore, new development does not involve the loss of soil	Short term effects will be brought forward through the Council's investment in community facilities programme. Other changes will be medium to long	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Additional traffic and use of materials could have an impact on air quality or climatic factors. Changes to the water table and river levels and development will impact on biodiversity.	Many of the flooding concerns can be reduced or avoided through various mitigation measures. Development is also possible with a minimal environmental impact. Use of low carbon technology will assist. Protection and enhancement of Green Network opportunities should be ensured. A master planning approach for Braehead Centre will ensure that many of the potential impacts are fully considered and mitigation is carried out.



	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
POLICY C2 Development Outwith the Network of Centres	?	?	?	<div><div>+</div><div>-</div></div>	?	<div><div>+</div><div>-</div></div>	?	<div><div>+</div><div>-</div></div>	<div><div>+</div><div>-</div></div>	S/M/L	P	Yes	
Commentary	The exact impact on biodiversity, flora and fauna is uncertain as the specific location is unknown but the development criteria set out in the LDP should ensure that environmental impact is limited.	The exact impact on the historic environment is unknown as the location of any proposed development is not known. Renfrewshire has a significant historic environment resource and tourism development would provide an opportunity to protect and enhance this asset.	The location of any proposed development is not known, therefore the impact is uncertain. The policy and associated SG seek to limit any impact and promote sustainable development outwith the network of centres.	New development may result in increased traffic as it would be located outwith the centres, and associated building may have impact on emissions. The SG seeks to address this by ensuring the location of this development to sites with good accessibility walking, cycling and public transport routes. On balance, however, the level of impact will be dependent on location and type of development.	The location of any proposed development is not known, therefore the impact is uncertain. The policy and associated SG seek to limit any impact and promote sustainable development outwith the network of centres and new development may provide an opportunity to improve the water environment	The location of any proposed development is not known, therefore the impact is uncertain. The policy and associated SG seek to limit any impact and promote sustainable development outwith the network of centres. Increased travel and development may have impact on climate change if any large scale development does take place out with the centres.	The location of any proposed development is not known, therefore the impact is uncertain. New development could provide an opportunity to strengthen townscape characteristics.	The location of any proposed development is not known, therefore the impact is uncertain. The LDP policy seeks to ensure that any out of centre development does not detract from the vitality and viability of existing centres, however, if it does, there could be a negative impact on the existing centres as car journeys to out of centre locations could increase, accessibility, there could be a detrimental impact on community facilities etc.	The location of any proposed development is not known, therefore the impact is uncertain. New development could facilitate remediation of contaminated land and reuse of brownfield sites. Development out with the centres could result in the use of new sites and loss of soil.	It is uncertain where or when this type of development may come forward.	If any development does take place out with the centres it will be permanent.	Additional traffic and use of materials could have an impact on air quality or climatic factors. These are likely, particularly in relation to flooding.	The location and scale of any proposed development is not known, therefore the impact is uncertain and the type and scale of mitigation etc. unclear.



	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
Infrastructure													
POLICY I1 Connecting Places	+	+	+	+	?	+	+	+	~	S/M/L	P	Yes	
Commentary	The policy focuses new development to locations that have high connectivity to existing travel nodes and networks. The approach will reduce the area likely to be affected by development and locate it closer to existing urban areas. Depending on the type of development and proposed location, there may be some negative impact on biodiversity.	The policy focuses new development to locations that have high connectivity to existing travel nodes and networks. The approach will reduce the area likely to be affected by development and located it closer to existing urban areas. Depending on the type of development and proposed location, there may be some impact on the historic environment, but this should be protected by the other policies and criteria set out in the LDP.	Development will result in the use of material resources; however, by focussing it on existing urban areas, there is more opportunity to reuse existing buildings and infrastructure where possible.  It would also be easier to encourage improvements to the Core Path Network and improve pedestrian and cycle links.	Transport makes a significant contribution to the carbon emissions and poor air quality. The integration of transport and land use should help to reduce this impact. Development may occur within the Paisley AQMA which may be exacerbating the problems associated with air quality in this area however this will require to be controlled through legislation.	Exact development locations are unknown therefore it is unclear what effect there will be on water bodies and the water environment.	The policy focuses new development to locations that have high connectivity to existing travel nodes and networks, limiting the need to travel therefore limiting greenhouse gas emissions.	Development is likely to be within the urban area on the urban edge limiting the environmental effect on landscape character.	Integration of development sites and transport nodes will reduce emissions and therefore improve air quality. The policy promotes the use of existing public transport infrastructure and links to and provision of walking and cycling routes thus benefiting human health.	Potentially contaminated sites on edge of settlements may be remediated. There may be the loss of soil on previously undeveloped land.	Development will be throughout the plan period.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Intensification of use will create cumulative impacts. The extent of this is unknown at present. Additional traffic and use of materials could have an impact on air quality or climatic factors.	More detailed assessment will be possible once exact locations and development types are known. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY I2 Freight</b>	<b>+</b>	<b>+</b>	<b>~</b>	<b>+</b>	<b>~</b>	<b>++</b>	<b>~</b>	<b>++</b>	<b>~</b>	<b>M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	The sites with existing freight connections are not associated with any sites with a nature conservation value. The policy focuses further development to these locations and any new development to sites that promote sustainable transport; thereby protecting sensitive sites from inappropriate development.	The sites with existing freight connections are not associated with any historic value. The policy focuses further development to these locations and any new development to sites that promote sustainable transport; thereby protecting sensitive sites from inappropriate development.	Development will result in the use of material resources; however, this will not result in a significant impact.	Transport makes a significant contribution to the carbon emissions and poor air quality. The integration of transport and land use and supporting the movement of freight by rail should help to reduce this impact.	The sites with existing freight connections are not associated with any elements of the water environment. It is unlikely that a significant impact will be caused unless there is a new development, the location of which cannot be known at this time.	Transport makes a significant contribution to the carbon emissions and poor air quality. Support for the movement of freight by rail should help to significantly reduce this impact and promote sustainable transport.	Any development at the existing freight hubs is within the urban area limiting the environmental effect on landscape character.	Transport makes a significant contribution to the carbon emissions and poor air quality. Support for the movement of freight by rail should help to significantly reduce this impact and promote sustainable transport.	There may be an opportunity remediate contaminated land and it is likely that brownfield sites will be the focus of any new development however, this impact on the soil receptor will not be significant.	There are currently no proposals for improvements for rail freight facilities, so any effect is likely to be medium to long term.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Intensification of use will create cumulative impacts. The extent of this is unknown at present. Reduction of road traffic associated with freight movement could reduce this effect. Use of materials could have an impact on air quality or climatic factors.	More detailed assessment will be possible once exact locations of new development and scale of any enhancement of existing sites is known.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
<b>POLICY I3 Potential Transport Improvements</b>	<b>+</b>	<b>~</b>	<b>~</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>~</b>	<b>++</b>	<b>+</b>	<b>M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	The policy focuses new development to locations that have high connectivity to existing travel nodes and networks. The approach will reduce the area likely to be affected by development and locate it within to existing urban areas.	There areas identified through the Proposed LDP are not associated with any known historic environment resources.	Development will result in the use of material resources; however, this will not result in a significant impact, particularly if the benefits from improving the facilities are offset against the use of material resources.	Transport makes a significant contribution to the carbon emissions and poor air quality. The integration of transport and land use should help to make a significant reduction to this impact.	The sites identified in the Proposed LDP for transport improvement are not located near any significant features from the water environment. Any development could provide an opportunity for improvement to nearby elements of the water environment and to address any minor flooding issues.	Transport makes a significant contribution to the carbon emissions and poor air quality. Support for these proposed improvements help to significantly reduce this impact and promote sustainable transport.	Any development at the existing transport hubs or new facilities is within or close to the edge of the urban area thus limiting the environmental effect on landscape character.	Transport makes a significant contribution to the carbon emissions and poor air quality. Support for these proposed improvements help to significantly reduce this impact and promote sustainable transport.	There may be an opportunity remediate contaminated land and it is likely that brownfield sites will be the focus of any new development associated with the transport improvement.	These proposals are likely to be medium or long term, therefore, any effect is likely to be medium to long term.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Intensification of use will create cumulative impacts. The extent of this is unknown at present. Use of materials could have an impact on air quality or climatic factors, however, improvements in the public transport network will mitigate this impact.	
<b>POLICY I4 Fastlink</b>	<b>~</b>	<b>~</b>	<b>~</b>	<b>~</b>	<b>~</b>	<b>~</b>	<b>~</b>	<b>~</b>	<b>~</b>				
Commentary	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	The policy is seeking developer contributions for the development of Fastlink.	Not applicable	Not applicable	Not applicable	Not applicable

