



RENFREWSHIRE LOCAL DEVELOPMENT PLAN - MAIN ISSUES REPORT

STRATEGIC ENVIRONMENTAL ASSESSMENT -

REPRESENTATION SUMMARY - AUGUST 2017

Strategic Environmental Assessment of Renfrewshire Main Issues Report 2017 – Summary of Representations

Respondent and Reference Number	Summary of Representation
003 Scottish Natural Heritage	<p>Broadly agree that the environmental issues/concerns and key trends have been correctly identified, the assessment of likely significant effects on the environment have been carried out satisfactorily and the measures that could prevent, reduce or offset any significant adverse effects on the environment when implementing the Plan have been clearly identified.</p> <p>Welcome that a site assessment template was used to assess each of the proposed housing sites and combines both a planning appraisal and Strategic Environmental Assessment. We consider this to be an effective way to align and influence the thinking on the suitability of each of the development sites.</p> <p>We note that the site assessments set out in Appendix 4 will be updated in preparation of the Proposed Renfrewshire Local Development Plan and the identification of pipeline sites, should they be required, will be informed by a planning and Strategic Environmental Assessment. We welcome this approach.</p> <p>Would highlight that one of the most important ways to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so that significant effects are avoided. The updated Environmental Report should therefore identify any changes made to the plan as a result of the SEA.</p>
004 John McDonald Local Resident	<p>Question 3 – Additional Comments</p> <p>States that the gross incapacity and dilapidation of the Gryffe Valley Trunk Sewer must render all the proposed development sites as unsuitable as they are unable to be properly served by already surcharged public foul sewers.</p> <p>Notes that current methods being adopted for on-site temporary storage of effluent in times of storm are untenable as there is no possibility of the water authority carrying out future essential routine maintenance works to ensure the continuing operation of this storage. Considers that the Council are negligent as the Housing Site Assessments have been published without comment from Scottish Water.</p>
005 Jeannie Mackenzie Local Resident	<p>Question 1 – Environmental Baseline</p> <p>Doesn't agree with the Environmental Baseline. See responses to Main Issues Report</p> <p>Question 2 – Assessment of Main Issues</p> <p>Doesn't agree with the environmental assessment of the preferred options and alternatives. It is considered that the Council need to be much bolder and achieve much more in renewable technologies and in infrastructure that supports pedestrian, cycling and public transport.</p> <p>Question 3 – Additional Comments</p> <p>Strengthen the bus network. Bring in electronic signage to advise when next bus is due.</p> <p>Further develop the cycling network – in particular deal with the gap in the track at Elderslie and link the two cycle paths through Kilbarchan</p>

	Critically examine private housing design in terms of sustainability and demographic shift.
007 Gail McClory Local Resident	<p>Question 1 – Environmental Baseline</p> <p>Agrees with the Environmental Baseline.</p> <p>Question 2 – Assessment of Main Issues</p> <p>Agrees with the environmental assessment of the preferred options and alternatives.</p> <p>Question 3 – Additional Comments</p> <p>Keep the greenbelt in rural Renfrewshire.</p>
0037 Linda Campbell Local Resident	<p>Question 3 – Additional Comments</p> <p>Keep the greenbelt in rural Renfrewshire</p>
0041 Elaine Boyle Local Resident	<p>Question 1 – Environmental Baseline</p> <p>Agrees with the Environmental Baseline</p> <p>Question 2 – Assessment of Main Issues</p> <p>Agrees with the environmental assessment of the preferred options and alternatives.</p>
0068 Mr & Mrs Sime Local Resident	<p>Question 1 – Environmental Baseline</p> <p>Green Belt Release</p> <p>Green Belt Area surrounding Bridge of Weir and in particular St Andrew’s Drive and Barassie is a part of the community and to remove this attraction would devalue the village. The area is utilised for:</p> <ul style="list-style-type: none"> • children to play, • families to explore, • dog walkers, and • home to many types of wildlife including Birds of Prey, Deer, Foxes and other small animals. <p>Removing Green Belt and replacing it with pollution and traffic does not seem in keeping with the drive from the government to reduce pollution and increase air quality</p>

