



Inverclyde
council
**LOCAL
DEVELOPMENT
PLAN**



**STRATEGIC ENVIRONMENTAL
ASSESSMENT -
ENVIRONMENTAL REPORT**

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INTRODUCTION

Strategic Environmental Assessment (SEA) is a method for identifying and addressing the likely environmental effects of certain plans, programmes and strategies (PPS). It aims to ensure that the environment is given the same level of consideration as social and economic factors in the preparation of PPS. The SEA process applies to PPS which relate solely to the whole or any part of Scotland, and which are subject to preparation or adoption (or both) by a responsible authority at national, regional or local level.

The Inverclyde Local Development Plan (LDP) qualifies for environmental assessment because of the likely effects its implementation could have on a wide range of environmental receptors, including biodiversity, cultural heritage, the water environment, population and health etc. In light of this, a screening determination was not required and the SEA process began at the scoping stage.

A Scoping Report, which set out the methodology for undertaking the environmental assessment of the Plan, was submitted to the consultation authorities (Scottish Environment Protection Agency, Scottish Natural Heritage and Historic Environment Scotland) on the 1st April 2016. A summary of their comments and the Council's response to them is set out in Appendix A.

The Main Issues Report (MIR), which is the first formal stage in the preparation of a new Local Development Plan, was prepared and published for consultation on the 31st March 2017. This report provided an early opportunity in the Local Development Plan process for stakeholders to have a say on the content of the new Plan and what it will say on the key land use issues facing the area. The report did this by identifying a number of main issues, setting out preferred and alternative options for how these could be addressed, and inviting views on policy and development site options and alternatives. In conjunction with the preparation of the MIR, the environmental effects of the options were assessed and the findings set out in an Interim Environmental Report, which was published alongside the MIR and subject to a 6 week public consultation.

After taking account of consultation comments on the Main Issues Report and the Interim Environmental Report (see Appendix A), a Proposed Plan was prepared. The Proposed Plan is the Council's settled view on what the next LDP should look like. The Proposed Plan was accompanied by an Environmental Report, which identified any potentially significant effects and suitable mitigation measures. The Proposed Plan and accompanying Environmental Report were published for consultation from the 30 April – 29th June 2018. Taking into account the comments received from the consultation authorities, the Environmental Report has been updated with a number of changes, as identified in Appendix A. This Environmental Report is the final version for the Local Development Plan (2019).

KEY FACTS ABOUT THE INVERCLYDE LOCAL DEVELOPMENT PLAN (2019)

INVERCLYDE LOCAL DEVELOPMENT PLAN – PROPOSED PLAN ENVIRONMENTAL REPORT	
KEY FACTS	
Responsible Authority	Inverclyde Council
Title of plans, programmes and strategies	Inverclyde Local Development Plan (2019)
What prompted the plan?	Legislative requirement of the Planning etc. (Scotland) Act 2006
Subject	Local Development Planning
Period covered by plans, programmes and strategies?	5 years
Frequency of updates?	Every 5 years
Area covered by plans, programmes and strategies (km ²)	Inverclyde Council Area, see map in Appendix E
Purpose and/or objectives of plans, programmes and strategies?	<p>The Inverclyde Local Development Plan provides a spatial and policy framework, which will guide new development in line with local, regional and national objectives and priorities.</p> <p>The Plan sets out an overall aim, development strategy, spatial strategy, policy framework and identifies development opportunity sites. Together, these will form the basis for determining planning applications and advising on development proposals, while ensuring that the natural and built environments are protected and, where appropriate, enhanced.</p>

DESCRIPTION OF PPS CONTENT

Inverclyde Local Development Plan

The Inverclyde Local Development Plan directs new development and forms the basis for determining planning applications and advising on development proposals. Together with the Clydeplan Strategic Development Plan (2017), the Local Development Plan constitutes the 'Development Plan' for the Inverclyde area.

The Plan is made up of 6 key parts:

1. Overall Aim
2. Sustainable Development Strategy
3. Spatial Strategy
4. Policies
5. Development Opportunities (sites)
6. Supplementary Guidance

