



Renfrewshire Local Development Plan – Proposed Plan

Strategic Environmental Assessment

Addendum 1 – Policies and Spatial Strategy



Renfrewshire
Council

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)



Assessment of the Proposed Local Development Plan Proposed Plan Policies and Spatial Strategy

- 1.1 A Strategic Environmental Assessment (SEA) was carried out in relation to the Renfrewshire Local Development Plan Proposed Plan to determine the likely environmental impacts of its proposed policies and the Spatial Strategy.
- 1.2 The policies within the Local Development Plan Proposed Plan fall under five key themes. The five themes aim to deliver the Spatial Strategy. The five themes are summarised below:
- Economy – supports the delivery of City Deal projects and directs economic investment to the most suitable locations.
 - Centres – supports investment into Renfrewshire’s Centres to deliver vibrant, well designed and accessible places.
 - Infrastructure – supports investment which assists sustainable communities by ensuring people and places are well connected.
 - Places – supports investment which creates strong communities and attractive places.
 - Environment - promotes sustainable development that contribute towards minimising carbon and greenhouse gas emissions and supports adaptation to the likely effects of climate change.
- 1.3 The Strategic Environmental Assessment assesses the Spatial Strategy and each policy against the nine SEA topics. The Spatial Strategy and each policy have been scored appropriately according to the environmental impact.
- 1.4 The assessment includes a consideration of whether the effects described are likely to be, short, medium or long term. Time periods were ascribed to any significant environmental effects as follows:
- Short Term: An effect that is likely to occur nearer the start of the plan period i.e. in the next 1-5 years
 - Medium Term: An effect that is likely to occur towards the end of the plan period i.e. in about 5-10 years
 - Long Term: An effect that is considered likely to occur beyond the period of the Plan i.e. 10 years hence.
- 1.5 Consideration is also given to whether the effects are thought to be permanent or temporary in nature. An assessment of secondary, cumulative and synergistic effects is also included, any co-location issues identified and any mitigation that may be required.
- 1.6 A Habitats Regulation Appraisal has also been published alongside the updated Environmental Report which has assessed each of the policies and Appropriate Assessment has been carried out where applicable.
- 1.7 Figure 1 shows the Strategic Environmental Assessment of the policies and Spatial Strategy within the Renfrewshire Local Development Plan Proposed Plan.

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Figure 1: Assessment of the Proposed Local Development Plan Proposed Plan Policies and Spatial Strategy

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
SPATIAL STRATEGY												
All development proposals will require to be considered in relation to the Spatial Strategy diagram Figure 2.												
New development will be supported where it aims to incorporate the following criteria (where relevant):												
<ul style="list-style-type: none"> • Supports sustainable and inclusive economic growth and/or is related to the delivery of City Deal investment; • Contributes positively to the character and appearance of the place, benefiting the amenity of the area and protecting and enhancing the natural, built and cultural heritage and it's setting; • Will regenerate and invest in Renfrewshire's Network of Centres; • The design of new development is demonstrated to benefit the area by following the principles of 'Renfrewshire's Places' Design Guidance; • Development is supported by existing or planned infrastructure; • Buildings and structures are designed to support the enhancement and delivery of low carbon generating technology to reduce emissions; and • The development does not have an adverse effect on the integrity of any sites protected as a Natura 2000 site. 												
The Local Development Plan must be applied in its entirety. All development proposals must be assessed against the Spatial Strategy, Policies, the Proposals Maps, the Placemaking Plans and the New Development Supplementary Guidance, to ensure compliance with the overall Spatial Strategy for Renfrewshire.												
++	++	+	++	+	++	++	+	+	S/M/L	P	The Spatial Strategy provides	Mitigatory measures are set
The Spatial Strategy seeks to promote development that will protect and where possible enhance the natural environment. It aims to support development that does not have a detrimental effect on the integrity of any site designated as a Natura 2000 site.	The Spatial Strategy promotes development that contributes positively to the built environment and cultural heritage.	Additional economic activity and development is likely to require additional resources. Upturn in economic activity may result in new facilities and services for the local population. Opportunity to mitigate through the use of low carbon technologies and diverting development to sustainable locations.	The Strategy's principle focus is sustainable development and promotion of development that reduces the need to travel. The aim is to ensure new development is connected to sustainable travel and transport and by promoting the use of low carbon technology.	In line with policies and supplementary guidance, new development will protect and where possible enhance the water environment, as well as aiming to support the development of blue corridors.	The Strategy aims to reduce and mitigate the impact of climate change, promoting adaption through a variety of factors such as supporting development in sustainable locations and places where existing infrastructure can be used. It promotes use of low carbon technology to reduce emissions.	The Spatial Strategy contributes to the protection and enhancement of the landscape and townscape throughout Renfrewshire. The focus of the Spatial Strategy is to develop previously used land before development of greenfield and greenbelt.	The Spatial Strategy promotes sustainable forms of development which could contribute towards improvements in human health and good quality of life. New development in existing places will assist in offering access to local services and facilities and promote better health and wellbeing.	Sustainable forms of development and protection of the natural environment should protect soil and facilitate remediation where necessary.	The implementation of the Spatial Strategy will occur throughout the lifetime of the plan.	The proposed developments are permanent; therefore, the associated effects will be permanent.	The Spatial Strategy provides the overarching approach of the Local Development Plan therefore synergies are created. The Strategy seeks to ensure that these have a positive environmental effect where possible.	Mitigatory measures are set out in the Local Development Plan policies and the Supplementary Guidance which underpins the strategic approach adopted through the Local Development Plan. Mitigation will also be sought through consideration of individual planning applications. A Habitats Regulation Assessment has been undertaken of the Plan to

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												ensure where policies could affect biodiversity, appropriate assessment identifies actions required to avoid any environmental consequences from a development.

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Policy E1 Renfrewshire's Economic Investment Locations

Renfrewshire's Economic Investment Locations are identified and promoted for the development of Class 4 Business, Class 5 General Industry and Class 6 Storage and Distribution development as well as ancillary service provision, along with support for a wider range of employment generating uses.

All proposals for employment generating uses not listed in Use Classes 4, 5 & 6 require to demonstrate:

- the resultant economic impact of the proposed development including the number of additional employment opportunities to be created; and,
- that proposals would not have a significant detrimental impact on the role and function of the Economic Investment Location, the vitality and viability of Renfrewshire's Network of Centres, transport infrastructure and the built and/or natural environment of the area.

Development proposals must demonstrate that development does not have an adverse effect on the integrity of any Natura 2000 sites.

The New Development Supplementary Guidance sets out the role and function of Renfrewshire's Economic Investment Locations.

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-	~	+	~	+	-	-	+	~	S/M/L	P	Policy E1 provides the framework for Economic Investment across Renfrewshire therefore synergies are created. The strategy seeks to ensure that proposals within the Economic Investment Locations have a positive environmental effect where possible.	Flooding concerns can be reduced or avoided through various mitigation measures, identified through the planning application process. Use of low carbon technology will assist in reducing potential impacts. This positive promotion framework will be outlined in the Plan. Location of development within or close to existing settlements and infrastructure is promoted in the plan. This is more sustainable than green field development. Measures will be required to ensure no
The Policy has the potential to impact the Black Cart SPA and SSSI, along with SINC's such as the Black and White Cart Waters. These sites provide important habitat corridors and are integral to the blue network. The Policy and development guidance aims to ensure that any development does not have a significant adverse effect on the environment of an area.	The Policy seeks to direct economic development to existing economic investment locations.	Development in Economic Investment locations may result in new services and facilities for local residents. Development opportunities promoted by the plan offer the possibility of enhancing the built environment through the promotion of good design and layout.	Construction, deliveries and industrial use may have the potential to have a negative impact on air quality through increased vehicle use. Each of the economic investment locations are close to existing networks and services and in areas that are already close to developed urban areas.	A policy framework is set out to protect the water environment and seeks to address flooding and flood risk. Sites that are currently affected by flooding and drainage issues have the opportunity to be enhanced through sustainable urban drainage which are likely to have a positive impact on surrounding areas. New development will be considered in	Increased economic activity and traffic may result in increased emissions. A policy framework that seeks to deliver sustainable development where possible and secure climate change adaptation will be promoted. Adaptation measures should mitigate against potential long term impacts.	All economic investment locations are located within low lying land. A policy framework that seeks to protect the landscape quality and mitigate against potential negative impacts from development will be set out. Good design and layout will help mitigate any potential impact.	Inward investment and new employment opportunities will have sustainable socio-economic benefits. Any potential negative impacts such as flooding, reduced air quality and increased noise levels can be mitigated through the local Development Plan policies and legislation.	Development offers the opportunity to address vacant sites and remediate areas of contamination. Industrial use may result in further contamination. This will be carefully regulated through legislation.	Investment in economic investment locations is likely to be in place throughout the lifetime of the Local Development Plan.	The proposed developments are permanent; therefore, the associated effects will be permanent.	No new cumulative or synergistic impacts identified in relation to employment allocations with regard to water or flood risk.	

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				relation to the flood risk framework and mitigation will be identified at the planning application stage.							As the site are within a sustainable location in line with the LDP Spatial Strategy it is considered that there will be no adverse co-location issues.	adverse effects, in keeping with the requirements of the Habitats Regulations Assessment.

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Policy E2 – City Deal Investment Framework

City Deal investment aims to make a significant contribution to the Renfrewshire economy and sustainable and inclusive economic growth including: increased employment; the health of Renfrewshire’s Centres; the delivery of new homes; the visitor economy; and, enhanced accessibility and connectivity across Renfrewshire.

In line with the Renfrewshire Local Development Plan Spatial Strategy the delivery of Renfrewshire’s City Deal infrastructure projects as set out in Figure 4 (of the LDP) and associated development proposals across Renfrewshire will be supported to ensure the anticipated economic benefits are fully realised.

All development proposals associated with the delivery of City Deal investment will be considered in relation to the Renfrewshire Local Development Plan Spatial Strategy and require to be assessed against the relevant Local Development Plan policies and the New Development Supplementary Guidance. Development proposals must demonstrate that development does not have an adverse effect on the integrity of any Natura 2000 sites.