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY I5 Flooding and Drainage</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>~</b>	<b>++</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	<p>The policy seeks the implementation of new or improved drainage and flooding measures associated with new development.</p> <p>A positive effect on the water environment is sought as well as the natural heritage interests of the site or land surrounding the site.</p>	<p>The policy seeks to ensure that new development does not have an impact on existing drainage infrastructure or increase the risk of flooding which should help to safeguard the historic environment.</p>	<p>The policy may result in the creation of new sustainable drainage infrastructure and benefit the water environment.</p>	<p>It is unlikely that a significant impact will be caused.</p>	<p>The policy seeks the implementation of new or improved drainage and flooding measures associated with new development. A positive effect on the water environment is sought.</p>	<p>The policy seeks the implementation of new or improved drainage and flooding measures associated with new development.</p> <p>The policy should contribute to adaptation measures.</p>	<p>Improvements to the water environment and sustainable drainage could make a contribution to strengthening landscape character, in particular in relation to the promotion of blue and green corridors.</p>	<p>The policy may result in the creation of new sustainable drainage infrastructure and benefit the water environment.</p> <p>These features should help to reduce the incidence of flooding and provide a means of adaptation, therefore, reducing the risk to the surrounding population from inundation.</p>	<p>If water quality is improved, then water quality should be retained or improved.</p> <p>Consideration of the water environment and drainage infrastructure in association with new developments should reduce the instance of diffuse pollution.</p>	<p>The policy will be applicable to all new development; therefore, the effects will be implemented throughout the plan period.</p>	<p>The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.</p>	<p>The policy may result in changes to the water table and river levels and may well impact on biodiversity. Overall, however, the policy seeks a beneficial effect on the water environment.</p>	<p>More detailed assessment will be possible once exact locations of new development and scale of any enhancement of the water environment is known.</p>