<p>0069 Linda Henderson Local Resident</p>	<p>Question 3 – Additional Comments</p> <p>Concerns regarding Strategic Environmental Assessment of site LDP2077 (Elderslie Golf Course) in terms of an inaccurate basic description of biodiversity. The majority of the site is not hard standing and vegetation includes trees of many ages, some over a hundred years old. The area supports a wide variety of wildlife including newts, voles, shrews, field mice, hedgehogs, bats, weasels, stoats, grey squirrels, moles and foxes as well as roe deer which are habitually found in the area. The bird life roosting in this area also includes owls.</p>
<p>0084 Glen Collie Local Resident</p>	<p>Question 3 – Additional Comments</p> <p>Disagrees with the Strategic Environmental Assessment of the Biodiversity, Flora and Fauna. The majority of Local Development Plan site2077 - Elderslie Golf Club consists of mature woodland, the structures and buildings comprising less than 2 % of the 1.7 Ha. The sites provide habitats for a number of different species including roe deer, vole, stoat, fox, hedgehog, wild birds and owls. Bats also utilise this ground flying as they search for food which are protected in the UK.</p> <p>Historic Environment – states that there are a number of cultural facts about Newton Cottage and the surrounding woodland -The cottage dates from about the middle of the 17th century and was the birthplace of Wilhelmina Alexander (1756 – 1843) who was “The Lass of Ballochmyle” referred to in Burns’ song. Some of the grave markers removed by Paisley Museum from the area just north of Newton Cottage allegedly had carvings of elephants, which made them highly unusual for their dates, indicating possibly burial of a high status individual. Although the location of the original Elderslie Estate “Big House” is no longer evident, it is possible that part of the structure would fall within the area designated in LDP2077. Certainly archaeological investigation would need to be undertaken so as not to chance the destruction of any significant remnants of the family who owned all of Renfrewshire and most of the west end of Glasgow.</p> <p>Air - Where we are fortunate enough to live in an area of relatively clean air, it seems to me that removal of a structure, which is scientifically proven to be a major contributor to the maintenance of that clean air, would be madness.</p> <p>Water – Disagreed with the assessment that there are no flood risk issues with the site. when it rains there is a steady wash from the compacted soil at the top of the hill to the north towards the Elderslie Main Road, (where flooding in the dip under the Sustrans overpass is common). Runoff from rainfall also flows to the west and the area immediately below the track is always boggy as is the area immediately to the north of the 17th green. Any increase in paved areas, as would occur with an addition of 20 dwellings to this area, would need careful planning and a significant increase in the capacity of the already overstretched storm drainage system.</p> <p>Landscape – Disagrees that that it is a flat site located on the edge of a golf course. The site is not flat, it is a hill. It not at the edge of the golf course. It is at the southern most end of Newton Avenue that protrudes into the Golf Course. This site would border existing properties on the north and south and would be contiguous with the gardens of all of the properties on the south side of Roundhill Drive.</p> <p>Population and human health - selling the land to a developer has the potential to improve the amenity of the area by allowing improvements to a private golf club and the enjoyment of its members</p> <p>Soil – Agrees that the development of the site may result in the sealing of previously undeveloped land. Further investigation is required to ensure there would be no limitation to the effect of change of use, because most of the land is not in “existing use associated with the operation of the golf course.” Less</p>