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<p>The Inner Clyde Special Protection Area (SPA), Black Cart Water SPA and Inner Clyde Ramsar Site are important habitat corridors and integral to the blue and green networks which require to be protected.</p> <p>Planning consent is in place for both the Clyde Waterfront and Renfrew Riverside project and the Glasgow Airport Investment Area Project.</p> <p>An Environmental Impact Assessment was undertaken to</p>	<p>There are a number of listed buildings/ structures within the vicinity of the CWRR and GAIA projects which require to be protected.</p> <p>LDP policies ensure that development will not have significant adverse effects on the historic environment and cultural heritage.</p> <p>The projects include programme of archaeological investigation ensuring that any identified features of archaeological</p>	<p>Infrastructure Development associated with City Deal will provide a range of new material assets both directly and indirectly helping to strengthen the Renfrewshire economy.</p> <p>An upturn in economic activity may result in new facilities and services for the local population, although this would require resources/ materials.</p> <p>There will be opportunities to incorporate low carbon technologies in</p>	<p>The construction and operation of the projects will change the traffic flows on the local road network, which will have the potential to affect local air quality.</p> <p>Improving access through new walking and cycling routes may help reduce the use of cars and congestion on local roads.</p> <p>Mitigation measures embedded in the design to encourage sustainable travel choices will assist in achieving improvements</p>	<p>The Local Development Plan will set out a policy framework that protects the water environment and seeks to address flooding and flood risk.</p> <p>There are key surface water bodies within the project areas; the River Clyde and its tributaries, the White Cart Water and Black Cart Water. The water bodies are heavily modified and have poor ecological status; however, they have associated</p>	<p>The Local Development Plan will set out a policy framework that seeks to deliver sustainable development and where possible secure climate change adaptation measures.</p> <p>It is considered that there would be no significant adaptation effects as the projects have been designed to be sufficiently resilient to projected climate changes and the surrounding environment is not predicted to encounter any</p>	<p>The Local Development Plan sets out a policy framework that seeks to protect the landscape quality and mitigate against potential impacts from development.</p> <p>Opportunity to enhance built environment with promotion of good design and layout.</p> <p>It is considered that the projects will not result in significant landscape and visual effects.</p> <p>Glasgow Airport Access enhancements will be within</p>	<p>The investment that will be delivered through City Deal projects will bring sustainable socio-economic benefits.</p> <p>Delivery of the projects and the associated upturn in economic activity may result in new job opportunities, facilities and services for local population.</p> <p>The National Manufacturing and Innovation Centre Scotland and the Medicines Manufacturing Innovation Centre will be developed</p>	<p>Projects offer the opportunity to address contaminated soil or poor ground conditions.</p> <p>Mitigation measures for the construction phase will embrace standard good construction practices.</p> <p>Mitigation measures for the long term operational phase is likely to comprise standard engineering design mitigations, which may include: screening of imported or reused fill</p>	<p>Effects of the CWRR and GAIA infrastructure projects are expected in the short to medium term. Both projects have planning consent with construction work expected to start in 2019.</p> <p>The benefits from the new infrastructure associated with new developments and employment opportunities are expected in the medium to long term.</p> <p>Work is continuing to develop improved connections to the airport. The effects will be</p>	<p>The proposals are permanent and therefore the effects will be permanent. Mitigatory measures will minimise effects during construction.</p>	<p>A cumulative assessment has been undertaken as part of the environmental assessment of Glasgow Airport Investment Area and the Clyde Waterfront and Renfrew Riverside Project. A summary of the expected cumulative effects are outlined below.</p> <p>A cumulative adverse effect to semi-natural woodland habitat from both loss and fragmentation is predicted.</p> <p>A significant cumulative beneficial cumulative effect through the removal and treatment of invasive non-</p>	<p>The cumulative impact should be positive with any negative impact being controlled, reduced and remediated at the project level where necessary.</p> <p>The projects are designed to enhance and increase connectivity in and around Renfrewshire. Cumulatively, this is likely to assist movement and access helping to develop land which is vacant, derelict or under used directing development to sustainable locations.</p> <p>The Local Development Plan policy framework will ensure that any flood risk issues</p>

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<p>assess the potential environmental impact of these projects and identify suitable mitigation measures where appropriate.</p> <p>There are no statutory designated sites within the area directly affected by the infrastructure projects.</p> <p>The LDP policy framework will ensure that any cumulative impact of development should protect Natura 2000 and Ramsar Sites.</p> <p>The assessment identifies that through the application of appropriate mitigation the effects on biodiversity, flora and fauna interests will not be significant.</p> <p>Clyde Waterfront and Renfrew Riverside Project (CWRR)</p> <p>Two areas of ancient woodland are identified within</p>	<p>interest are evaluated and recorded.</p> <p>Work is continuing to develop improved connections to the airport. The future environmental assessment for this project will consider any possible impacts on the historic environment and cultural heritage.</p>	<p>the design and new build units.</p> <p>Infrastructure improvements will provide enhanced walking and cycling routes providing an improved environment for pedestrians, cyclists, and public transport.</p>	<p>to local air quality.</p> <p>Air quality continues to be monitored across Renfrewshire including the potential impact on Air Quality Management Areas.</p>	<p>European-level habitat designations (Black Cart and Inner Clyde SPA designated for birds) and support other protected species.</p> <p>The engineered nature of the River Clyde means that flood risk is generally low, although it presents a tidal flood risk to a small number of industrial and commercial premises at the river edge.</p> <p>The developable area of the development sites at Renfrew riverfront and Netherton Farm will be informed by a Flood Risk Assessment.</p> <p>The projects have been designed to achieve a neutral or better outcome with respect to flood risk and drainage including the provision of cross drainage</p>	<p>significant climate change effects.</p> <p>Mitigation measures embedded in the design to encourage sustainable travel choices will assist in reducing emissions.</p> <p>Work is continuing to develop improved connections to the airport. As a sustainable transport project, it will help reduce emissions.</p>	<p>the urban area and will have limited impact on the local landscape. Any potential impacts will be addressed through appropriate design, adaptation and mitigation.</p>	<p>within the Strategic Economic Investment Location adjacent to Glasgow Airport and will be supported by the new GAIA infrastructure.</p> <p>Potential health and well-being benefits associated with more active travel opportunities.</p>	<p>materials and dedicated remediation of soils or groundwater in areas of localised contamination identified by the site investigation during construction.</p> <p>The recommended mitigation measures are considered sufficient to minimise the effects on sensitive receptors.</p> <p>No adverse residual or cumulative effects have been identified.</p>	<p>medium to long term.</p>		<p>native trees is predicted</p> <p>In the longer term up to 2037, it is predicted that there would be impacts on local landscape character due to the combined effect of Glasgow Airport Investment Area project and the development of sites within the Strategic Economic Investment Location.</p> <p>In the long term, significant cumulative beneficial employment effects are predicted from the development of the projects.</p> <p>Development is located within a sustainable location in line with the LDP Spatial Strategy. It is considered that there will be no significant adverse co-location issues.</p>	<p>are avoided or addressed at the planning application stage.</p> <p>Use of low carbon technology will utilised where possible.</p> <p>A Habitats Regulation Appraisal has been undertaken which included an appropriate assessment of the City Deal Policy. Mitigation will be taken forward through City Deal Investment projects where appropriate.</p>

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<p>the area directly affected by the CWRR project, as are two Sites of Importance for Nature Conservation.</p> <p>Potential effects on semi-natural woodland will be compensated for.</p> <p>Potential positive effect in the removal of Invasive Non-Native tree Species.</p> <p>Glasgow Airport Investment Area Project (GAIA)</p> <p>One area of ancient woodland is within 250m of the site.</p> <p>Development of the Netherton Farm area will help stop Whooper Swans crossing the flight path at Glasgow Airport reducing the number of Whooper Swan and airplane collisions.</p>				<p>and relief culverts.</p> <p>Effects on water quality, drainage, hydrology and flood risk are not considered to be significant.</p> <p>Glasgow Airport Access</p> <p>Work is continuing to develop improved connections to the airport. The future environmental assessment for this project will consider any possible impacts on the water environment, flooding and drainage.</p>								

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Policy E3 – Transition Area

Transition Areas aim to support a mix of uses.

Development proposals or a change of use within Transition Areas require to be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area and demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites. The New Development Supplementary Guidance lists the areas identified as being in transition and the acceptable uses within these sites.

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<p>The eight transition areas are located in or adjacent to developed urban areas. The Inner Clyde SSSI and SPA bound the Erskine Riverfront area and disturbance of the bird nature conservation interest requires to be considered as part of any development proposal in this area. This is considered in the Habitats Regulation Assessment.</p> <p>A number of Sites of Important Nature Conservation are adjacent to and within the transition areas. Including Erskine</p>	<p>Any development would have to take account of and be sympathetic to surrounding townscape. There are a number of listed buildings located within the transition area and any development/ change of use will be required to be in keeping with the listed building and its setting. Development of listed buildings also creates an opportunity to reuse a historical asset. A number of the transition areas are associated with WOSAS trigger sites and further investigation and mitigation</p>	<p>The eight transition areas are located in or adjacent to developed urban areas and are therefore located close to existing infrastructure and settlements. A number of the transition areas are linked to the Core Path network which offers the opportunity to maintain and enhance existing links and promote active, sustainable travel.</p>	<p>The location of sites within urban areas should reduce the need to travel resulting in lower emissions. Emissions will depend on proposed land use and change of use of a site could also result in an improved air quality.</p>	<p>Potential areas of flooding have been identified in a number of the transition areas and water bodies/courses may be associated with these sites. A change in land use may also contribute to improvements in the water environment on site and within water catchments. There may also be improvements in terms of flood risk if sites which are redeveloped and include SUDS or other sustainable flood management measures. The Clyde forms the northern boundary of the</p>	<p>The transition areas 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 transition areas largely contain previously used land and development may offer the opportunity for remediation and improvements to the built characteristics and surrounding townscape.</p>	<p>The transition areas largely contain previously used land. Redevelopment may offer the opportunity for remediation.</p> <p>Change of use of a site may have a positive impact on population and human health through improvements to the green and blue networks and enhanced pedestrian access which can improve health and wellbeing.</p>	<p>The transition areas largely contain previously used land. Redeveloping brownfield sites reduces the pressure on green field sites and loss of undeveloped soil. Any potentially contaminated sites could be remediated through re-development resulting in an improvement to soil quality.</p>	<p>Redevelopment of some transition areas will come forward faster than others, but the policies are designed to ensure there is flexibility and certainty to reflect more relevant land uses for sites that were historically used for industry.</p>	<p>If development takes place in a transition area the change in land use will be permanent.</p>	<p>Renfrewshire's Transition Areas are within sustainable locations within settlements. It is considered that there will be no adverse co-location issues.</p>	<p>The Local Development Plan policy framework will ensure that any flood risk issues are avoided or addressed at the planning application stage. Use of low carbon technology in new development will be promoted where possible.</p> <p>A Habitats Regulation Appraisal has been undertaken which included</p>

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<p>Riverfront, Meadowside Street/ Blythswood Area/ Normandy Hotel, Wright Street, Candren, and North Johnstone.</p> <p>Open space/ woodland and the Sites of Important Nature Conservation play a key role in the green network and provide species dispersal corridors and should be enhanced where possible. The Policies in the Local Development Plan will ensure that any development does not have a negative impact on environmental assets.</p>	would be required before development takes place.			<p>Erskine Riverfront and Blythswood Transition areas which are sensitive to development and mitigation measures will be required.</p>								<p>appropriate assessment of the Transition Area Policy. Proposed developments require to demonstrate no adverse effect on Natura sites.</p>

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Policy C1 – Renfrewshire’s Network of Centres

Each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities and gain access to sustainable transport and active travel connections. Development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses will be welcomed.