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY I6 Renewable and Low Carbon Energy Developments</b>	~	~	+	++	+	++	~	+	+	<b>S/M/L</b>	<b>P</b>		
Commentary	The policy supports renewable energy and low carbon technologies, however, these would not be appropriate where there is a significant effect on natural heritage resource.	The policy supports renewable energy and low carbon technologies, however, these would not be appropriate where there is a significant effect on the historic environment.	Implementation of the policy should secure the development of new renewable and low carbon infrastructure in Renfrewshire.	Implementation of the policy should secure the development of new renewable and low carbon infrastructure in Renfrewshire which should help to reduce emissions and improve air quality.	Improvements in air quality resulting from this policy should also help to improve water quality.	The policy seeks to reduce carbon emissions and promote more sustainable forms of development.	The policy supports renewable and low carbon technologies in appropriate locations where there are no significant effects on landscape character.  It is unlikely that Renfrewshire will have large-scale wind farm development; therefore, the effect on the landscape is likely to be limited.	Improvements in air quality resulting from this policy should also contribute to improvements in human health.	Improvements in air quality resulting from this policy should help to ensure that there is no acidification of soil. Peat should also be protected.  There may be a small impact from new development sterilising soil, however, there will be opportunities to reuse brownfield sites and remediate contaminate land.	The policy will be applicable to all new development; therefore, the effects will be implemented throughout the plan period.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.		More detailed assessment will be possible once exact locations of new development and scale of any enhancement of the water environment is known.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY I7 Low Carbon Developments</b>	~	~	+	++	+	++	~	+	+	<b>S/M/L</b>	<b>P</b>		
Commentary	The policy supports low carbon technologies; however, these would not be appropriate where there is a significant effect on natural heritage resource.	The policy supports low carbon technologies; however, these would not be appropriate where there is a significant effect on the historic environment.	Implementation of the policy should secure the development of low carbon infrastructure in Renfrewshire.	Implementation of the policy should secure the development of low carbon infrastructure in Renfrewshire which should help to reduce emissions and improve air quality.	Improvements in air quality resulting from this policy should also help to improve water quality.	The policy seeks to reduce carbon emissions and promote more sustainable forms of development.	The policy supports low carbon technologies; however, these would not be appropriate where there is a significant effect on landscape resource.	Improvements in air quality resulting from this policy should also contribute to improvements in human health.	Improvements in air quality resulting from this policy should help to ensure that there is no acidification of soil. Peat should also be protected.  There may be a small impact from new development sterilising soil, however, there will be opportunities to reuse brownfield sites and remediate contaminate land.	The policy will be applicable to all new development; therefore, the effects will be implemented throughout the plan period.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.		More detailed assessment will be possible once exact locations of new development and scale of any enhancement of the water environment is known.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY 18 Waste Management</b>	<b>?</b>	<b>~</b>	<b>+</b>	<b>-</b>	<b>~</b>	<b>-</b>	<b>~</b>	<b>~</b>	<b>~</b>	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	Any potential waste management infrastructure and facilities are likely to be located within an existing industrial area. The exact impact on biodiversity, flora and fauna is uncertain as the specific location is unknown but the tests set out in the LDPs should ensure that environmental impact is limited. The policy also ensures any future waste management development does not have an adverse effect on the integrity of any Natura 2000 sites	Any potential waste management infrastructure and facilities are likely to be located within an existing industrial area. The exact impact on the historic environment is uncertain but there are very few listed buildings and conservation areas located within or close to industrial areas. The tests set out in the LDPs should ensure that any impact on the historic environment is limited.	The construction of a waste management infrastructure and facilities would require the use of building materials and resources. A waste facility would be a material asset for Renfrewshire.	Development of waste management infrastructure and facilities will result in traffic and industrial emissions depending on the type of waste facility. Mitigation measures and pollution control legislation should ensure emissions do not exceed legal limits. The criteria based approach should also ensure that the environmental impact is limited.	Any potential waste management infrastructure and facilities are likely to be located within an industrial area which may be adjacent to a watercourse. Ensuring that any facility is located on or adjacent to land previously licensed for waste management purposes or on land which is able to support waste management processes without significant impact upon amenity or operation of other uses should limit the environmental impact on the water environment.	Waste facilities may have bi products/ emissions which are harmful to climatic factors. However advanced technologies are reducing impacts.	Any potential waste management infrastructure and facilities are likely to be located within an existing industrial area this would limit the impact on landscape character as this is the most appropriate area for this type of facility.	A waste management facility will ensure that there is capacity within Renfrewshire to deal with waste in a sustainable manner. The Policy recognises the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire.	Any potential waste management facility is likely to be located within an existing industrial area on a site that may have been previously contaminated so there may be opportunity for remediation work. A facility will also result in a diversion away from landfill.	Renfrewshire Council is complying with national targets of reducing waste by recycling or composting 70% of waste from all sources by 2025. A facility to manage waste will be required in the short, medium and long term to meet national targets.	The land use changes would be permanent where a new land use is proposed.	It is likely that there will be secondary and cumulative effects. However until the location and type of facility is determined it is unclear what these effects may be.	Other agencies have a significant role to play in regulation and legislative requirements to ensure that any proposed facility causes minimum environmental impact. Mitigation will be required for any proposed waste management facility.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
Places													
POLICY P1 Renfrewshire’s Places	~	~	+	~	~	+	+	+	~	S/M/L	P	Yes	
Commentary	This policy has a general presumption in favour of a continuance of the built form. These areas are generally located within existing urban areas. Depending on the type of development and proposed location, there may be some negative impact on biodiversity. However new developments may provide an opportunity to include features that will enhance the biodiversity through sensitive design.	As this policy has a general presumption in favour of a continuance of the built form in predominately urban areas some sites may be associated with listed buildings and Conservation Areas. Where there is an association, any development will have to be sensitive to the listed building/conser vation area and ensure that place making is at the forefront of the design.	Development will result in the use of material resources, however, the general presumption in favour of a continuance of the built form in existing urban areas, provides the opportunity to reuse existing sites and infrastructure where possible.	This policy has a general presumption in favour of a continuance of the built. These areas are generally located within existing urban areas which should reduce the need to travel and reduce the impact of car travel on air quality. There is the potential for development located on the edge of settlements or where there is less of an opportunity for accessing public transport.	This policy has a general presumption in favour of a continuance of the built form. These areas are generally located within existing urban areas and some sites may be affected by flooding although there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed and improvements made where possible.	Most sites are well located for public transport and more sustainable in terms of reducing the need to travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change. New development provides more opportunity to create sustainable settlements.	Development is likely to be within the urban area on the urban edge limiting the environmental effect on landscape character. Any development in the urban area offers the opportunity for place making and landscape improvements on sites that were in previous use. The impact depends on the quality and design of proposed development, particularly on edge of settlement sites. Sympathetic new development and landscaping will help to minimise landscape impact.	As the policy focuses predominately on urban areas there is the potential that future development sites may be affected by potentially contaminated land, however, development may offer opportunity for remediation.	Opportunity to remediate any sites potentially effected by contaminated land. Possible intensification of use on certain sites may result in loss of undeveloped soil.	Development will be throughout the plan period.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Intensification of use will create cumulative impacts. The extent of this is unknown at present. Additional traffic and use of materials could have an impact on air quality or climatic factors.	More detailed assessment will be possible once exact locations and development types are known. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.



	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
<b>POLICY P2 Housing Land Supply</b>	~	~	+	~	~	~	~	~	~	<b>S/M</b>	<b>P</b>	<b>Yes</b>	
Commentary	<p>The Housing Land Supply sites are generally located within existing built up areas. Many have had a previous use; therefore the effect on the nature conservation value of the sites should be limited.</p> <p>Any new housing development will provide an opportunity to include features that will enhance the biodiversity through sensitive design.</p>	Some sites may be associated with listed buildings and conservation areas. Where there is an association, any development will have to be sensitive to the listed building or conservation area and ensure that place making is at the forefront of the design.	New development will require the use of building materials and resources. A number of sites will coincide with parts of the core path network. Good design should safeguard and enhance these sections of the network and may provide an opportunity to increase pedestrian/cycle links. The potential to improve quality of housing stock and the opportunities to incorporate low carbon technologies in design and new builds. Improving the existing housing will create a positive increase in population and more sustainable communities.	Many of the sites are within settlement boundaries, which should reduce the need to travel and reduce the impact of car travel on air quality. There are some sites located with the Paisley AQMA where air quality is poor. There are also some sites located on the edge of settlements or where there is less of an opportunity for accessing public transport. However most development is associated with the most populous settlements reducing the necessity to travel.	Some sites will be affected by flooding and there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.	Sites are predominately within the urban area, so well located for public transport and more sustainable in terms of reducing the need to travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change. New development provides more opportunity to create sustainable settlements.	Development offers the opportunity for place making and landscape improvements on sites that were in previous use. The impact depends on the quality and design of proposed development, particularly on edge of settlement sites. Sympathetic new development and landscaping will help to minimise landscape impact.	Areas of potentially contaminated land associated with the sites; however, development may offer opportunity for remediation. Development of some sites may provide improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing.	Opportunity to remediate potentially contaminated land. Possible intensification of use on certain sites may result in loss of undeveloped soil.	The housing land supply maintains a 5-year supply of effective housing land.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	These are likely, particularly in relation to flooding which are likely to be mitigated. Additional traffic and use of materials could have an impact on air quality or climatic factors. There may be cumulative impacts associated with the few developments on the edge of settlements.	<p>Sensitive design etc should be able to offset negative impacts. Improvements in housing stock may stem potential out migration. New housing development will result in economic investment associated with new build activity. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.</p>