	<p>than 5% qualifies as “being in existing use”. 95% of the land is untouched woodland with native species of trees and ground cover. It is a home to a diverse range of wildlife, both flora and fauna.</p> <p>Concludes that given the size of the site and the fact that little of it is currently being used as land associated with the maintenance of the golf course (less than 5%), and is comprised largely of mature woodland, there would likely be significant environmental issues associated with development.</p> <p>The addition of twenty dwellings, at the end of a small and well contained community would impact significantly on the already difficult access to Elderslie Main Road.</p>
<p>0093 Jennifer Nethery Local Resident</p>	<p>Question 1 – Environmental Baseline</p> <p>Agrees with the Environmental Baseline.</p> <p>Question 2 – Assessment of Main Issues</p> <p>Agrees with the environmental assessment of the preferred options and alternatives.</p>
<p>0094 Donald Nicol Local Resident</p>	<p>Question 1 – Environmental Baseline</p> <p>Agrees with the Environmental Baseline.</p> <p>Question 2 – Assessment of Main Issues</p> <p>Agrees with the environmental assessment of the preferred options and alternatives.</p>
<p>0096 Russell Gibb Local Resident</p>	<p>Question 1 – Environmental Baseline</p> <p>Considers that the Council could do better. Questions when was the last time a new greenspace was created, instead of a housing scheme? Paisley is particularly short of easily accessible quality greenspace and Renfrewshire is dirty and noisy. Vehicles are polluting and choking the region.</p> <p>Question 3 – Additional Comments</p> <p>There should be defined targets for the reduction of harmful emissions and a long-term strategic transportation plan that provides a solution to unhindered transportation growth.</p>
<p>0100 Iain Steven Local Resident</p>	<p>Question 1 – Environmental Baseline</p> <p>The Environmental base lines that are contained within the propositions for this next/ future Local Development Plan, fail to include, depict and demonstrate the impact of previous, recently completed and current developments have on this future plan. As a result, all Local Development Plan proposals submitted to the 2017 draft plan, should be held in stasis in their current form. They require re-submittal for consideration with all conditions, including maps, environmental, traffic and any other related studies, with the exact and accurate conditions that exist at the time of submittal for inclusion in the draft</p>

	<p>proposed Renfrewshire Local Development Plan.</p> <p>There are number of the developer submissions which have not referenced or included developments currently under construction and developments approved in the present/ current 2014 – 2019 Local Development Plan. A number of submitted proposals for inclusion in the next /future Local Development Plan, fail to account for any impact which housing locations may have on businesses. In summary, many of the submittals for this next / future Local Development Plan, by not representing or including the current 2014 to 2019 Local Development Plan conditions, will result in conditions which are not accurately reflected.</p> <p>Question 2 – Assessment of the Main Issues Across the subcategories of the assessment, there are contradictory, mistaken or inverted assertions, where claims lack specifics, lack detail, and use references to “Norms”, which is inadequate to make an informed decision or ruling on.</p> <p>The larger plan and scheme must include up to the minute information on all aspects in relation to submissions and inclusions for the next 2019 - 2024 Local Development Plan and future 2024 to 2029 Local Development Plan. The reuse of vacant and derelict brownfield sites is strongly supported over the erosion of the greenbelt. Previous commercial and industrial sites already have the necessary infrastructure and are more sustainable.</p> <p>Question 3 – Additional Comments The Local Development Plan does not place sufficient gravity or priority on regeneration of land previously used for Commercial and Industrial purposes, being turned over to housing development, in this post industrial era. Concerned about:</p> <ul style="list-style-type: none"> • Slow sales and take up of housing released through 2014-2019 indicating a lack of demand for further land release for housing • The accuracy of the statistical basis and analysis for further housing demand • Pressure on infrastructure and services such as Health Care provision, education, public transport, road traffic volumes, which are already beyond that reflected in the 2014-2019 Local Development Plan and planning approvals, and • Renfrewshire Towns have experienced a reduction in residents, while villages have seen an increase. The Local Development Plan should be encouraging populations to return to towns which is more sustainable.
<p>0101 Laura McKay Local Resident</p>	<p>Question 1 – Environmental Baseline</p> <ul style="list-style-type: none"> • Impact on the greenbelt with the additional housing. • The impact on drainage • The impact on wildlife and insects <p>Question 3 – Additional Comments Local Development Plan site reference 2003/2007/2024/2025/2030/2035/2036/2038//2039/2040/2045/2055/2064/2070 Opposed to the building on these sites for the following reasons:</p> <ul style="list-style-type: none"> • Pressure on the infrastructure within Bridge of Weir, Houston Kilbarchan area - not suitable for the proposed housing. • The roads are in a poor state of repair and cannot accommodate the additional traffic associated with development.