All development proposals within the Network of Centres will be considered in line with the hierarchy and role and the function of centres as set out within the New Development Supplementary Guidance and the sequential approach set out in Scottish Planning Policy.

~	+	++	+	~	+	+	++	+	S/M/L	P	Cumulative impacts are likely to be positive, primarily related to associated population and human health benefits.	Mitigation will depend on the proposed development within Renfrewshire’s Network of Centres. Appropriate mitigation may include sensitive design and enhancement of the green network.
Within Renfrewshire’s Centres there are a number of small open spaces, gardens and features such as walls that should be retained as important open spaces. Erskine Centre is close to the Inner Clyde SPA and SSSI. The policies within the Local Development Plan are framed to ensure development does not have an adverse effect on the integrity of any Natura 2000 site. Development in Renfrewshire’s Centres also offers the opportunity to enhance connections to	There are a number of Listed Buildings distributed throughout the Centres. A number of Centres are covered by Conservation Areas and by WoSAS trigger zones. Improvements to the built fabric of Town Centres and enhancement of the public realm should help enhance and protect historic environment. Centre Strategies have been prepared in support of the local Development Plan which will promote, protect and enhance historic and cultural	Development and enhancement of Renfrewshire’s Centres will have a significant positive effect, providing opportunities to enhance the existing network of core paths, as well as expand facilities, services and public transport provision. Development will require the use of material resources.	Focusing development in Renfrewshire Centres ensures that any proposals are focused in existing centres where there is existing public transport and where active travel is encouraged. There are three Air Quality Management Areas covering Renfrewshire’s Town Centres including Paisley Town Centre (AQMA), Renfrew Town Centre AQMAs and Johnstone High Street AQMA which monitor levels. Braehead is accessible by both road and public transport. It is a significant generator of	Potential areas of flooding are located in a number Town Centres, primarily due to the adjacent Black Cart in Johnstone, the Clyde in Erskine and Braehead and White Cart in Paisley. However new developments offer the opportunity to mitigate through Sustainable Urban Drainage. Development to minimise flood risk also provides the opportunity to enhance the water environment. In areas affected by flood risk the developable extent of the site will be determined	Strengthening Renfrewshire’s network of Centres ensures that accessible public transport is available which helps reduce the need to travel and encourages active travel. Localised flooding may be an issue although mitigation is possible. Development will require the use of resources and in the short term there may be an increase in emissions from traffic accessing the area.	Renfrewshire’s Centres have a strong built and cultural heritage and consist of historic townscape features which need to be protected. Redevelopment of sites will provide an opportunity to contribute to the sense of place, enhance characteristics of the townscape and improve connectivity. There are opportunities to incorporate good design into development of centres and a high standard of place making.	Improvements to Renfrewshire’s Network of Centres provides an opportunity to improve recreational uses and links to the Green Network/Core Paths and public realm improvements. Improvements to town centres 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 will likely result in improvement	Renfrewshire’s network of Centres primarily consists of previously developed land and therefore will have a minimal impact on soil. Development of brownfield sites also offers the opportunity for remediation of potentially contaminated land.	Investment and development in Renfrewshire’s network of centres will take place over the short, medium and longer term.	Any development within Renfrewshire’s Network of Centres is permanent, therefore it is likely that the associated effects will be permanent. Mitigatory measures may be required.	The Network of Centres encourage redevelopment of vacant sites and regeneration of town centres. No adverse co-location issues have been identified.	The Local Development Plan policy framework will ensure that any flood risk issues are avoided or addressed at the planning application stage. The type of mitigation will vary depending on the development proposed and will be secured at planning application stage and should offset any potential negative impacts.

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
the Green Network.	assets within centres.		traffic but proposals for a transport hub will help improve public transport and active travel links to the centre.	through a detailed flood risk assessment in line with the flood risk framework in Scottish Planning Policy.			in some locations. Development within Renfrewshire's network of centres will increase the range of services for Renfrewshire residents and can provide new job opportunities across Renfrewshire.					

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Policy C2 – Development Out with Renfrewshire’s Network of Centres

Proposals for new retail, leisure, visitor attractions and other major footfall generating developments appropriate to the network of centres should be located in accordance with the sequential approach set out in Scottish Planning Policy, subject to the availability of suitable opportunities.

Proposals out with the network of centres should:

- Provide clear justification as to why sites within the network of centres have been discounted, demonstrating a sequential approach has been undertaken to site selection;
- Demonstrate that the development will contribute to the area without significantly impacting on the vitality and viability, either individually or cumulatively, of the centres within the defined network;
- Demonstrate that proposals are of an appropriate scale and do not significantly impact upon the function, character and amenity of the surrounding area;
- Demonstrate that the development would tackle deficiencies in qualitative or quantitative terms that cannot be met in the network of centres; and,
- Demonstrate that the proposal is accessible by a choice of sustainable transport modes.

~	+	+	+	+	+	+	-	+	S/M/L	P	Additional traffic could have an impact on air quality or climatic factors. Any potential co-location issues are currently unknown due to the unknown location of development out with the Network of Centres.	The location and scale of any proposed development is not known; therefore, the impact is uncertain, and the type and scale of mitigation required would be identified at the planning application stage.
?	?	?	?	?	-	?	?	-				
The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on biodiversity, flora and fauna is therefore uncertain. The development criteria set out in the Local Development Plan should ensure that environmental impact is limited.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on the historic environment is therefore unknown. Renfrewshire has a significant historic environment resource and improvements to the built fabric and enhancement of the public realm should help enhance the historic environment.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on material assets is therefore unknown. The policy and development guidance seek to limit any impact and will only support sustainable development out with the network of centres	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on air is therefore unknown. New development may result in increased traffic as it would be located out with the centres, and associated building may have impact on emissions. The development guidance seeks to address this by ensuring the location of this development will have good accessibility via walking, cycling	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on the water environment is therefore unknown. New developments should minimise flood risk. There is also the opportunity to enhance the water environment through better drainage and reducing flood risk.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on climatic factors is therefore unknown. The policies and development guidance seek to limit any impact and promote sustainable development out with the network of centres. Increased travel and development may have impact on climate change if any large scale development	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on the landscape is therefore unknown. There are opportunities to incorporate good design into the development which helps secure a high standard of place making.	The location of any proposal for development out with Renfrewshire’s Network of Centres is unknown. The exact impact on population and human health is therefore unknown. Policy C2 seeks to ensure that any out of centre development does not detract from the vitality and viability of existing centres. If development was to take place out with the network of centres there could be a negative impact on the existing centres. Also,	The location of any proposed development is not known; therefore, the impact is uncertain. New development could facilitate remediation of contaminated land and the 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.		

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			and public transport routes.		does take place out with the centres. Any Development will require the use of resources and in the short term there may be an increase in emissions from traffic accessing the area.		car journeys to out of centre locations could increase, which could result in an increase in emissions and a detrimental impact on air quality.					

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POLICY I1 – Connecting Places

Good accessibility and connectivity to walking, cycling and public transport to support modal shift is a key consideration for investing in Renfrewshire.

All development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel, public transport networks, hubs and interchanges and for residential development to provide safe routes to school, setting out how this can be achieved. Development proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local or trunk road network will be supported.

Development proposals require to be designed to incorporate existing or future high speed digital network connections and other digital technologies.

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<p>The policy focuses new development to locations that have good connectivity to existing travel nodes and public transport networks. The approach will encourage active travel and ensure developments are located closer to existing urban areas. Depending on the type of development and proposed location, there may be some negative impact on biodiversity although the Local Development Plan policy framework and the Development Guidance will ensure that any</p>	<p>Depending on the type of development and proposed location, there may be some impact on the historic environment, although Policies and the Development Guidance will ensure that any potential impacts are limited with appropriate mitigation.</p>	<p>Development will result in the use of material resources; however, by focussing development in existing urban areas, there is more opportunity to reuse existing buildings and infrastructure where possible.</p> <p>Increased access and connectivity to walking and cycling routes will have a significant positive effect on material assets by encouraging active travel. This may result in improvements to the Core Path Network and pedestrian and cycle links.</p>	<p>Transport makes a significant contribution to the carbon emissions and poor air quality. The integration of active travel and land use should help to reduce this impact. High speed broadband connection could have a positive impact by supporting home working and reducing the need to travel.</p>	<p>Exact development locations are unknown therefore it is unclear what effect there will be on water bodies and the water environment. In areas that may be affected by flood risk the developable extent of the site will be determined through a detailed flood risk assessment.</p>	<p>The policy focuses new development to locations that have good connectivity to existing travel modes and networks, which encourages active travel and limits the need to travel therefore limiting greenhouse gas emissions.</p> <p>High speed broadband connection could have a positive impact by supporting home working and reducing the need to travel.</p>	<p>The majority of development is likely to be within the urban area on the urban edge limiting the environmental effect on landscape character.</p>	<p>Integration of development sites and active travel 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 and encouraging active travel.</p> <p>High speed broadband connection could have a positive impact by supporting home working and reducing the need to travel.</p>	<p>Potentially contaminated sites on the edge of settlements may be remediated. There may be the loss of soil on previously undeveloped land</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>Intensification of use could create cumulative impacts. The extent of this is unknown at present. Opportunity to enhance and provide new links to the green networks.</p>	<p>More detailed assessment will be possible once exact locations and development types are known. Development offers the opportunity to maximise opportunities of integrating new development with cycle/ pedestrian and Green Network links.</p>

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potential impacts are limited with appropriate mitigation.												