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
<b>POLICY P3 Additional Housing Sites</b>	-	~	+	~	~	-	~	~	~	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	This policy supports and encourages residential development on 9 green field and brownfield sites to meet housing needs. The brownfield sites have had a previous use; therefore the effect on the nature conservation value of the sites should be limited. Care should be taken on the Greenfield sites to ensure that there is no negative impact on biodiversity, flora and fauna. Although new housing development will provide an opportunity to include features that will enhance the biodiversity through sensitive design.	Careful consideration should be given to the design and layout of the sites. The criteria set out in the Supplementary Guidance should ensure that any impact on the historic environment is limited.	New development will require the use of building materials and resources. A number of sites coincide with parts of the core path network; however, good design should safeguard these sections of the network and provide an opportunity to enhance pedestrian/cycle links. There is potential to improve quality of housing stock and opportunities to incorporate low carbon technologies in design and new builds.	The sites are located either within or on the edge of existing settlements, which should reduce the need to travel and reduce the impact of car travel on air quality.	Some sites will be affected by flooding and there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible	The sites are located either within or on the edge of existing settlements so well located for public transport and more sustainable in terms of reducing the need to travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues. New development provides more opportunity to create sustainable settlements.	The sites are located either within or on the edge of existing settlements and development offer the opportunity for place making and landscape improvements. The impact depends on the quality and design of proposed development, particularly on edge of settlement sites. Sympathetic new development and landscaping will help to minimise landscape impact.	A number of the 9 sites are located on areas of potentially contaminated land; however, development may offer opportunity for remediation. Development of some sites may provide improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing.	Opportunity to remediate potentially contaminated land. Possible intensification of use on the green belt sites will result in loss of undeveloped soil.	Development will be throughout the plan period.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Intensification of use will create cumulative impacts. Additional traffic and use of materials could have an impact on air quality or climatic factors.	Measures will be required to ensure no adverse effects, in keeping with the requirements of the Habitats Regulations.  Sensitive design etc should be able to offset negative impacts.  Improvements in housing stock may stem potential out migration. New housing development will result in economic investment associated with new build activity.  Potential to maximise opportunities to cycle/ pedestrian and Green Network links.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
<b>PROPOSAL P3 Additional Housing Sites - Greenfield</b>	-	~	+	~	~	-	~	~	~	<b>S/M</b>	<b>P</b>	<b>Yes</b>	
Commentary	<p>This proposal lists the additional green field housing sites. If the sites are not developed within the lifetime of the plan the sites will revert back to green belt. Care should be taken on the greenfield sites to ensure that there is limited impact on biodiversity, flora and fauna. New housing development will provide an opportunity to include features that will enhance the biodiversity through sensitive design.</p>	<p>Although outwith conservation areas careful consideration should be given to the design and layout of the sites.</p> <p>The criteria set out in the Supplementary Guidance should ensure that any impact on the historic environment is limited.</p>	<p>New development will require the use of building materials and resources. A number of the sites are located next to the core path network and good design should safeguard these sections of the network and may provide an opportunity to enhance pedestrian/cycle links. The potential to improve quality of housing stock and the opportunities to incorporate low carbon technologies in design and new builds. Improving the existing housing will create a positive increase in population and more sustainable communities.</p>	<p>The sites are on the edge of existing settlements, which should reduce the need to travel and reduce the impact of car travel on air quality.</p>	<p>Some sites may be affected by flooding and there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.</p>	<p>The sites are located on the edge of existing settlements so well located for public transport and more sustainable in terms of reducing the need to travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated to mitigate any issues related to flooding and climate change. New development provides more opportunity to create sustainable settlements.</p>	<p>The sites are green belt sites located on the edge of existing settlements and development offers the opportunity for place making and landscape improvements.</p> <p>The impact depends on the quality and design of proposed development, particularly on edge of settlement sites. Sympathetic new development and landscaping will help to minimise landscape impact.</p>	<p>There maybe potentially contaminated land, however, development may offer opportunity for remediation. Development of some sites may provide improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing.</p>	<p>Opportunity to remediate potentially contaminated land. Possible intensification of use on the green belt sites will result in loss of undeveloped soil.</p>	<p>Development will be throughout the plan period – if the sites have not been developed through the plan period they will revert back to green belt land designation.</p>	<p>The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.</p>	<p>Intensification of use will create cumulative impacts. Additional traffic and use of materials could have an impact on air quality or climatic factors.</p>	<p>Sensitive design etc should be able to offset negative impacts. Improvements in housing stock may stem potential out migration. New housing development will result in economic investment associated with new build activity. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.</p>

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
<b>POLICY P4 Housing Action Programme Sites</b>	~	~	+	~	~	~	~	~	~	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	<p>Policy P4 aims to support and enable housing sites which are capable of becoming effective by identifying the necessary requirements needed to help implement and deliver housing on them. These sites are located within existing built up areas. Care will be required to ensure that there is a limited impact on the nature conservation interest of the site. Any new housing development will provide an opportunity to include features that will enhance the biodiversity through sensitive design.</p>	<p>Any development would have to take this into account and be sensitive to the townscape character.</p>	<p>New development will require the use of building materials and resources</p> <p>The potential to improve quality of housing stock and the opportunities to incorporate low carbon technologies in design and new builds. Improving the existing housing will create a positive increase in population and more sustainable communities.</p>	<p>Many of the sites are within settlement boundaries, which should reduce the need to travel and reduce the impact of car travel on air quality.</p>	<p>Some sites will be affected by flooding and there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.</p>	<p>Sites are within the urban area so well located for public transport and more sustainable in terms of reducing the need to travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change. New development provides more opportunity to create sustainable settlements.</p>	<p>Development offers the opportunity for place making and landscape improvements on sites that were in previous use. The impact depends on the quality and design of proposed development, particularly on edge of settlement sites. Sympathetic new development and landscaping will help to minimise landscape impact.</p>	<p>Areas of potentially contaminated land associated with the sites; however, development may offer opportunity for remediation.</p> <p>Development of some sites may provide improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing. Increased access to new housing in appropriate areas.</p>	<p>Opportunity to remediate potentially contaminated land.</p> <p>The actions for implementation and/or delivery of the sites listed in Policy P4 are detailed in the LDP Action Programme.</p>	<p>Development will be throughout the plan period.</p>	<p>The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.</p>	<p>Additional traffic and use of materials could have an impact on air quality or climatic factors.</p> <p>.</p>	<p>Sensitive design etc should be able to offset negative impacts.</p> <p>Improvements in housing stock may stem potential out migration. New housing development will result in economic investment associated with new build activity.</p> <p>Potential to maximise opportunities to cycle/ pedestrian and Green Network links.</p>