	<ul style="list-style-type: none"> • The negative impact development can have on biodiversity, and • Increased flood risk and impact on the sewage infrastructure.
0105 JH Group Commercial	<p>Question 1 – Environmental Baseline Agrees with the Environmental Baseline.</p> <p>Question 2 – Assessment of the Main Issues Agrees with the environmental assessment of the preferred options and alternatives.</p>
0108 Sydney McCance Local Resident	<p>Question 1 – Environmental Baseline Agrees with the Environmental Baseline.</p> <p>Question 2 – Assessment of the Main Issues Agrees with the environmental assessment of the preferred options and alternatives.</p> <p>Question 3 – Additional Comments None</p>
0116 Grace Moore Local Resident	<p>Question 3 – Additional Comments Health Impact Assessment too vague and poor.</p>
0119 Ciaran Gilfedder Residents Action Initiative	<p>Question 1 – Environmental Baseline Agrees with the Environmental Baseline.</p> <p>Question 2 – Assessment of the Main Issues Agrees with the environmental assessment of the preferred options and alternatives.</p>
0121 Ken Ramsay Local resident	<p>Question 3 – Additional Comments Local Development Plan 2077 - Elderslie Golf Course at Newton Avenue</p> <p>General Concerned about the possible development of this site because the description of the site is inaccurate and misleading, as confirmed by the Woodland Trust and the Forestry Commission.</p> <p>Site description: There are conflicting descriptions of the site in the site assessment. This wood has 80% canopy cover, i.e. it is not scrubland and the maturity profile is “generally mature and regenerating” (with some veteran beech trees).</p> <p>Biodiversity, Flora and Fauna: There is a considerable range of biodiversity on this site including bats, deer and woodland birds.</p> <p>Flood risk: As the site is elevated there is little risk of it flooding, however currently during periods of heavy rain there is a significant runoff flowing down Newton Avenue and through the properties adjacent to it. The removal of trees and the addition of hard areas will increase this flow.</p> <p>Site area: Surveyors have been taking measurements on the area behind Nos 29 and 31 Newton Avenue which suggests that the development may be greater than that indicated on the plan.</p> <p>Local amenity: There is frequent traffic congestion at the foot of Newton Avenue and new development will exacerbate the congestion. Potential removal of mature trees and bushes at the boundary between Newton Avenue and the proposed development will have a detrimental impact on amenity.</p>

	As this site is designated greenbelt and not required to satisfy the area's housing needs, it would appear wrong to include it in the Local Development Plan, particularly if there is an inaccurate classification of the site.
0128 Maclean & Spiers Land Owner / Developer	Question 1 – Environmental Baseline Agrees with the Environmental Baseline. Question 2 – Assessment of the Main Issues Agrees with the environmental assessment of the preferred options and alternatives.
0129 - Scottish Leather Group Ltd Developer	Question 1 – Environmental Baseline Agrees with the Environmental Baseline. Question 2 – Assessment of the Main Issues Agrees with the environmental assessment of the preferred options and alternatives. Question 3 – Additional Comments No additional comments
0145 - Gladman Developments (Kilmacolm Road, Bridge of Weir) Land Owner / Developer	Question 2 – Assessment of the Main Issues Local Development Plan 2069 - Kilmacolm Road, Bridge of Weir Gladman, with assistance from specialist consultancies, has carried out a significant level of technical assessment in relation to site Local Development Plan 2069 (Kilmacolm Road, Bridge of Weir) which contradicts the Council's environmental assessment of this site in the Strategic Environmental Assessment, particularly with regard to sustainable transport and landscape impact. The associated reports accompany this representation form. The Council should reassess site Local Development Plan 2069 in light of this evidence and with a view to allocating the site for housing development.
0147 - Gladman Developments, Sandholes Road, Brookfield Land Owner / Developer	Question 2 – Assessment of the Main Issues Local Development Plan 2043 - Sandholes Road, Brookfield Gladman, with assistance from specialist consultancies, has carried out a significant level of technical assessment in relation to site LDP2043 (Sandholes Road, Brookfield) which contradicts the Council's environmental assessment of this site in the SEA, particularly with regard to ecology, flood risk and drainage, sustainable transport and landscape impact. The associated reports accompany this representation form. The Council should reassess site Local Development Plan 2043 in light of this evidence and with a view to allocating the site for housing development.
0151 –Miller Homes Land Owner / Developer	Question 3 – Additional Comments Caplethill Road, Paisley (Ref: Local Development Plan 2041) (See also comments for 12. Additional Comments to Main Issues Report) The Council has undertaken a Planning Assessment and Strategic Environmental Assessment (SEA) Assessment in preparation of the MIR as part of its review of the LDP. The Council's Planning & Strategic Environmental Assessments have been reviewed and updated to take account of the proposal for Caplethill Road, Paisley (Ref: Local Development Plan 2041) and mitigation measures. The update is presented in the supporting <i>Planning & Strategic Environmental Assessment Review</i> . Commentary in the Review highlights areas of agreement between the Council's assessment and the review. It also highlights areas of disagreement and explains the justification for the differences in scoring, taking account of the proposal. Further new allocations will be required as part of the Proposed Local Development Plan 2, as demonstrated by the supporting <i>Housing Land Supply Assessment</i> . Allocation of Kilmacolm Road, Houston (Ref: Proposed Local Development Plan 2041) for residential development in the emerging Proposed Local Development Plan 2 would present a sustainable and logical expansion to the existing settlement and support the delivery of the Paisley South Expansion Area.