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POLICY I2 – Freight

Movement of freight by alternative means to the road network will be supported. The enhancement and development of sites with existing freight connections to the rail and air network along with proposals for any other additional sites that would take advantage of sustainable means of transportation will be welcomed.

The Council will safeguard and support Glasgow Airport, Linwood Burnbrae and Hillington Deanside Strategic Freight Transport Hubs in order to facilitate future investment in freight related activity and services at these locations.

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The policy focuses on enhancement and development of existing freight connections. Utilising existing freight connections helps protect sensitive biodiversity, flora and fauna sites from inappropriate development. The Black Cart SPA and SSSI lie directly north of Glasgow Airport, and are of international importance as a roosting and foraging area for wintering Icelandic whooper swans which may be affected by changes and development within Glasgow Airport Operational Land.	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.	Any new development will require the use of materials and resources. Policies and the development guidance will ensure that core paths, the blue and green network and active travel links are protected.	Transport makes a significant contribution to carbon emissions and air quality. The integration of transport and land use and supporting the movement of freight by rail should help to reduce this impact.	The Local Development Plan sets out a framework that protects the water environment and seeks to reduce flood risk. There are water courses and tributaries located within these areas and changes to land use may result in changes to the water table. However, development will offer the opportunity through Sustainable Urban Drainage to mitigate against flood risk.	Transport makes a significant contribution to the carbon emissions and air quality. Support for the movement of freight by air and 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. New developments will provide an opportunity to include features that will have a positive impact on landscape through sensitive design.	Transport makes a significant contribution to the carbon emissions and 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 to remediate contaminated land.	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 could create cumulative impacts. The extent of this is unknown at present. Reduction of road traffic associated with freight movement could reduce this effect.	More detailed assessment will be possible once exact locations of new development and scale of any enhancement of existing sites is known. Sensitive design should be able to offset potential negative landscape impacts.

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POLICY I3 – Flooding and Drainage

The delivery of the Clyde and Loch Lomond Flood Risk Management Plan, the Scotland and Clyde Area River Basin Management Plans and the Metropolitan Glasgow Strategic Drainage Plan will be supported in order to reduce flooding, flood risk and improve the condition of water bodies within Renfrewshire.

A precautionary approach will be adopted to the reduction of flood risk from all sources in line with the risk framework set out in Scottish Planning Policy. Avoidance is the first principle of Sustainable Flood risk Management. New development require to avoid areas susceptible to flooding and developers will be required to demonstrate promotion of sustainable flood risk management measures by implementing suitable drainage infrastructure. Development must not have an adverse impact on existing drainage infrastructure, increase the risk of flooding or result in the loss of land that has the potential to contribute to the management of flood risk through natural flood management, green infrastructure or as part of a flood management scheme.

Development which involves land raising will be considered in relation to the risk framework set out in Scottish Planning Policy with any loss of local flood storage capacity secured on a like for like basis. New development will integrate surface water management into the design of green infrastructure based on naturalised Sustainable Urban Drainage Systems (SUDS). Flooding and drainage measures require to have a positive effect on the water environment as well as the natural heritage interests of the site and land surrounding the site.

All development proposals require to be supported by an assessment of flood risk and drainage when deemed necessary by the Planning Authority.

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Adopting a precautionary approach in line with the flood risk framework in Scottish Planning Policy should have a significant positive impact on biodiversity, flora and fauna. Developments may offer the opportunity to protect and enhance the water environment and promote sustainable flood risk management which will have a positive	The flooding and drainage policy seek to ensure that new development does not have a detrimental impact on existing drainage infrastructure or increase the risk of flooding which should help to safeguard the historic environment and cultural heritage assets.	The development of new sustainable urban drainage will be a positive material asset for Renfrewshire by helping to enhance and protect the water environment and promoting sustainable flood risk management.	Protection and enhancement of the water environment has no significant impacts on air.	New development should avoid areas of flood risk from all sources. Adopting a precautionary approach in line with the flood risk framework in Scottish Planning Policy will have a significant positive impact on the water environment. Developments offer the opportunity to protect and enhance the water environment and promote sustainable	Ensuring development will not have a detrimental impact on the existing drainage infrastructure and protection and the enhancement of the water environment should help contribute to climate adaption measures and have a positive effect.	New Development will integrate surface water management into the design of green infrastructure which can have a positive impact on the local landscape and placemaking.	The development of new sustainable urban drainage will be a positive material asset for Renfrewshire helping enhance and protect the water environment and promoting sustainable flood risk management. Avoiding areas that are at flood risk will reduce the risk of incidences of flooding to the surrounding population.	Protection and enhancement of the water environment should have a positive effect on soil.	Applies to development throughout the plan period.	The proposed developments would be permanent therefore the likely associated effects will be permanent.	Overall this policy seeks a beneficial effect on the water environment and promotes Sustainable Flood Management reducing the instances of flooding.	Avoidance is the first principle of sustainable flood risk management. More detailed assessments will be possible once the exact locations of new development and scale of any enhancements of the water environment are known.

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<p>impact on the blue networks.</p> <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>				flood risk management.								

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POLICY I4 – Renewable and Low Carbon Energy Developments

Development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost will be supported. Renewable and low carbon energy developments, including the delivery of heat networks, will be considered in the relation to the scale of the contribution towards renewable energy generation targets and will be supported in principle where they are appropriate in terms of the location, siting and design having regard to any individual or cumulative significant effects on:

- Local environment, landscape character, built, natural or cultural heritage and water environment;
- Amenity of existing or allocated uses;
- Visual amenity, air quality, noise, glare and shadow flicker;
- Outdoor sport and recreation interest;
- Transport infrastructure, including road traffic and the safety of local and trunk roads and the railway network; and,
- The safe and efficient use of the Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence surveillance system.

Figure 10 identifies areas across Renfrewshire with potential for heat networks based on existing energy demand and proximity of existing energy resources.

All Major Development planning applications will require to consider the feasibility of meeting the development’s heat demand through a district heating network or other low-carbon alternatives. New development located next to significant heat sources will be designed so that it can connect to an existing heat network or a wider planned network at a future date. Any land required to deliver the heat network will be protected and incorporated into the design and layout of the proposed development. Where a heat network is not viable, the use of micro-generation and other heat recovery technologies will be encouraged.

~	~	++	++	+	+	~	++	+	S/M/L	P and T	The development of a heat network is likely to produce synergistic effects which could be beneficial to the efficiency and effectiveness of the overall network. More detailed assessment will be possible once exact location of low carbon renewable energy developments is known.	More detailed assessment will be possible once exact locations of any potential renewable and low carbon energy development is known. Sensitive design can help mitigate against any negative impacts.
Renewable energy and low carbon developments will be directed towards appropriate locations. Heat networks are mainly likely to be developed within urban areas in areas of high heat demand. The policies and development guidance will ensure that development would not have a significant impact on	The Local Development Plan policy framework and development guidance in the New Supplementary Development Guidance will direct renewable energy developments and heat networks to appropriate locations where there is unlikely to be a significant impact on the historic environment.	The development of renewable and low carbon energy developments, including the delivery of heat networks will be a positive material asset in Renfrewshire.	The development of renewable and low carbon energy developments, including the delivery of heat networks should help to reduce emissions and improve air quality.	The policies and development guidance in the Local Development Plan and New Supplementary Development Guidance will direct renewable energy developments and heat networks to appropriate locations where there is unlikely to be a significant impact on the water environment.	Potential new renewable energy developments will reduce the reliance on fossil fuels which will help reduce carbon emissions and will contribute to improvements in human health.	Consideration will be given to landscape sensitivity when considering renewable and low carbon energy developments. The Strategic Development Plan has identified small limited areas within Renfrewshire that may have potential for wind turbine development. However, at present there are significant issues	The development of heat networks will facilitate more sustainable options for heating buildings and homes potentially helping to address fuel poverty. The development of new renewable energy developments will reduce reliance on fossil fuels. This will reduce carbon emissions and help achieve	Potential improvements in air quality could help ensure that acidification of soil is reduced.	New renewable energy and low carbon developments including heat networks may come forward throughout the plan period.	Permanent but some renewable technologies like solar farms can be temporary. If development is temporary the policy framework requires land to be returned to previous use.	The development of a heat network is likely to produce synergistic effects which could be beneficial to the efficiency and effectiveness of the overall network. More detailed assessment will be possible once exact location of low carbon renewable energy developments is known.	More detailed assessment will be possible once exact locations of any potential renewable and low carbon energy development is known. Sensitive design can help mitigate against any negative impacts.

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biodiversity, flora and fauna.	Any detrimental impact will be mitigated through appropriate design.					<p>limiting the development of wind turbines in Renfrewshire due to Glasgow Airport radar restrictions.</p> <p>It is likely that the development of heat networks will be focused on the urban area and therefore would have a limited impact on landscape character.</p>	improvements in air quality which would contribute to improvements in human health.					

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POLICY I5 – Waste Management

Existing waste management infrastructure and facilities will be safeguarded where they support the delivery of the Zero Waste Plan and follow the waste hierarchy. Incompatible uses in the vicinity of current sites will be resisted.

Development proposals for waste management infrastructure and facilities on new or existing sites will require to demonstrate how it conforms to, meets and delivers the objectives of the Zero Waste Plan. Development proposals will be supported where:

- The site has a good level of accessibility and the development does not have an adverse impact on the existing road network;
- The transportation of waste is kept to a minimum;
- It is able to co-exist with surrounding existing and allocated land use;
- The benefits of the proposal are demonstrated, taking into account the environmental, social and economic effects;
- It is located on or adjacent to land previously licensed for waste management processes without impact upon amenity or the operation of other uses or on land designated for Renfrewshire’s Economic Investment Locations, subject to site specific considerations;
- The potential for the integration of waste and energy innovations is fully explored where it is demonstrated to be viable;
- It protects the built heritage and natural environment and demonstrates that it does not have an adverse effect on the integrity of any Natura 2000 sites; and
- Restoration and after-use proposals which are compatible with adjacent land uses and the local environment are set out prior to development.