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
POLICY P5 Community Growth Areas	~	~	+	+	~	~	~	+	~	S/M/L	P	Yes	
Commentary	Policy P5 supports and encourages development within the Community Growth Areas where it supports the principles set out in the approved master plan for the sites. Within the master plan careful consideration is given to the nature conservation interests of the site.	Any development would have to take this into account and be sensitive to the townscape character.	New development will require the use of building materials and resources.  The potential to improve quality of housing stock and the opportunities to incorporate low carbon technologies in design and new builds. Improving the existing housing will create a positive increase in population and more sustainable communities.	The Johnstone South West Community Growth area was selected because of its proximity to public transport which should reduce the need to travel and reduce the impact of car travel on air quality. Bishopton CGA also has a range of transport options.	These area can be affected by flooding and there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.	The Johnstone South West Community Growth area is located within the urban area, so is well located for public transport and more sustainable in terms of reducing the need to travel. Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change.	The master plan for the area has ensured that any potential impact on landscape will be minimised through sympathetic deign.	The master plan for the area has ensured that there is improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing. Increased access to new housing in appropriate areas	Opportunity to remediate potentially contaminated land.	Development will be throughout the plan period	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	Additional traffic and use of materials could have an impact on air quality or climatic factors.  .	<div>Sensitive design etc should be able to offset negative impacts. Improvements in housing stock may stem potential out migration.</div> <div>New housing development will result in economic investment associated with new build activity.</div> <div>Potential to maximise opportunities to cycle/ pedestrian and Green Network links.</div>

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic	
<b>POLICY P6 Paisley South Community Expansion Area</b>	~	~	+	-	~	~	-	~	-	<b>M/L</b>	<b>P</b>	<b>YES</b>	
Commentary	Policy P6 states that the land to the south of Thornly Park and Dykebar is identified as a possible long term residential expansion to Paisley. A future study will be required. This is currently a green belt site on the edge of the urban area. There is a TPO to the north and east of the site and a SINC within the area identified. As open space/ woodland and SINC provide important species dispersal corridors should be retained and enhanced where possible.	There a number of listed buildings within the Dykebar Hospital complex. Thornly Park Conservation area is located to the north west of the area identified as an expansion Any development would have to take this into account and be sensitive to the townscape character area.	New development will require the use of building materials and resources. A number of Core Paths run through the site area good design should safeguard this section of the network and may provide an opportunity to enhance pedestrian/ cycle links. There is potential to improve quality of housing stock and the opportunities to incorporate low carbon technologies in design and new builds.	This is a greenbelt site on the edge of the urban area. Public transport is available but there is an opportunity to enhance public transport networks.	This site may be subject to flooding however there will be an opportunity through SUDs to mitigate. Careful consideration should be given to the quality of the water environment in areas that are developed for housing and improvements made where possible.	Development of the sites may require the use of resources, but this would be an opportunity to use low carbon technology and build more sustainable buildings. Adaptation measures can be incorporated which could mitigate any issues related to flooding and climate change. New development provides more opportunity to create sustainable settlements.	It is a green field site on the edge of the urban area. A more detailed study of this area will consider the impact on the landscape. Careful design of the site may mitigate against any negative effects on the landscape character	Development of this site may provide improved green network features and pedestrian/ cycle access which can help promote better health and wellbeing.	Possible intensification of use on the green belt sites will result in loss of undeveloped soil.	A study will be undertaken to examine this site in greater detail. Until this has been completed it will remain in the Green Belt. It is therefore a medium to long term proposal.	The proposed development is permanent; therefore, it is likely that the associated effects will be permanent.	Intensification of use will create cumulative impacts. Additional traffic and use of materials could have an impact on air quality or climatic factors.	<p>Sensitive design etc should be able to offset negative impacts.</p> <p>Improvements in housing stock may stem potential out migration. New housing development will result in economic investment associated with new build activity.</p> <p>Potential to maximise opportunities to cycle/ pedestrian and Green Network links.</p>

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY P7 Green Network</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>~</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>+</b>	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	Policy P7 provides the opportunity to improve Green Network corridors offering improved opportunities for activity, access to open space and the countryside with increased accessibility in and around communities and places enhanced. This will therefore improve biodiversity, flora and fauna connectivity.	Criteria have been set out to ensure that historic environments will not be significantly impacted by developments.	Improvements to the Green Network will have significant positive effect on Renfrewshire's material assets. Throughout the Renfrewshire Council area there are numerous important Core Path routes which may be improved and enhanced through expansion of the Green Network.	Development of the Green Network is unlikely to have significant environmental effects on air quality as any development is focused on providing a high quality connected green open space.	Water management is a key component in the delivery of the Green Network. Blue Corridors and Sustainable Urban Drainage Systems (SUDs) should be utilised through carefully designed developments.	Expansion of the Green Network helps reduce the impact of climate change on the urban population.	The Green Network offers an opportunity for landscape improvements throughout the Renfrewshire area. Development offers the opportunity to secure a high standard of place making and sense of identity.	Development of the Green Network provides attractive recreational locations as well as well designed sustainable places to live. Improvements to the Green Network provide an opportunity for population and health benefits.	There will be the opportunity to remediate any sites of potentially contaminated land.	Short term positive effects will be created in areas where work has already commenced for example Erskine and Braehead. Medium to Long term effects will be created throughout the plan period as development progresses at other locations.	Any future development that results in improvements to the Green Network are permanent, therefore, it is likely that the associated effects will be permanent.	Positive cumulative effects will be created as the Green Network is expanded throughout Renfrewshire and additional linkages created with the Central Scotland Green Network initiative.	The opportunity to enhance and improve the Green Network will help improve not only Renfrewshire but the whole of the Glasgow and the Clyde Valley area by improving connections to and from local communities, promoting healthier lifestyles, connecting and enhancing natural habitats, transforming perceptions and by attracting and retaining investment in the area.



	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY P8 Open Space</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>~</b>	<b>~</b>	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	<b>S/M/L</b>	<b>P and T</b>	<b>Yes</b>	
Commentary	Supporting the protection of open space, recreational provision and amenity space from development will prevent the loss of biodiversity, flora and fauna. Additional open space, recreational facilities and amenity space created through new developments will have a positive impact on the environment.	Criteria have been set out to ensure that historic environments will not be significantly impacted by developments.	Improvements to open space and recreational facilities will have a significant positive effect on Renfrewshire's material assets through the provision of additional recreational resources.	Protection and development of open space and recreational facilities is unlikely to have significant environmental effects on air quality.	Protection and development of open space and recreational facilities is unlikely to have significant environmental effects on the water environment.	Protection and development of open space and recreational facilities helps reduce the impact of climate change on the urban population.	Protection of existing open space helps protect the landscape setting of Renfrewshire.	The creation of additional open space and recreational facilities has a direct significant positive impact on the health benefits from the provision of these resources.	The protection of open space and amenity space has significant positive impact on soil by preventing the loss of previously undeveloped green field land.	Supporting the protection and the creation of open space, amenity space and recreational facilities will happen through the lifetime of the plan.	Any future development that results in improvements to recreational provisions are permanent, therefore, it is likely that the associated effects will be permanent.	Positive cumulative effects will be created through improvements to open space and recreational facilities.	The protection of and incorporation of accessible multi-functional open space, recreational facilities and amenity space of a quality and quantity, in the right location, will maximise opportunities for health benefits and provide opportunities to link with the Green Network.