<p>0152 – Cala Homes Land Owner/ Developer</p>	<p>Question 3 – Additional Comments Kilmacolm Road, Houston (Ref: Local Development Plan 2052) (See also comments for 12. Additional Comments to Main Issues Report)</p> <p>The Council has undertaken a Planning Assessment and Strategic Environmental Assessment (SEA) Assessment in preparation of the MIR as part of its review of the LDP.</p> <p>The Council’s Planning & Strategic Environmental Assessments have been reviewed and updated to take account of the proposal for Kilmacolm Road, Houston (Ref: Local Development Plan 2052) and mitigation measures. The update is presented in the supporting <i>Planning & Strategic Environmental Assessment Review</i>. Commentary in the Review highlights areas of agreement between the Council’s assessment and the review. It also highlights areas of disagreement and explains the justification for the differences in scoring, taking account of the proposal. Further new allocations will be required as part of the Proposed Local Development Plan 2, as demonstrated by the supporting <i>Housing Land Supply Assessment</i>. Allocation of Kilmacolm Road, Houston (Ref: Proposed Local Development Plan 2052) for residential development in the emerging Proposed Local Development Plan 2 would present a sustainable and logical expansion to the existing settlement and support the delivery of the Paisley South Expansion Area.</p>
<p>0159 – Linwood Community Council</p>	<p>Question 3 – Additional Comments Linwood Community Council has concerns about the impact on the environment in this area:</p> <ul style="list-style-type: none"> • There has been a significant increase in traffic through Linwood due to developments in the villages to the west and the road infrastructure was not designed to accommodate this. Further development of proposed housing and retail development at Paton’s Mill will have further detrimental impact on traffic flow and air quality. Concerned about the lack of safe pavements and dropped kerbs in the area as there is a local road safety issue. • The success of the Phoenix retail park, whilst welcome in itself, also needs to be addressed. The road access (entry and exit) is completely inadequate, and results, in peak times, in huge traffic queues which are not only inconvenient but also detrimental to the environment. • Cycle lanes would also be beneficial. The Council should address the “missing link” to allow pedestrians and cyclists to cross unhindered and safely underneath the Linclive interchange. • Additional funding should be available for communities and historic buildings outside Paisley. • Fail to see the need for a Sports Village at Ferguslie Park. There are several sports hubs within a very short distance of Ferguslie. • Would like to see an overhaul of public transport available in the area. Elderly and mobility impaired members of our community find their access to the On-x centre is compromised by the lack of public transport to the door. • Would also like to see prompt action taken with regard to cleaning up the Linwood Lade as outlined in the Linwood Town Strategy document. This would then provide a place accessible to all where the beauty of our local environment and biodiversity can be fully appreciated and enjoyed.
<p>0162 Paterson Partners and Barratt Homes Land Owner / Developer</p>	<p>Question 2 – Assessment of the Main Issues Site: - Whitelint Gate, Bridge of Weir</p> <p>There is inconsistency between the Council’s environmental assessment of the Whitelint Gate site and that recorded by the Reporters’ to the previous LDP. It is considered that the Whitelint Gate site is a brownfield site [in part] and in this regard is considered sustainable and complies with the Spatial Strategy.</p>