All new developments must include and demonstrate suitable and well-designed provision for waste storage, recycling and collection.

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The impact on biodiversity, flora and fauna is unknown as the specific location of the development is unknown. However due to the nature of waste management, new development will be directed to Renfrewshire’s Economic Investment Locations which have limited biodiversity,	The impact on the historic environment is unknown as the specific location of proposed development is unknown. Any potential waste management infrastructure and facilities are likely to be located within an existing economic investment location. There are a limited number of listed buildings and conservation areas located within or close	A waste management development is likely to require additional resources and offers the potential to utilise low carbon technologies in the design and construction.	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 will ensure that emissions do not exceed legal limits. The criteria based approach should also ensure that the environmental	The impact on the water environment is unlikely to be significant. Any potential waste management infrastructure and facilities are likely to be located within an economic investment locations which may be adjacent to a watercourse. Ensuring that any facility is located on or adjacent to land previously licensed for waste	Waste facilities may have by-products/ emissions which are harmful to climatic factors. However advanced technologies are reducing impacts.	There is unlikely to be any significant impact on landscape character as any potential waste management infrastructure and facilities are likely to be located within an existing economic investment location. There is unlikely to be any significant impact due to the urban nature of economic investment locations.	A waste management development will ensure that there is capacity within Renfrewshire to deal with waste in a sustainable manner. The waste management policy recognises the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire.	There is unlikely to be any significant impact on soil as any potential waste management infrastructure facilities are likely to be located on a previously used site within existing economic investment location. and brownfield sites. This may offer the opportunity for remediation. A facility will also result in a	Renfrewshire Council is complying with national targets of reducing waste by recycling or composting 70% of waste from all sources by 2025. No new facility is currently proposed.	Any proposed development would be permanent; therefore, it is likely that the associated effects will be permanent.	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.	More detailed assessment will be possible once exact locations of any potential waste management facility is known. Other agencies have a significant role to play in regulation and legislative requirements to ensure that any proposed facility causes minimum environmental impact and what mitigation may be required. Sensitive siting and design and directing developments to the most suitable locations within Renfrewshire also	

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flora and fauna value. The policy ensures that any future waste management facility protects the natural environment and does not have an adverse effect on the integrity of Natura 2000 sites.	to these Locations. The Local Development Plan policy framework ensures that any future waste management facility protects the built and cultural heritage assets.		impact is limited.	management purposes or on land which is suitable to support waste management processes should limit the environmental impact on the water environment.				diversion away from landfill.				helps mitigate against impacts.

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P1 – Renfrewshire’s Places

Within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form. New development proposals within these areas should make a positive contribution to the Place and be compatible and complementary to existing uses as set out by the New Development Supplementary Guidance and Renfrewshire’s Places Design Guidance.

~	~	+	+	~	~	~	+	+	S/M/L	P		
<p>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 proposed and 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.</p> <p>The Local Development Plan Policy framework will ensure that new development does not have a significant</p>	<p>Any development will have to be sensitive to the setting of Listed Buildings or conservation area and ensure that place making is at the forefront of the design. The Policies and Development Guidance in the Local Development Plan and New Development Supplementary Guidance will ensure that the impact on the historic environment and cultural heritage assets are limited.</p>	<p>New development will require the use of building materials and resources but there will be an opportunity to incorporate low carbon technologies in the design of new developments. Good design and enhanced place making will ensure that development is complementary to existing uses. Development sites located in existing places will also provide the opportunity to enhance access to pedestrian, cycle and public transport networks.</p>	<p>The general presumption in favour of the continuance of the built form within existing settlements should reduce the need to travel and reduce the impact of car travel on air quality. In line with the policies and development guidance in the Local Development Plan and New Development Supplementary Guidance, the design and layout of new development should allow for access to pedestrian, cycle and public transport networks which will promote active travel.</p>	<p>Careful consideration should be given to the quality of the water environment in areas that are developed, and improvements made where possible. In areas affected by flood risk the developable extent of the site will be determined through a detailed flood risk assessment in line with the flood risk framework in Scottish Planning Policy.</p>	<p>This policy focuses on the delivery of sites within existing places which are well located for pedestrian, cycle and public transport networks, reducing the need to travel by car. Development of the sites may require the use of resources but there will be an opportunity to incorporate low carbon technologies in the design of new developments. Adaptation measures can be incorporated which could help mitigate any issues related to flooding and climate change. New development provides the opportunity to deliver</p>	<p>Any development offers the opportunity for place making and landscape improvements. The impact depends on the quality and design of proposed development. Sympathetic new development and landscaping will help to enhance the landscape characteristics and placemaking.</p>	<p>New development should allow for access to public transport, pedestrian and cycle networks, where possible, which will offer access to local services and facilities and can help promote better health and wellbeing. There will be an opportunity to promote Sustainable Flood Risk Management and remediate areas of potentially contaminated land.</p>	<p>The presumption in favour of the continuance of the built form will help promote the development of brownfield and previously used sites in existing places, therefore offering an opportunity for the remediation of potentially contaminated soil. There will be an intensification of use on certain Greenfield sites which may result in the loss of undeveloped soil.</p>	<p>Development will come forward throughout the Plan period.</p>	<p>The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.</p>	<p>Any intensification of use has the potential to create cumulative impacts, however in line with the Spatial Strategy development will be focussed in sustainable locations within existing settlements. The cumulative impacts may be positive with the delivery of enhanced placemaking and the remediation of contaminated land.</p> <p>It is considered that there will be no significant adverse co-location issues.</p>	<p>Sensitive design and directing developments to the most suitable locations should be able to offset negative impacts. 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> <p>There will be an opportunity to promote Sustainable Flood Risk Management and remediate areas of potentially contaminated land.</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
detrimental impact on biodiversity, flora and fauna.					enhanced placemaking creating more sustainable places.							

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P2 – Housing Land Supply

A 5-year supply of effective housing land will require to be maintained at all times which provides a range and choice of sites and supports the delivery of sustainable mixed communities throughout Renfrewshire. The housing sites listed in Appendix 1 will be reviewed annually through the Renfrewshire Housing Land Audit and are identified as housing sites to meet Renfrewshire's Housing Supply Targets.

Should the Council identify a shortfall in the 5-year supply of effective housing land during the plan period, planning applications for new housing developments will be considered in relation to the criteria in Policy 8 of Clydeplan (2017), the framework set out in Appendix 1 and the New Development Supplementary Guidance.

~	~	+	~	~	~	~	++	~	S/M/L	P	Cumulative impacts would largely be positive related to the development of brownfield land delivering enhanced placemaking and the remediation of contaminated land.	Sensitive design and directing developments to the most suitable locations should be able to offset negative impacts. New housing development will result in economic investment associated with new build activity. Potential to maximise opportunities to cycle/ pedestrian and Green Network links.
+	~	+	~	~	+	+	+					
The Housing Land Supply sites are generally located within existing settlements and most of the housing land supply has limited value in terms of biodiversity, flora and fauna. Many of the housing land supply sites have had a previous use, therefore the effect on the nature conservation value of the sites should be limited. Any new housing development will provide an opportunity to include features that will enhance the biodiversity	The Housing Land Supply sites are generally located within the existing built up area, there is therefore the potential to have a limited impact on historic buildings and structures or Conservation Areas. The Policies and Development Guidance in the Local Development Plan will ensure that the impact on the historic environment and cultural heritage is limited.	New development will require the use of building materials and resources but there will be an opportunity to incorporate low carbon technologies in the design of new developments. Good design and enhanced place making will ensure that development is complementary to existing uses. Development sites located in existing places will also provide the opportunity to enhance access to pedestrian, cycle and public transport networks.	Development of the housing sites should not have a significant impact on air quality as these sites are in the most sustainable locations. The sites are located within existing settlements which should reduce the need to travel and reduce the impact of car travel on air quality. In line with the policies and development guidance in the Local Development Plan and the New Development Supplementary Guidance the design and layout of new development should allow for access to	Some sites may be affected by flood risk, 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, and improvements made where possible. In areas affected by flood risk the developable extent of the site will be determined through a detailed flood risk assessment in line with the flood risk framework in Scottish Planning Policy.	The Housing Land Supply sites are generally located within the existing built up areas which are well located for pedestrian, cycle and public transport networks, reducing the need to travel by car. Development of the sites may require the use of resources but there will be an opportunity to incorporate low carbon technologies in the design of new homes. Adaptation measures can be incorporated which could help mitigate any issues related to flooding and climate change. New	Development of the housing land supply sites provides the opportunity to deliver enhanced placemaking creating more sustainable places. New development offers the potential to make significant improvements to the quality of existing places throughout Renfrewshire. The policies and development guidance within the Local Development Plan and New Development Supplementary Guidance will promote high quality design and will help to minimise any potential	Development of the housing land supply sites will offer an opportunity for the remediation of areas of potentially contaminated land. New development should allow for access to public transport, pedestrian and cycle networks, where possible, which will enhance access to local services and facilities and can help promote better health and wellbeing. Development will support the delivery of a range and choice of housing across Renfrewshire to meet the housing needs	Focusing on the development of brownfield and previously used sites in existing places offers an opportunity for the remediation of potentially contaminated soil. There may be a loss of previously undeveloped soil, however, this is applicable to a very small proportion of land and there will remain a substantial amount of undeveloped land across Renfrewshire.	The effect of new houses being constructed would be across the plan period. 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. Mitigatory measures as set out are necessary.	Allocated housing sites will be within a sustainable location with no adverse co-location issues.	There will be an opportunity to promote Sustainable Flood Risk Management and remediate areas of potentially contaminated land.

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
through sensitive design. The Local Development Plan Policy framework will ensure that new residential development do not have a significant detrimental impact on biodiversity, flora and fauna.			pedestrian, cycle and public transport networks.		development provides the opportunity to deliver enhanced placemaking creating more sustainable places.	landscape impacts.	of existing and future residents.					

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

Policy P3 – Housing Mix and Affordable Housing

Development proposals that provide a mix of housing types and tenures to meet current and future housing needs and support sustainable mixed communities will be supported.