	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
Environment													
POLICY ENV 1 Green Belt	++	+	++	+	+	++	++	++	++	S/M/L	P	Yes	
	Protecting the Green Belt from development will prevent the loss of biodiversity, flora and fauna.	There are a significant number of historic features located within the Green Belt which will benefit from the protection provided by this policy.	Protection of the Green Belt will ensure that the Core Path network, Country and Regional Park and general recreational resources are maintained and enhanced.	One of the purposes of the Green Belt is focus development in the urban area thus limiting the need to travel and reduce emissions associated with transport.	Protection of the Green Belt will help to maintain and enhance the water environment.	One of the purposes of the Green Belt is focus development in the urban area thus limiting the impact of climate change.	Policy seeks to promote and enhancement landscape.	The policy seeks to improve access opportunities within the Green Belt. By focusing development near transport nodes the need to travel should be reduced and community facilities will be closer to hand.	The policy protects existing Green Belt and soil. Policy also directs development to the urban area which should promote remediation of contaminated land.	Protecting the Green Belt will happen throughout the lifetime of the plan.	Protection of the Green Belt is a statutory obligation.	Positive cumulative effects will be created through Green Belt protection. There are known to be synergistic links between human health and a high quality natural environment.	The policy seeks to promote development in appropriate locations and opportunities to diverse the rural economy.
POLICY ENV 2 Natural heritage	++	+	++	++	++	++	++	++	++	S/M/L	P	Yes	
Commentary	Protecting Renfrewshire’s Natural Heritage from development will prevent the loss of biodiversity, flora and fauna.	Some of the natural heritage resource may be associated with the historic environment, e.g. trees within a designed landscape, therefore the policy may offer some protection.	Protection of the natural heritage and biodiversity will contribute to Renfrewshire’s material assets. Core paths, cycle routes etc act as conduits for species dispersal etc.	Protection of natural heritage will contribute to securing development only in appropriate locations. Trees and peatland areas will be protected and will continue to act as carbon sinks. Trees can also increase air quality in urban areas.	The water environment will be protected and where appropriate enhanced through this policy.	Protection of natural heritage will contribute to securing development only in appropriate locations. Trees and peatland areas will be protected and will continue to act as carbon sinks.	Many of the natural heritage features are key components of the landscape and will benefit from the protection and enhancement provided through the policy.	A high quality ecosystem promotes a better quality of life and contributes to improvements in human health. Carbon sinks can mitigate the impact of climate change and reduce the incidence of flooding. Trees can improve air quality.	Peat will be protected and development will be focused on existing urban areas. Trees may also contribute to remediation of soil.	Protecting the natural heritage will happen throughout the lifetime of the plan.	Protection of the natural heritage is a statutory obligation.	Positive cumulative effects will be created through protection of natural heritage. The protection of ecosystems should also provide beneficial synergistic effects.	The Policy protects the integrity of sites protected for their natural conservation interest from development pressures. The Supplementary Guidance will set out the specific criteria that proposed developments will be tested against if they are on or within a site that has a nature conservation interest.

	SEA Topics									Effect			Commentary, assumptions, measures envisaged for the prevention, reduction and offsetting of adverse effects etc
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/Cumulative/Synergistic	
<b>POLICY ENV3 Built Heritage</b>	<b>+</b>	<b>++</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	Designed Landscapes will be protected through this policy. Other built heritage features may contribute to biodiversity and species habitats.	Policy is specifically protecting the historic environment.	The built environment includes a range of material assets and the specifically protects these resources.	Development is focussed on urban areas and existing buildings. Reuse of these resources limits additional building reducing emissions. Conversion and reuse of existing buildings provides opportunity for retrofitting low carbon technology.	Protection and enhancement of the historic environment should contribute to improvements in the water environment e.g. Designed Landscapes	Reuse of these resources reduce the need travel and limits additional building thus reducing emissions. Conversion and reuse of existing buildings provides opportunity for retrofitting low carbon technology.	Built heritage is a key component of Renfrewshire’s landscape also protection afforded to Designed Landscapes.	A high quality built environment promotes a better quality of life and contributes to improvements in human health.	Development will be focused on existing urban areas and built environment. Trees protected through Conservation Areas and Designed Landscapes may also contribute to remediation of soil.	Protecting the built heritage will happen throughout the lifetime of the plan.	Protection of the built heritage is a statutory obligation.	Positive cumulative effects will be created through protection of built heritage.	The Policy protects the integrity of sites protected for their built conservation interest from development pressures. The Supplementary Guidance will set out the specific criteria that proposed developments will be tested against if they are on or within a site that has a built conservation interest.
<b>POLICY ENV4 The Water Environment</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>S/M/L</b>	<b>P</b>	<b>Yes</b>	
Commentary	The protection of the existing water environment as well as improvement to the control and management of water will enhance the biodiversity, and flora and fauna of the surrounding blue corridors.	The historic environment includes elements of the water environment which are protected with the fabric of places through this policy.	Material assets include elements of the water environment which are protected with the fabric of places through this policy.	The water environment is part of a wider ecosystem and improvement its quality will contribute to improvements in air quality.	Policy is specifically protecting the water environment.	The water environment is part of a wider ecosystem and improvement its quality will contribute to improvements in air quality.	The water environment is a key component of Renfrewshire’s landscape providing protection of blue corridors.	By protecting and enhancing the water environment flood risk may be reduced contributing to improvements in human health. High quality water environment contributes to water ecosystems which are linked to quality of life.	A high quality water environment contributes directly to soil quality.	Protecting the water environment will happen throughout the lifetime of the plan.	Protection of the water environment is a statutory obligation under the Water Framework Directive.	Positive cumulative effects will be created through protection of water environment.	The Policy protects the water environment from development pressures. The Supplementary Guidance will set out the specific criteria that proposed developments will be tested against.