<p>0170 - Amin Hussain Land Owner / Developer</p>	<p>Question 2 – Assessment of the Main Issues Site: - Candren Road, Linwood</p> <p>The preferred use for this site is a leisure development incorporating BMX track, go-karting, an indoor attraction and associated car park. No records of flooding on this site</p>
<p>0171 - SEPA Consultation Authority</p>	<p>Question 1 – Environmental Baseline</p> <p>Generally consider that the relevant environmental issues have been identified in the Environmental Report. However, although the material assets SEA objective references waste no baseline information is included on this matter within the Environmental Report. Our guidance on the consideration of material assets in SEA may provide useful information on sources of baseline data regarding this topic.</p> <p>Water is not listed in Figure 8 as a SEA Topic which could be impacted as a result of any of the main issues. We consider this topic should have been listed against city deal investment, housing land supply, Bishopton, Paisley South and renewables. We also consider that soil, given the implications for carbon rich soils including peat, should have been listed against renewable.</p> <p>Question 2 – Assessment of the Main Issues</p> <p>Generally satisfied with the assessment of the LDP objectives and main issues options and alternatives presented within Section 4 of the Environmental Report.</p> <p>Question 3 – Additional Comments</p> <p>In terms of the site assessment, our review of the promoted sites (letter dated 04 May 2016 under PCS/146265) highlighted flood risk, proximity to leather tannery in Bridge of Weir and the capacity of the existing sewage treatment plant at Lochwinnoch to accept any increased loading without a further deterioration of the parameters which determine the status of Castle Semple Loch to be a constraint for many of these proposals. These comments remain valid; particularly for Local Development Plan 2036 and Local Development Plan 2039 in relation to the tannery and Local Development Plan 2028, 2032, 2065 and 2066 in Lochwinnoch. We note, and welcome, that the outcome of the assessment, as summarised in Appendix 4, generally reflects these findings.</p> <p>With reference to sites which are being carried forward from Local Development Plan 1 it is noted that only those which are still to progress through the planning process have been reassessed (as set out in Figure 11). Whilst we are generally satisfied with this approach it may have been useful, in line with Planning Advice Note 1/2010, to consider within the assessment whether there had been any new information available for assessment (e.g. updated SEPA flood maps) to ensure that these remain effective.</p>
<p>0174 – Cala Land Owner Developer</p>	<p>Question 3 – Additional Comments Northbar, Erskine (Ref: Local Development Plan 2046) (See also comments for 12. Additional Comments to Main Issues Report)</p> <p>The Council has undertaken a Planning Assessment and Strategic Environmental Assessment (SEA) Assessment in preparation of the MIR as part of its review of the LDP.</p> <p>The Council’s Planning & Strategic Environmental Assessments have been reviewed and updated to take account of the proposal for Northbar (Phase 2), Erskine (Ref: LDP2046) and mitigation measures. The update is presented in the supporting Planning & Strategic Environmental Assessment Review. Commentary in the Review highlights areas of agreement between the Council’s assessment and the review. It also highlights areas of disagreement and explains the justification for the differences in scoring, taking account of the proposal. The updated Assessments demonstrate that Northbar (Phase 2), Erskine (Ref: LDP2046) should be considered to have an overall positive score against the Strategic Environmental Assessment criteria. Given the significant</p>