Residential proposals will require to demonstrate how they meet local housing need and demand providing a mix of housing on all residential sites. A mix of housing to meet specific housing needs requires to be considered, including housing for older people and less able residents, along with the delivery of starter homes and smaller units.

Affordable housing requirements will require to be addressed in all residential developments where 50 or more dwellings are proposed providing up to 25% of the total site capacity in line with the New Development Supplementary Guidance. The appropriate housing mix for the locality and viability of the development will be key considerations in the delivery of new affordable housing.

Affordable housing provision can be across a range of tenures, including social housing for rent, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low-cost housing without subsidy.

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The policy relates to the type/ tenure of houses on a housing site, this will have no impact on biodiversity, flora and fauna.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the historic environment.	A housing mix and affordable housing policy will have a positive impact on material assets as it allows for a mix and range of housing to meet housing need and demand across Renfrewshire. This will support sustainable mixed communities.	The policy relates to the type/tenure of houses on a housing site, this will have no impact on the air quality.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the water environment.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the climatic factors.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the landscape.	Ensuring that there is a mix of housing types and tenures will have a positive impact on population and human health as it meets the housing need and demands of local residents. This will support sustainable mixed communities.	The policy relates to the type/ tenure of houses on a housing site, this will have no impact on the soil quality.	The effect of new houses being constructed would be across the plan period.	The proposed developments are permanent; therefore, it is likely that the associated effects will be permanent.	There is unlikely to be negative secondary, cumulative or synergistic environmental impacts as the policy is related to the type of housing on a housing site. Cumulative impacts will be positive primarily related to associated population and human health benefits.	Appropriate mitigation including sensitive design etc will be secured at planning application stage and should be able to offset any potential negative impacts.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P4 – Sites for Gypsies, Travellers and Travelling Showpeople

Proposals for small privately-owned sites to accommodate Gypsies/Travellers and Travelling Show People, whether transit or permanent, will be supported where it can be demonstrated that:

- there is an identified locational need;
- the site can provide users with an acceptable level of residential amenity;
- access, parking, servicing and other on-site requirements (water supply, drainage/flood risk, electricity and waste collection) can be satisfactorily met;
- there will be no significant detrimental impact on the amenity of the surrounding area;
- the site is accessible to public transport, local schools and other local services and facilities; and,
- the site will complement and be compatible with the character and appearance of the surrounding area.

~	~	+	~	~	~	~	++	~	S/M/L	P	Cumulative impacts are unlikely as development is likely to be in one location or a limited number of locations and be limited in size.	Potential impacts and appropriate mitigation measures will be considered when a new Gypsies, Travellers and Travelling Showpeople site is proposed. Sensitive design, siting etc should be able to offset negative impacts.
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Small sites are unlikely to have any significant biodiversity, flora and fauna impact, however as location is unknown the impact will be assessed when a development is proposed. The development guidance ensures that a site is directed to sustainable locations ensuring impacts are minimised and that the site can be adequately serviced.	Small sites are unlikely to have any significant historic environment impact, however as location is unknown the impact will be assessed when a development is proposed. The development guidance ensures that a site is directed to sustainable locations ensuring impacts are minimised and that the site is compatible with the character and appearance of the area.	The development of a Gypsy/ Travellers and travelling Showpeople site would be a material asset to Gypsy/ Travellers and travelling Showpeople community.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations ensuring impacts on air are minimised. The sites are also likely to be small and unlikely to have a significant impact on air quality.	Small sites are unlikely to have any significant water environment impact, however as the location is unknown the impact will be assessed when a development is proposed. The development guidance ensures that a site is directed to sustainable locations ensuring impacts are minimised including on the water environment.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations ensuring climatic impact factors are minimised. The sites are also likely to be small and unlikely to have a significant impact on climatic factors.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations where impacts on landscape will be minimised and ensuring that there is no detrimental impact on the amenity of the surrounding area.	The development of a site for Gypsies, Travellers and Travelling Showpeople would increase the provision of facilities in Renfrewshire which should make a positive contribution to quality of life of Gypsies, Travellers and Travelling Showpeople within Renfrewshire.	The policy and development guidance ensure that any new site that is proposed will be directed to sustainable locations ensuring impacts on soil quality are minimised. The sites are also likely to be small and unlikely to have a significant impact on soil quality.	Development of a site for Gypsies, Travellers and Travelling Show people may come forward during the Plan period.	If a site for Gypsies, Travellers and Travelling Show people were developed it would be directed to a sustainable location. The site would be developed permanently, however may not be occupied on a permanent basis.	Cumulative impacts are unlikely as development is likely to be in one location or a limited number of locations and be limited in size.	Potential impacts and appropriate mitigation measures will be considered when a new Gypsies, Travellers and Travelling Showpeople site is proposed. Sensitive design, siting etc should be able to offset negative impacts.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P5 – Green Network/Blue Network

Development which protects, maintains or enhances the quality and connectivity of green/blue networks as an integral functioning part of the place, including core paths, rights of access, open space and the water environment will generally be supported. Development proposals should contribute to and enhance the wider integrated green/blue network where there are opportunities for activity and access to open space as well as increasing accessibility to active travel routes in and around communities and places.

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Developments which maintain and enhance green infrastructure have a significant positive effect on biodiversity, flora and fauna. Developments offer the opportunity to enhance Green/ Blue Network corridors by improving opportunities for activity and access to open space with increased accessibility in and around communities and places. This will enhance connections to natural habitats.	Local Development Plan policy framework will ensure that historic environment and cultural heritage assets will not be significantly impacted by developments which enhance the green network/ blue network.	Developments which improve the green infrastructure will have a significant positive effect on Renfrewshire's material assets. Throughout Renfrewshire there are numerous important Core Path routes which may be enhanced through new connections and the expansion of the Green and Blue Network.	Development of Green Infrastructure will have a positive effect on air quality as development is focused on providing high quality connected green spaces that encourages active travel.	The water environment is a key component in the delivery of green infrastructure. Blue Corridors and Sustainable Urban Drainage Systems should be utilised through carefully designed developments which will have a positive effect on the water environment.	Development of green infrastructure helps reduce the impact of climate change through the promotion of active travel utilising core paths and green / blue network links.	Enhancing and incorporating the green infrastructure in new development offers an opportunity for landscape improvements throughout the Renfrewshire. New development also offers the opportunity to secure a high standard of place making.	Development of green infrastructure helps create attractive locations as well as well designed sustainable places to live. Improvements to Green Infrastructure provides an opportunity to improve active travel which has population and health benefits.	Development of green infrastructure provides an opportunity to remediate any sites of potentially contaminated land.	Development of green infrastructure would be across the plan period.	Any development that results in improvements to the green infrastructure are permanent, therefore, it is likely that the associated effects will be permanent.	There is the potential for positive cumulative effects as green infrastructure is expanded throughout Renfrewshire and additional linkages created with the Central Scotland Green Network.	Enhancement and improvements to green infrastructure will help improve connections to and from local communities both within and outside of Renfrewshire, promoting healthier lifestyles, connecting and enhancing natural habitats, and attracting and retaining investment in the area.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P6 – Open Space

Areas of open space, recreation provision and amenity space, as shown on the Local Development Plan Proposals Maps, will be protected from development. Any development proposals which would result in the loss of an area of open space not identified on the Proposals Maps will be assessed in relation to criteria set out in the New Development Supplementary Guidance.

New development must link to or incorporate accessible multifunctional open space, recreational facilities and amenity space of a quality and quantity, in the right location, to meet the needs arising from the development. Open space should be designed to meet the recreational needs of people of different ages and physical abilities contributing to health and wellbeing across Renfrewshire.

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Supporting the protection of formal and informal open space and encouraging developments which incorporate accessible multifunctional open space or recreational facilities will prevent the loss of biodiversity, flora and fauna and will have a positive impact on the environment and promote blue and green networks.	Local Development Plan policy framework will ensure that historic environment and cultural heritage assets will not be significantly impacted by developments which enhance open space/ blue network.	Supporting the protection of formal and informal open space and developments which create or incorporate multifunctional open space will have a significant positive impact on material assets through supporting existing facilities and the provision of additional recreational facilities.	Development of open space and supporting the protection of formal and informal open space is likely to have positive environmental effects on air quality through encouraging active recreation.	Development which enhances areas of open space and creates additional open space resources can help enhance the water environment and promote sustainable flood risk management.	Supporting the protection and development of open space and recreational facilities helps reduce the impact of climate change on the urban population.	Supporting the protection of formal and informal open space and developments which incorporate accessible multifunctional open space will help improve and enhance the landscape setting of Renfrewshire.	The creation of additional open space and recreational facilities and supporting the protection of existing formal and informal open space has positive health benefits from the provision and protection of these resources supporting active recreation and play.	The protection of formal and informal open space has a positive impact on soil by preventing the loss of previously undeveloped green field land.	Supporting the protection of formal and informal open space and the creation of multifunctional open space and recreational facilities will happen through the lifetime of the plan.	The effects of the protection or development of multifunctional open space could be both temporary or permanent. Development of recreational facilities would be permanent.	Positive cumulative and synergistic effects will be created through improvements to multifunctional open space and recreational facilities.	The protection and incorporation of accessible multifunctional 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.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY P7 – Dargavel Village

The Council will support and encourage development within Dargavel Village where it supports the principles set out in Figure 13 and in the approved masterplan for the site.