Appendix 4: Supplementary Guidance Criteria Assessment

Key To Symbols

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

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic
DELIVERING THE ECONOMIC STRATEGY												
BUSINESS AND INDUSTRY NEW DEVELOPMENT CRITERIA	-	~	+	-	~	+	-	+	+	S/M/L	P	Yes
								-				
STRATEGIC ECONOMIC INVESTMENT LOCATIONS	-	~	+	-	-	-	-	+	~	S/M/L	P	Yes
								-				
LOCAL INDUSTRIAL AREAS	~	~	-	-	-	-	~	~	~	S/M/L	P	Yes
INDUSTRIAL TRANSITION AREAS	-	-	~	?	-	~	+	?	+	M/L	P	Yes
AIRPORT	-	~	+	-	-	-	-	+	~	M/L	P	Yes
								-				
TOURISM	~	~	?	+	+	+	+	?	+	S/M/L	P	Yes
DELIVERING THE CENTRE STRATEGY												
CENTRE DEVELOPMENT CRITERIA	~	+	+	+	~	+	+	+	+	S/M/L	P	Yes
STRATEGIC TOWN CENTRES AND CORE TOWN CENTRES	?	+	+	+	~	+	+	+	+	S/M/L	P	Yes
LOCAL SERVICE CENTRES	+	+	+	+	?	+	+	+	~	S/M/L	P	Yes

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic
RETAIL WAREHOUSE PARKS	~	~	~	-	?	-	~	~	+	S/M/L	P	Yes
MEETING LOCAL NEIGHBOURHOOD DEMAND	?	~	+	+	?	+	~	+	~	S/M/L	P	Yes
HOT FOOD; PUBLIC HOUSES; LICENSED CLUBS	?	?	+	?	~	-	~	+	~	S/M/L	P	Yes
APPLICATIONS FOR ADVERTISEMENT CONSENT	~	~	~	~	~	~	~	~	~	S	T	No
DELIVERING THE INFRASTRUCTURE STRATEGY												
INFRASTRUCTURE DEVELOPMENT CRITERIA	~	~	+	+	~	+	~	~	+	S/M/L	P	Yes
CONNECTING PLACES	+	+	+	+	?	+	+	+	~	S/M/L	P	Yes
FASTLINK	~	~	~	~	~	~	~	~	~	S/M	P	Yes
COMMUNICATIONS INFRASTRUCTURE	~	~	+	~	~	~	-	~	~	S/M/L	P	Yes
FLOODING & DRAINAGE	++	+	+	~	++	++	+	++	+	S/M/L	P	Yes
RENEWABLE AND LOW CARBON TECHNOLOGIES	~	~	+	++	+	++	~	+	+	S/M/L	P	Yes
DELIVERING THE PLACES STRATEGY												
PLACES DEVELOPMENT CRITERIA	++	+	+	+	+	+	++	+	+	S/M/L	P	Yes
CREATING PLACES	++	+	+	+	+	+	++	++	+	S/M/L	P	Yes
ALTERATIONS AND EXTENSIONS TO EXISTING PROPERTIES	~	+	~	~	+	~	+	+	~	S/M/L	P	Yes
RESIDENTIAL DEVELOPMENT WITHIN GARDEN GROUNDS	~	~	~	~	+	~	+	+	~	S/M/L	P	Yes
CHANGE OF USE FROM AMENITY SPACE TO GARDEN GROUND	~	~	~	~	~	~	~	+	~	S/M/L	P	Yes
CORE TOWN CENTRE HOUSING	~	+	~	+	~	+	~	+	~	S/M/L	P	Yes
UPPER FLOOR RESIDENTIAL DEVELOPMENTS	~	+	~	+	~	+	~	+	~	S/M/L	P	Yes
RE-USE / REDEVELOPMENT OF INSTITUTIONAL PREMISES	+	++	+	+	+	+	+	+	+	S/M/L	P	Yes
GREEN NETWORK	++	+	++	~	++	++	++	++	+	S/M/L	P	Yes

	SEA Topics									Effect		
	1. Biodiversity, Flora and Fauna	2. Historic Environment	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Long (L), Medium (M) or Short (S) Term	Permanent (P) or Temporary (T)	Secondary/ Cumulative/ Synergistic
OPEN SPACE	++	+	++	~	~	++	+	++	+	S/M/L	P and T	Yes
OPEN SPACE PROVISION IN NEW DEVELOPMENTS	++	+	++	~	~	++	+	++	+	S/M/L	P	Yes
REGIONAL AND COUNTRY PARKS	++	~	++	+	+	++	++	++	+	S/M/L	P	Yes
DELIVERING THE ENVIRONMENT STRATEGY												
ENVIRONMENT DEVELOPMENT CRITERIA	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
GREEN BELT	++	+	++	+	+	++	++	++	++	S/M/L	P	Yes
NATURAL HERITAGE	++	+	++	++	++	++	++	++	++	S/M/L	P	Yes
MINERAL EXTRACTION	-	~	+	-	~	-	-	~	-	S/M/L	P	Yes
BUILT HERITAGE	+	++	++	+	+	+	++	++	++	S/M/L	P	Yes
THE WATER ENVIRONMENT	++	++	++	++	++	++	++	++	++	S/M/L	P	Yes
NOISE	~	~	~	~	~	~	~	+	~	S/M/L	P	Yes
CONTAMINATED LAND	+	~	~	~	~	~	+	+	++	S/M/L	P	Yes
PIPELINES AND CONTROLS OF MAJOR ACCIDENT HAZARDS	+	~	~	~	~	~	+	++	+	S/M/L	P	Yes

## Glossary

**Alternatives :** The different ways of achieving the plan. They may be referred to as options.

**Baseline:** Data that describes issues and conditions at the inception of the SEA. It serves as a starting point for measuring impacts, performance etc.

**Biodiversity:** The variety of life on earth at all levels – plants animals, species and genes and the ecological processes that support them.

**Brownfield Land:** Land which has previously been developed. The term may include vacant or derelict land, infill land or land occupied by redundant or unused buildings. A site within the settlement boundary where an intensification of use is suitable may also be brownfield land.

**Consultation Authorities:** Organisations with a particular status for involvement in the SEA under the Regulations. A specialist body with environmental expertise that can consider plans and programmes submitted by a Responsible Authority. The Consultation Authorities are; Scottish Ministers (Historic Scotland), Scottish Environment Protection Agency and Scottish Natural Heritage.

**Climate Change:** A change in the statistical properties of the climate system when considered over long periods of time, regardless of cause. Fluctuations over a short period of time do not constitute climate change.

**Cross Boundary Effects:** The effects of a Plan, Programme or Strategy outwith the area to which it refers. (See also Trans Boundary effects)

**Cultural Heritage:** Historical features and buildings including scheduled ancient monuments, archaeological sites and landscapes, conservation areas, historic gardens and designed landscapes.

**Cumulative effects:** The effects that result from changes caused by a project, plan, programme or policy in association with other past, present or future plans and actions.

**Density:** The intensity of development in a given area.

**Effective Housing Supply:** The part of the housing land supply which is free, or expected to be free of development constraints within the plan period.

**Environmental Assessment:** A tool for integrating environmental considerations into decision making and assessing the significant environmental effects comprising a number of discrete stages.

**Environmental Report** Document required by the SEA Directive [Directive 2001/42/EEC on the assessment of the effects of certain plans and programmes on the environment as part of an environmental assessment, which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme and reasonable alternatives. Section 14 and Schedule 3 of the Environmental Assessment (Scotland) Act 2005 sets out the information required in an Environmental Report.

**Flood Prevention:** Works including walls new channels, embankments and flood water storage areas.

**Flood Risk:** The combination of the probability of a flood and the potential adverse consequences associated with a flood for human health, the environment, cultural heritage and economic activity.