	<p>shortfall in the scale of new housing allocations required in the emerging Local Development Plan 2, the site should be included as an allocation for housing in the proposed Local Development Plan 2. There are no planning issues with the site which would preclude it from allocation in the emerging Local Development Plan 2.</p>
<p>0176 - Kelly Kilborn Local Resident</p>	<p>Question 3 – Additional Comments Ref: Local Development Plan 2038, Background Paper 2, Housing Site Assessments - West of Lawmarnock Road, Bridge of Weir,</p> <p>Would like to note support for Renfrewshire Council’s position that no more greenbelt land is required for development. Strongly opposes any development of land designated greenbelt at West of Lawmarnock Road, Bridge of Weir, LDP2038, because:</p> <ul style="list-style-type: none"> • Loss of amenity and character of the greenbelt • Loss of productive agricultural land • Increased traffic, reduced road safety and poor public transport • Pressure on local infrastructure including schools
<p>0180 - Joanna Nethery Local Resident</p>	<p>Question 1 – Environmental Baseline Agrees with the environmental baseline</p> <p>Question 2 – Assessment of the Main Issues Agrees with the assessment of the Main Issues</p>
<p>0184 – Stewart Milne Land Owner / Developer</p>	<p>East Of Shuttle Street, Kilbarchan (LDP 2001) The descriptions of the sites relating to Kilbarchan within the Main Issues Environmental Report are generally accurate. However, the analysis in all cases confines itself to the site in isolation and does not consider it within the context of the settlement pattern and the wider landscape. In addition to the limited assessment parameters, many of the conclusions reached within the Environmental Report in respect of 'pipeline' sites, appear to have been influenced by how visible a development might be, although visual amenity and views do not form part of the overall assessment.</p> <p>When assessed against other potential future development sites in Kilbarchan, the proposed site at Mount Pleasant, East of Shuttle Street compares favourably and represents the only realistic opportunity to extend the settlement of Kilbarchan in a sustainable manner in the short to medium term. The initial appraisal work undertaken to date demonstrates that there are no constraints to future development of the site for housing purposes in terms of access, water, drainage, education, ecological and archaeological impacts and that, if specifically allocated in the emerging Local Development Plan, it would make a positive, deliverable addition to the effective housing land supply. Contrary to both past and current criticisms of the proposed site in landscape and visual impact terms, it is well contained and, by keeping any future development well below the ridgeline, coupled with a reinstated shelterbelt and a robust landscape structure, particularly to the east, a stronger and more attractive defensible Green Belt boundary would be created at this location, all without setting an undesirable precedent for future unacceptable development to the east.</p>
<p>0186 – Scott Simpson Local Resident</p>	<p>Question 1 – Environmental Baseline Ref - Local Development Plan 2064 - Thriplee Rd, Bridge of Weir Broadly agree</p>

	<p>The Housing Assessment Background Paper 2 should apply the selection criteria consistently, include further criteria and not place so much reliance on the resultant shape of the village. E.g. the impact on existing road infrastructure is not fairly applied: the impact on Prieston Road/Horsewood Road from LDP2064 has not been considered.</p> <p>Question 2 – Assessment of the Main Issues Broadly agree with the environmental assessment of the preferred options and alternatives.</p>
<p>0194 - Stuart Salter, Geddes Consulting on behalf of Cala Homes (West) Lynch Homes and Persimmon Homes</p>	<p>Ref LDP – 2047 Southbar, Erskine</p> <p>The respondent has provided a revised planning and SEA assessment for this site. The conclusion reached is the proposal scores more positively against the Council’s Assessment in the following SEA topics:</p> <ul style="list-style-type: none"> • Biodiversity, Flora and Fauna; • Material Assets; • Water; • Landscape; • Population and Human Health; and • Soil. <p>The impacts of the proposal remain the same as the Council’s Assessment in the following Strategic Environmental Assessment topics: Southbar, Erskine (Ref Local Development Plan 2047) May 2017 Planning Assessment & Strategic Environmental Assessment 4</p> <ul style="list-style-type: none"> • Historic Environment; • Air; and • Climatic Factors. <p>The updated Strategic Environmental Assessment seeks to demonstrate that Southbar, Erskine (Ref: Local Development Plan 2047) should be scored as having one significant positive impact, one positive impact, five neutral impacts and two negative impacts. The site could be considered to have an overall positive impact. There are no planning issues with the site which would preclude it from allocation in the emerging Local Development Plan 2 for housing.</p>
<p>0196 - Colin Macalister Hall Local Resident</p>	<p>Question 1 – Environmental Baseline Agrees with the environmental baseline.</p> <p>Question 2 – Assessment of the Main Issues Agrees with the environmental assessment of the preferred options and alternatives.</p>
<p>0199 – Victoria Sharp, Historic Environment Scotland. Consultation Authority</p>	<p>Question 1 – Environmental Baseline For information, the classification ‘outstanding’ is no longer used by Historic Environment Scotland in relation to Conservation Areas. Figure 8: Emerging Issues and Opportunities – it is unclear why the Cultural Heritage topic has been omitted; it may be helpful to update this table to explain briefly why topics have been included or omitted.</p>

Question 2 – Assessment of the Main Issues

Broadly content with the assessment findings, subject to the detailed comments relating to the sites assessments provided below. The updated Environmental Report which accompanies the Proposed Plan should clearly set out the mitigation measures identified by the assessment (including how, when and by whom they will be delivered), and should also set out how you intend to monitor the environmental effects of the Local Development Plan.