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The development of Dargavel Village Community Growth Area has limited value in terms of biodiversity, flora and fauna due to the sites previous use. Therefore, the effect on the nature conservation value is limited. The master plan for Dargavel Village has incorporated new landscaping, open space, green networks and community woodland which will bring biodiversity to the area with the introduction of new flora and fauna.	No significant impact on historic environment through the development of the Community Growth Area.	Dargavel Village Community Growth Area has been developed on unused land bringing new life to the site. The development has a design code outlining distinct character areas which incorporated good design and placemaking. The master plan for the site incorporates new open space, green network assets and community woodland.	Development of Dargavel Village Community Growth Area will not have a significant impact on air quality as the development is in a sustainable location. The development is located on the edge of Bishopton within the community growth area which should reduce the need to travel and reduce the impact of car travel on air quality. The community growth area will create new pedestrian and cycle routes with public transport available nearby.	During the planning application process and development of the masterplan, a Flood Risk Assessment and Drainage Impact Assessment was conducted. Appropriate mitigation has been taken on board to deal with flood risk from Dargavel Burn. New Sustainable Urban Drainage infrastructure has been delivered to support the development.	Dargavel Village Community Growth Area is located on the edge of Bishopton therefore well located for pedestrian, cycle and public transport networks, reducing the need to travel by car. The development will also contain its own services and facilities within walking and cycling distance.	The development of Dargavel Village Community Growth Area provides opportunity to create a sustainable development on the edge of Bishopton. Within Dargavel Village there is new landscaping through the introduction of green networks, open space, recreation facilities and community woodland.	Dargavel Village Community Growth Area is creating a thriving development of housing, commercial and community buildings, community woodland park and recreational facilities. Once completed, the Dargavel Village development will provide the local area with around 4,000 homes, travel links to the M8 motorway, additional rail parking, retail facilities, a primary school and a community woodland park. The development brings a range of housing to the area including private and affordable homes to meet	Remediation was required to deal with any contaminated soils on-site with the site previously being of industrial use.	Construction of Dargavel Village began in 2013 and will continue to develop with construction expected to complete in 2034.	The development is permanent with all likely effects being permanent as well.	Positive cumulative and synergistic effects will be created through development of previous brownfield land and therefore reducing the strain on Green belt in line the Local Development Spatial Strategy. Development is within a sustainable location on the edge of Bishopton and was found to have no adverse co-location issues.	Appropriate mitigation to deal with a number of potential impacts is being taken forward through the planning application process and construction of the development.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	
							the needs and demands of Renfrewshire.					

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV 1 – Green Belt

The green belt in Renfrewshire maintains the identity of settlements, protecting and enhancing the landscape setting of an area and protecting and promoting access opportunities to open space.

Development within the green belt will only be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance. Support will be given to developments that are able to demonstrate diversification within green belt and rural areas which promote new employment, tourism opportunities and / or community benefits.

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Directing growth to sustainable locations within existing settlements ensures that Renfrewshire’s Green Belt is protected from inappropriate development which prevents the loss of biodiversity, flora and fauna.	The Local Development Plan policy framework and Development Guidance ensures that the historic environment and cultural heritage will not be significantly impacted by new development. There are several historic features located within the Green Belt and its protection helps conserve these features.	Ensuring that the Green Belt maintains, protects and enhances the landscape setting of areas will have a significant positive effect on material assets as it will help ensure that the Core Path Network, the Country and Regional Park and other recreational resources are protected.	Ensuring that development is focused in sustainable locations primarily within the urban area ensures that development is connected to sustainable travel and transport, encouraging active travel which helps reduce emissions associated with transport.	Protection of the Green Belt will help maintain and enhance the water environment and will help support the development of blue networks.	The Green Belt Policy ensures that new development is located in sustainable locations, located in places where existing infrastructure can be utilised. This will limit the impact on climatic factors.	A robust Green Belt helps ensure the existing landscape setting of Renfrewshire’s towns and villages are protected and enhanced.	Focusing new development to sustainable locations will offer access to local services and facilities which promotes better health and wellbeing whilst preserving the Green Belt.	Protection of the Green Belt will protect soil including areas of carbon rich soil. Directing development to urban areas should encourage the remediation of contaminated land.	Protection of Green Belt will occur throughout the lifetime of the Local Development Plan.	If a development is proposed the likely effects of a development would be permanent in nature.	Positive cumulative and synergistic effects will be created through protecting and enhancing the Green Belt. There are synergistic links between health and well being and a high quality natural environment.	Appropriate mitigation including sensitive design etc could be secured at planning application stage and should be able to offset any negative impacts that are identified in relation to appropriate development within the green belt.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV 2 – Natural heritage

Development proposals will consider the potential impacts on natural heritage. Development proposals should protect and restore degraded habitats, enhance and promote access to Renfrewshire's natural environment and minimise any adverse impacts on habitats, species, network connectivity or landscape character. Developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest or the wider biodiversity and geo-diversity of the area.

All proposals will be assessed in terms of the mitigation hierarchy of Avoid/Reduce/Compensate, the cumulative impact of development based on the precautionary principle and should protect, and where possible enhance:

- Natura 2000 and Ramsar Sites;
- Protected Species;
- SSSI's;
- Wild land;
- LNRs, SINCs and wildlife corridors;
- Biodiversity;
- Landscape character and setting;
- Clyde Muirshiel Regional Park;
- Trees - Ancient and semi- natural woodland in line with the Scottish Government's Control of Woodland Removal Policy and Clydeplan's Forestry and Woodland Strategy, significant trees including those covered by Tree Preservation Orders, hedgerows and trees within Conservation Areas

Developments and changes of use affecting those outlined above will be assessed against criteria set out in the New Development Supplementary Guidance.

++	+	++	++	++	++	++	++	++	S/M/L	P	Positive cumulative effects will be created through the protection of Renfrewshire's natural heritage. The protection of ecosystems should create positive synergistic effects.	The scale and type of mitigation required will be identified through the planning application process, once the location and development proposal are known. The Development Guidance sets the specific criteria that proposed developments will be assessed against if they are near or within a site that has a nature conservation interest.
A robust natural heritage policy that protects sites safeguarded for their natural conservation interest will have a significant positive impact on biodiversity, flora and fauna ensuring that the features are protected, enhanced and maintained.	The policy will have a positive impact on the historic environment and cultural heritage as there are a number of historic environment and cultural heritage features that are associated with natural heritage which will be protected and where possible enhanced through this policy.	Ensuring that Renfrewshire's natural heritage interests are protected and enhanced will have a significant positive effect on Renfrewshire's material assets. Core Path Network and cycle routes etc, support species dispersal.	Protection of Renfrewshire's natural heritage will have a positive effect on air quality by ensuring that development is in appropriate locations. Both trees and peatland areas will be protected and continue to act as carbon sinks. Protecting woodland and trees can also help to improve air quality.	Protection of Renfrewshire's natural heritage will help maintain and enhance the water environment and will help support the development of blue networks. Protection of the natural environment can help support sustainable flood risk management.	Protection of Renfrewshire's natural heritage will have a positive effect on air quality by ensuring that development is directed to appropriate locations. Both trees and peatland areas will be protected and continue to act as carbon sinks.	Natural heritage features play an important role in Renfrewshire's landscape setting. Ensuring that the natural heritage features are protected and enhanced has a significant positive effect on landscape character.	An ecosystem that is protected and enhanced can have a positive effect on health and well being. Carbon sinks can help mitigate the impact of climate change and reduce instances of flooding. The protection of woodland and trees can also have a positive effect on air quality.	Protection of Renfrewshire's natural heritage will protect soil including areas of carbon rich soil.	Protection of Renfrewshire's natural heritage will occur throughout the lifetime of the Local Development Plan.	If a development is proposed the likely effects of a development would be permanent in nature.	Positive cumulative effects will be created through the protection of Renfrewshire's natural heritage. The protection of ecosystems should create positive synergistic effects.	The scale and type of mitigation required will be identified through the planning application process, once the location and development proposal are known. The Development Guidance sets the specific criteria that proposed developments will be assessed against if they are near or within a site that has a nature conservation interest.

STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT (2019)

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Significant positive impact	Positive impact	No Significant Impact	Negative Impact	Significant negative impact	Unknown Impact

SEA Topics									Effect			Mitigation
1. Biodiversity, Flora and Fauna	2. Historic Environment and Cultural Heritage	3. Material Assets	4. Air	5. Water	6. Climatic Factors	7. Landscape	8. Population and Human Health	9. Soil	Short, Medium or Long Term	Permanent or Temporary	Secondary, Cumulative/ Synergistic	

POLICY ENV3 – Built and Cultural Heritage

Renfrewshire’s built and cultural heritage which includes listed buildings, conservation areas, scheduled monuments, sites of known archaeological interest, unscheduled archaeological sites and the inventory of gardens and designed landscapes will be safeguarded, conserved and enhanced, where appropriate.

Development proposals, including enabling development, within or in the vicinity of built and cultural heritage assets will be required to demonstrate that there is no negative impact to their site or setting and is in accordance with the provisions set out in the New Development Supplementary Guidance.

There will be support for the retention and sympathetic restoration, appropriate maintenance and sensitive management of listed buildings to enable them to remain in active use.

The layout, design, materials, scale, siting and use of any development which will affect a listed building, or its setting should be sensitive to the buildings character, local landscape character, appearance and setting.

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This policy will ensure that built and cultural heritage features that contribute to biodiversity and species habitats are protected.	This Policy will have a significant positive impact on built and cultural heritage ensuring that assets are safeguarded, conserved and enhanced and that consideration is given to the setting of these assets when preparing new development proposals.	Renfrewshire’s historic and cultural heritage plays a significant role in creating Renfrewshire’s unique identity which is reflected in the number and range of historic buildings. The built and cultural heritage policy has a significant positive impact on Renfrewshire’s material assets.	Supporting the re-use of existing buildings will help limit additional development thus helping reduce emissions. Conversion and reuse of existing buildings provides an opportunity to utilise low carbon technology.	Protection and enhancement of the historic and cultural environment can contribute towards improvements in the water environment for example safeguarding, conserving and enhancing designed landscapes.	Supporting the retention and restoration of built and cultural heritage features helps encourage reuse of these resources and reduces the need to travel thus helping to reduce emissions. Conversion and reuse of existing buildings provides an opportunity to utilise low carbon technology.	Renfrewshire’s rich cultural heritage is a key component of Renfrewshire’s landscape. The built and cultural heritage policy ensures that the assets are safeguarded, conserved and enhanced securing a significant positive effect on the landscape setting of Renfrewshire.	Protecting the built and cultural heritage can have a positive effect on health and well being through preserving and enhancing important assets for the enjoyment of residents.	The built and cultural heritage policy ensures that heritage assets are safeguarded, conserved and enhanced. Safeguarding designed landscapes may also contribute to the remediation of soil.	Protecting the built and cultural heritage will happen throughout the lifetime of the plan.	If a development is proposed the likely effects of a development would be permanent in nature.	Positive cumulative effects will be created through the protection of Renfrewshire’s built and cultural heritage.	The built and cultural heritage policy protects the integrity of sites protected for their built conservation interest. Appropriate mitigation including sensitive design etc will be secured at planning application stage and should be able to offset any potential negative impacts.