**Green Belt:** The land around an urban area with the following purposes:

- To check unrestricted sprawl of large built up areas
- To prevent neighbouring towns from merging
- To safeguard the countryside from urban encroachment
- To preserve the setting and special character of historic towns, and
- To assist in urban regeneration by encouraging the reuse and recycling of derelict urban land.

**Greenhouse Gas Emissions:** Gases occurring naturally in the atmosphere which keep the Earth at a temperature suitable for life by trapping energy from the Sun – the 'greenhouse' effect. The six main gases with a direct greenhouse effect are: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulphur hexafluoride (SF<sub>6</sub>). Emissions from human activities are increasing the concentrations of several of these gases, causing global warming and climate change.

**Green Infrastructure:** A strategically planned and delivered network of high quality green spaces and other environmental features, designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, woodlands and paths.

**Green Space:** Part of our open space resource, Greenspace is any vegetated land or water within or adjoining an urban area. This includes:

- green corridors like paths, disused railway lines, rivers and canals
- woods, grassed areas, parks, gardens, playing fields, children's play areas, cemeteries and allotments
- countryside immediately adjoining a town which people can access from their homes
- derelict, vacant and contaminated land which has the potential to be transformed

**Landscape Character:** Landscape Character is what makes an area unique. It reflects particular conditions of geology, landform, soils, vegetation, land use and human settlement. A distinct, recognisable and consistent pattern of elements, natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another.

**Landscape Character Areas:** Single unique areas and are the discrete geographical areas of a particular landscape type.

**Landscape Character Type:** Distinct types of landscape which are generic in character in that they may occur in different parts of the country, but wherever they are they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern. Names are generic, for example 'moorland slopes and hills', 'open, intensive farmland' and 'high cliffs and sheltered bays'.

**Landscape Character Assessment:** Landscape Character Assessment is a technique used to develop a consistent and comprehensive understanding of what gives the landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. A standard system for identifying, describing, classifying and mapping this variety of landscape: it helps explain what makes landscapes different from each other. LCAs provide more detailed descriptions and analysis at a local level within the national framework of National Character Areas.

**Legacy Sites:** Sites included in the previous Renfrewshire Local Plan that are as yet undeveloped and which have been reassessed to determine their continued inclusion in the new LDP

**Listed Buildings:** A building of special historical or architectural interest. Listed buildings are graded from A to C. Listing can include the interior and exterior of the building and any buildings or permanent structures such as walls.

**Local Development Plan:** The more detailed layer of the Development Plan system in Scotland.

**Mitigation:** Measures to avoid, reduce or offset significant adverse effects on the environment.

**National Planning Framework:** The spatial strategy for Scotland's future over the next 20 years; guiding development, setting out strategic development priorities to support the Scottish Government's central purpose of sustainable economic development. It identifies strategic infrastructure needs to ensure that each part of the country can develop to its full potential.

**Natura 2000:** Natura sites represent the very best of Scotland's nature. Natura is the term given to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These internationally important sites are designated under two of the most influential pieces of European legislation relating to nature conservation, the Habitats and Birds Directives.

**NOMIS:** A service provided by the Office for National Statistics to give detailed UK labour market statistics.

**Open Space:** Open space includes greenspace consisting of any vegetated land or structure, water or geological feature within and on the edges of settlements, including allotments, trees, woodland, paths and civic space consisting of squares, market places and other paved or hard landscaped area with a civic function

**Precautionary Principle:** The assumption that an activity or development might be damaging unless it can be proved otherwise.

**Prime Quality Agricultural Land:** Land identified as being of Class 1,2 or 3.1 in the land capability classification for agriculture.



**Ramsar Site:** Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. The Ramsar Convention is an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.

**Responsible Authority:** Under the Environmental Assessment (Scotland) Act 2005, any person, body or office holder exercising functions of a public character is identified as a Responsible Authority. If such an authority prepares a strategy, plan or programme which requires an SEA then that authority is responsible for the SEA.

**Scheduled Ancient Monument:** A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.

**Secondary Effects:** Effects attributable to the plan but which may not be obvious or direct. These are specifically noted in the SEA Directive in order to emphasise the need for broad and comprehensive information regarding the effects.

**Significant Environmental Effects:** Schedule 2 of the SEA Act sets out specific criteria for determining the likely significance of effects on the environment of a Plan, Policy or Strategy.

**Strategic Flood Risk Assessment:** Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. SRFA should form the basis for preparing appropriate policies for flood risk management.

**Sustainable Development:** The Scottish Government supports the five guiding principles of sustainable development set out in the UK shared framework for sustainable development. The five principles are:

- living within environmental limits,
- ensuring a strong, healthy and just society,
- achieving a sustainable economy,
- promoting good governance, and
- using sound science responsibly.

**Sustainable Urban Drainage (SUDs):** SUDs are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.

**Urban Capacity:** An assessment of the potential contribution to the housing land supply of all the possible sources of housing land.

## Acronyms used in the Report

AQMA	Air Quality Management Area
BBC	Renfrewshire Council's investment in the Building Better Communities programme
CGA	Community Growth Area
CA	Consultation Authority
DPS	Development Plan Scheme
ER	Environmental Report
GCVSDP(A)	Glasgow and the Clyde Valley Strategic Development Plan (Authority)
GIS	Geographical Information System
GROS	General Register Office for Scotland
SFRA	Strategic Flood Risk Assessment
HNDA	Housing Needs and Demand Assessment
HRA	Habitats Regulations Appraisal
HS	Historic Scotland

HSE	Health and Safety Executive
LDP	Local Development Plan
LHS	Local Housing Strategy
LNR	Local Nature Reserve
LTS	Local Transport Strategy
MIR	Main Issues Report
NHS	National Health Service
NPF2	National Planning Framework 2
ONS	Office for National Statistics
PAN	Planning Advice Note
PP	Proposed Plan
PPS	Plan, Programme or Strategy
RBMP	River Basin Management Plan
RC	Renfrewshire Council
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation

SAM	Scheduled Ancient Monument
SDP	Strategic Development Plan
SEA	Strategic Environmental Assessment
SEIL	Strategic Economic Investment Location
SEPA	Scottish Environment Protection Agency
SG	Scottish Government
SIMD	Scottish Indicator of Multiple Deprivation
SINC	Site of Importance for Nature Conservation
SMR	Sites and Monuments Record
SNH	Scottish Natural Heritage
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
SPT	Strathclyde Partnership for Transport
SPP	Scottish Planning Policy
SOA	Single Outcome Agreement
SSSI	Site of Special Scientific Interest

SUDS	Sustainable Urban Drainage System
WoSAS	West of Scotland Archaeology Service
WEWS	Water Environment and Water Services (Scotland) Act (WEWS) 2003
WFD	Water Framework Directive