We recommend that when updating the assessments for all preferred pipeline sites and reasonable alternatives, you seek to identify **detailed, site specific mitigation**, and that it is clear how, when and by whom the mitigation will be delivered.

Site assessments (Appendix 4)

Local Development Plan 2029 - North + South of Midton Road, Spateston – your assessment identifies that SM12989 Parkview Limekilns is within the site boundary. We consider that, without mitigation measures being put in place, development of this site would have the potential to have significant negative effects on this scheduled monument. We recommend early consultation with Historic Environment Scotland.

Local Development Plan 2033 - West of Barochan Road, Houston – your assessment identifies that this allocation could have negative effects on SM3913 Houston North Mound, which is situated adjacent to the site. Given the proximity of the site to the heritage asset, and the scale of proposed development, we consider that there is potential for significant negative effects. We recommend early consultation with Historic Environment Scotland.

Local Development Plan 2040 - Land off Old Bridge of Weir Road (adjacent Gryffe High School), Houston – your assessment identifies that a scheduled monument (SM12853 – Houston South Mound) is adjacent to the site, and identifies generic mitigation. Historic Environment Scotland have provided previous advice indicating that negative effects would be likely. However, the assessment scoring indicates that there will be no effect. It is not clear how the scoring aligns with the commentary in this case. In the event that the site is reconsidered at any stage for inclusion in the Local Development Plan, we recommend early consultation with Historic Environment Scotland.

Local Development Plan 2050 - South of Merchiston, Brookfield – the assessment of this site does not appear to have included a consideration of potential effects on two listed buildings in the vicinity: LB12802, The White House, Milliken; and LB12803, Milliken Tower.

Local Development Plan 2054 - Land at Erskine Hospital, Erskine- although the assessment notes 5 listed buildings on site, and proposes generic mitigation, the assessment scoring indicates that there will be no effect. It is not clear how the scoring aligns with the commentary in this case.

Local Development Plan 2066 - Lochwinnoch Golf Club, Club House Area, Lochwinnoch - the assessment of this site does not appear to have included a consideration of potential effects on the setting of B listed Burnfoot House (LB 13834) adjacent to the site.

Local Development Plan 2069 - Kilmacolm Road, Gryffe Castle, Bridge of Weir - the assessment of this site does not appear to have included a consideration of potential effects on the setting of B listed Gryffe Castle (LB 12684) adjacent to the site.

Local Development Plan 2070 - Goldenlea, Houston - your assessment identifies that a scheduled monument (SM12853 – Houston South Mound) is adjacent to the site, and identifies generic mitigation. Additionally, Historic Environment Scotland have provided previous advice indicating that negative effects would be likely. However, the assessment scoring indicates that there will be no effect. It is not clear how the scoring aligns with the commentary in this case. In the event that the site is reconsidered at any stage for inclusion in the Local Development Plan, we recommend early consultation with Historic Environment Scotland.

<p>0213 - Barratt West Scotland and David Wilson Homes Land Owner / Developer</p>	<p>Kilbarchan Road, Bridge of Weir (LDP 2036)</p> <p>Following a review of the Site Assessment for LDP2036, it is clear that there is some confusion with regards to the extent of the land subject to the Council's Site Assessment. In their opinion, the majority of the comments within the Site Assessment relate to the larger Site previously being promoted, rather than the reduced Site extent now being promoted through this Local Development Plan. From the description given and the Site boundaries considered through the assessment, they note that this repeatedly refers to a larger Site area.</p> <p>Their submission was informed and supported by the findings of a number of technical assessments that have shown there are no insurmountable constraints to development.</p>
<p>0222 – Katy Hall Local Resident</p>	<p>Question 1 – Environmental Baseline</p> <p>Agrees with the environmental baseline</p> <p>Question 2 – Assessment of Main Issues</p> <p>Agrees with the assessment of the Main Issues</p>
<p>0226 - Catherine Noble Local Resident</p>	<p>Question 1 – Environmental Baseline</p> <p>Developers of any site should have to carry out flora and fauna surveys for a minimum of 5 years prior to development to prevent loss of native species.</p>