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POLICY ENV4 – The Water Environment

In line with the Clyde and Loch Lomond Flood Risk Management Plan and the Scotland and Clyde Area River Basin Management Plans, there will be support for proposals which encourage protection of the existing water environment, improvements to the control and management of water and the enhancement of biodiversity, flora and fauna surrounding blue corridors.

The Blue Network identified on Figure 14 will be protected and where necessary enhanced in order to facilitate improvements to the quality of water bodies and the water environment. The inclusion of green infrastructure which promotes the integration of blue and green networks in and around developments will be encouraged to ensure that the water environment is central to the fabric of places, contributes to sustainable flood management and does not have an adverse effect on the integrity of any Natura 2000 sites.

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The protection of the water environment as well as improvement to the control and management of water will enhance biodiversity, flora and fauna of surrounding blue corridors and habitats.	Protecting the water environment will help ensure that the fabric of place and the built heritage are positively affected by the policy.	Renfrewshire’s water environment plays an important role in Renfrewshire material assets providing important green and blue corridors that are valuable for active travel and recreation.	The water environment is an essential part of the ecosystem and conserving and enhancing the water environment will have a positive impact on contributing to improvements to air quality.	Policy is focused on enhancing and protecting the water environment and improvements to control and manage water.	The water environment is an essential part of the ecosystem and conserving and enhancing the water environment will have a positive impact on contributing to improvements to air quality and helping to adapt to climate change.	The water environment is a key component of Renfrewshire’s landscape setting and ensuring that it is protected has a significant positive effect on the landscape.	By protecting and enhancing the water environment, flood risk may be reduced which can have a significant positive impact on human health. Improvements in water quality will have a positive impact on the ecosystem which also has a positive impact on quality of life by creating better places to live.	Protecting and enhancing the water environment can help improve soil quality and support healthy ecosystems.	Protecting the water environment will happen throughout the lifetime of the plan.	If a development is proposed the likely effects of a development would be permanent in nature.	Positive cumulative effects will be created through the protection of Renfrewshire’s water environment.	The Policy protects and encourages improvements to the water environment. The Development guidance sets out the specific criteria that proposed developments will be tested against. Mitigation will be sought through the consideration of individual planning applications.

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SEA Topics									Effect			Mitigation
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POLICY ENV5 – Air Quality

Development proposals individually or cumulatively should not have a significant adverse effect on air quality particularly within or adjacent to Renfrewshire’s Air Quality Management Areas as shown on the Proposals Maps.

Where required, planning applications should be accompanied by an air quality assessment which demonstrates the likely impact on air quality and how such impacts will be mitigated, including measures that support active travel and public transport as an alternative to private vehicular traffic.

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Poor air quality and pollution can cause widespread changes to sensitive ecosystems. Ensuring that any development proposals do not individually or cumulatively have a negative impact on air quality will have a positive impact on biodiversity, flora and fauna.	Poor air quality and pollution can cause damage, particularly to materials such as sandstone, resulting in these materials being vulnerable to ongoing decay which could have a negative impact on cultural heritage and the historic environment. This policy should ensure that changes in air quality from new development do not individually or cumulatively have an adverse impact historic environment and cultural heritage assets.	Ensuring that Renfrewshire’s air quality is not adversely affected will potentially have some positive effects on Renfrewshire’s material assets. Also promoting increased active travel on core paths and the green/ blue network could have some positive impact.	The policy will have a direct significant positive effect on air quality and Renfrewshire’s Air Quality Management Areas.	Ensuring that Renfrewshire’s air quality is not adversely affected by development will have a positive effect on contributing to improvements in the water environment as air pollution can work its way into the water environment impacting ecosystems.	Air pollution is a major environmental pressure which contributes to climate change. Ensuring that development proposals do not individually or cumulatively have an adverse impact on air quality will help adapt to climate change.	The policy relates to ensuring that development proposals do not individually or cumulatively have an adverse effect on air quality, this policy will have no impact on the landscape.	Air pollution can harm human health and the environment. Ill health caused by air pollution is a health inequality issue because it affects the more vulnerable members of the population unevenly. Having a robust air quality policy helps ensure that development proposals do not individually or cumulatively have an adverse effect on air quality. Encouraging a modal shift away from the car, through active travel helps reduce the need for car travel and has a direct positive effect on air quality.	Soil degradation is a significant issue as soil has the capacity to absorb pollutants. Renfrewshire’s soils are a non-renewable resource and they play a key role in supporting agriculture, forestry and ecosystems and their sustainable use is crucial to maintaining these functions. The air quality policy has a significant positive impact on Renfrewshire’s soil environment as any development which would result in the loss of soil which would individually or cumulatively	Ensuring developments do not individually or cumulatively have an adverse effect on air quality will happen throughout the lifetime of the Local Development Plan.	The proposed development is permanent, therefore it is likely that the associated effects will be permanent.	Ensuring that development proposals do not individually or cumulatively have an adverse effect on air quality is likely to produce positive cumulative effects through the protection of Renfrewshire’s air quality.	The scale and type of mitigation required will be identified once the location and size of any potential development is known. Any mitigation that is required will be identified through an air quality assessment and will be secured through the planning application process.

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								have an adverse effect on air quality will not be supported.				

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no additional impacts.	heritage will be protected through the Local Development Plan policy framework.	potential in Renfrewshire.		within the water environment.		support new workings so the impact on landscape factors would be minimal.	there are no significant impacts on health and wellbeing.					mineral deposits from development that might sterilise their extraction. Any mitigation required will depend on the location of the proposal. Should appropriate mitigation be possible this will be secured through the planning application process.
Soil Assessment												
++	+	+	++	++	++	++	++	++	S/M/L	T	Policy is unlikely to have cumulative or synergistic effects.	Renfrewshire has Class 1 Nationally important carbon-rich soils, deep peat and priority peatland habitat. Development proposals are required to avoid where possible areas of peat land or carbon rich soil and if development was to proceed mitigation would be required,
Ensuring new developments avoid the disturbance of carbon rich soils and peatland habitats will allow biodiversity to continue to flourish and will have a positive impact on flora and fauna.	The policy will have a positive impact on the historic environment. Peatland can contain archaeological features located on the surface of the peat, including the industrial archaeology and historic record of peat cutting. Ensuring peat land is protected will help protect any of these features.	Policy is likely to have a positive impact in terms of material assets. Ensuring developments avoid areas of peatland and carbon rich soils and supporting peatland restoration. This helps enhance greenspaces, natural flood management processes, path networks and agricultural land.	The policy has a significant positive impact on air as the safeguarding of carbon rich soils and peatland habitats will continue to store carbon. Losing soil carbon as CO ₂ significantly increases greenhouse gas emissions which contributes to climate change.	Ensuring new developments avoid the disturbance of carbon rich soils and peatland habitats will help protect the water environment. Soil filters water helping to purify it and prevent water pollution. It also slows down the flow of rainwater to rivers and is important to preventing or reducing the risks of flooding.	Peatland holds large reserves of carbon which if disturbed can result in carbon dioxide being released into the atmosphere. Ensuring new development avoids areas of carbon rich soils or peatland helps provide climate change adaptation. The policy is likely to have significant positive impacts.	The policy should have a significant positive impact on landscape as it is concerned with avoiding any disturbance or removal of carbon rich soils, and peatland.	Carbon rich soils and peatland habitats provide multiple benefits for people, such as regulating and delivering good quality water and promoting natural flood management and providing a place for recreation and leisure. The policy can therefore have a positive effect on population and human health.	Ensuring new developments avoid areas of peatland and carbon rich soils should have a significant positive impact on the soils through less disturbance. This will then have a positive impact on the environment through preserving good quality and carbon rich soils.	Protecting and utilising natural resources will happen throughout the lifetime of the plan.	Policy has a presumption against development on carbon rich soils and therefore unlikely that there will be permanent effects.		

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Policy ENV7 – Temporary Enhancement of Unused or Underused Land

Proposals for the temporary enhancement of unused or underused land that is awaiting development will be supported in line with the Renfrewshire Vacant and Derelict Land Strategy.

All proposals will require to demonstrate that the enhancement of a site will deliver a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is identified for development in the future.

++	+	++	+	+	++	++	++	+	S/M/L	T		
Temporary enhancement of unused or underused land can have a significant positive effect on biodiversity, flora and fauna through creating green environments. These green environments will create a better space for biodiversity, flora and fauna to flourish.	Depending on location, the policy could have a positive impact on historic environment and cultural heritage through enhancing the setting of these assets and protecting any existing listed buildings.	Temporary enhancement will improve the unused/ underused land through enhancing the ground conditions. Development of the site could proceed at a later date once the developer interest is confirmed.	Temporary enhancement of unused/ underused land will have a positive effect on air quality by introducing more green space to a site. Trees and areas of green space can act as carbon sinks which in turn will improve air quality.	Temporary enhancement could enhance water environment through having a positive impact on unused/ underused land.	The introduction of green space will help reduce the amount of carbon emissions entering the atmosphere and therefore reducing the impact on climate change.	Temporary enhancement will have a significant positive impact through dramatically improving the condition of the site. The new landscaping can then be incorporated into the new development depending on the future use.	The policy will offer the opportunity for more active green open space.	Temporary enhancement will improve the soil through bringing in richer soils. Previously developed land may provide an opportunity to remediate contaminated land which would have a positive effect on soil conditions.	Protecting and utilising natural resources will happen throughout the lifetime of the plan.	The policy is in favour of future development on unused or underused land and therefore the positive impact of greening of land is likely to be temporary.	The policy will improve the unused or underused land making future development easier.	Depending on the previous use of the site, mitigation may be required to reduce any contamination making the land accessible for use as open space or to allow growth of the site.

Summary of Assessment of Policies and Spatial Strategy

- 2.1 Through the Strategic Environmental Assessment of the policies and Spatial Strategy contained within the Renfrewshire Local Development Plan Proposed Plan, it was determined that there are no significant additional environmental impacts identified through implementing the Renfrewshire Local Development Plan Proposed Plan.
- 2.2 Any potential negative impacts identified through the Strategic Environmental Assessment will be, where required, appropriately mitigated in consultation with Key Agencies during planning application stage.



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ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

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