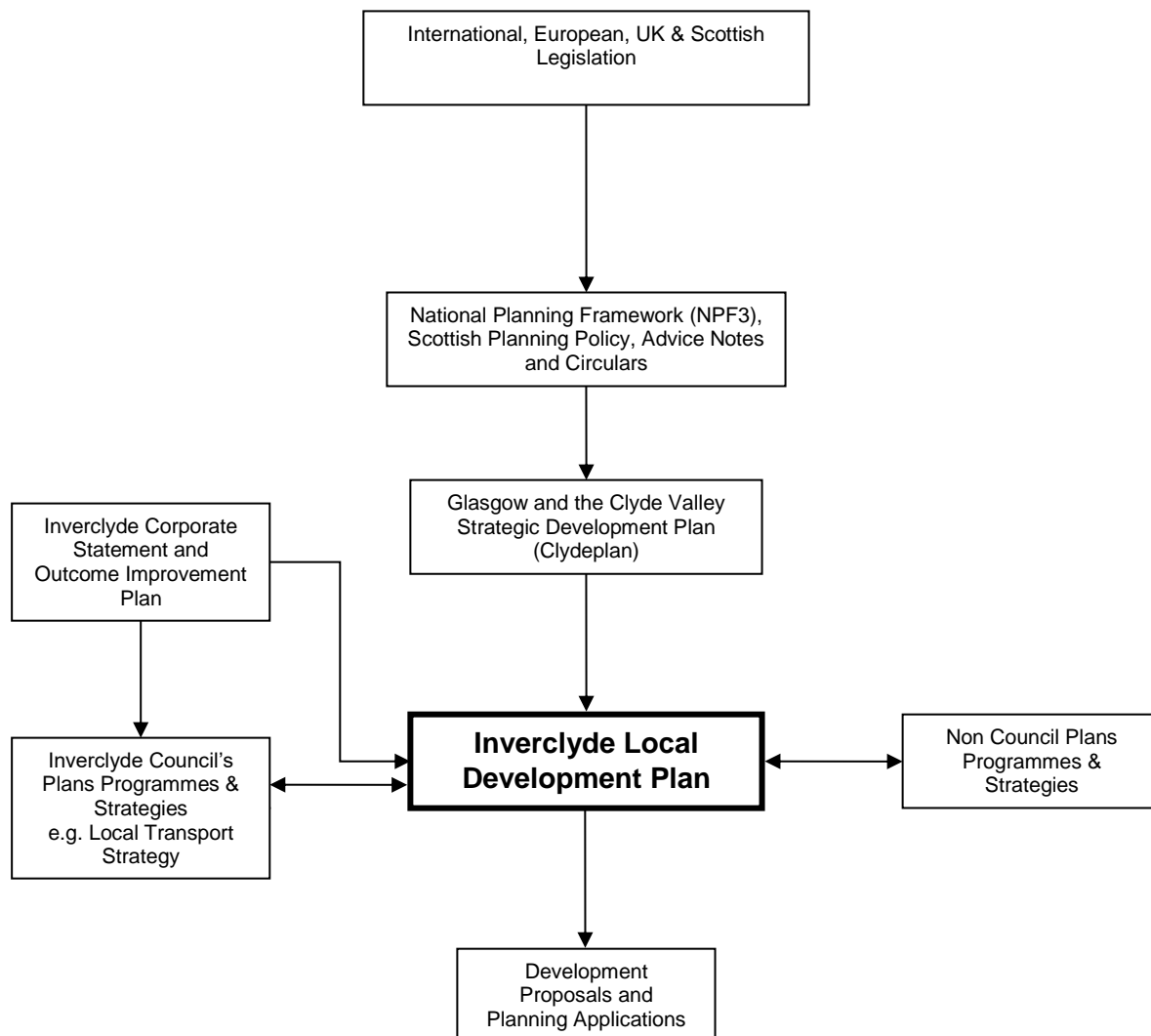
LOCAL DEVELOPMENT PLAN CONTEXT

RELATIONSHIP WITH OTHER PPS AND ENVIRONMENTAL OBJECTIVES

The Local Development Plan sits within a hierarchy of plans, programmes and strategies (PPS), as shown in Figure 1. The PPS considered relevant to the Plan are listed, and their environmental objectives summarised, in Appendix B. Please note that International and European PPS have not been identified as it is assumed that these will have been incorporated into the relevant Scottish and UK PPS.

Relevant PPS were taken into account during the preparation of the Local Development Plan in order to ensure that it is consistent with a wide range of environmental objectives. The Plan also influences a number of local PPS, e.g. Local Transport Strategy. The relationship between the Local Development Plan and the relevant PPS were analysed based on the environmental topics set out in Schedule 3 of the Environmental Assessment (Scotland) Act (2005). The objectives of the relevant PPS informed, where appropriate, the environmental objectives set out in Table 3

**FIGURE 1:
INTER-RELATIONSHIP OF THE INVERCLYDE LOCAL DEVELOPMENT PLAN WITH OTHER PLANS,
PROGRAMMES AND STRATEGIES**



Environmental Baseline and Issues/Problems Relevant to the LDP

To enable an accurate assessment of the effects which the Local Development Plan could have, a reliable picture of the current state of the environment and the environmental issues/problems relevant to the Plan was developed for the scoping report and subsequently updated for the Interim Environmental Report and again for this report (See Appendix C). An environmental constraints map was also produced and used in the analysis of site specific proposals (See Appendix I).

Likely Evolution of the Environment without the Inverclyde Local Development Plan.

Local Development Plans are required to be reviewed every 5 years, in order to take account of, and align with changing policy objectives, legislation, and local circumstances. If a new LDP had not been adopted by August 2019, development proposals would have continued to be assessed against the 2014 LDP, which would not have fully aligned with the planning and local context of 2019. This could have led to unsustainable development taking place, with adverse effects on the environment of Inverclyde.

SEA Activities and Engagement

Table 1 sets out the timetable for the preparation and adoption of Local Development Plan (2019) and the environmental assessment of it.

Table 1: Timetable for the preparation of the Local Development Plan and the Environmental Assessment

Date	LDP Stage	SEA Stage
March 2016	Publication of an updated Development Plan Scheme and Participation Statement Early engagement with stakeholders.	Preparation of SEA Scoping Report – This set out the level of detail to be covered in the Environmental Report and the consultation timescales for this.
March – October 2016	Preparation of Monitoring Statement Call for Sites exercise	SEA Scoping Report sent to the Consultation Authorities for a 5 week consultation period on 1 st April 2016. Consultation comments noted and the necessary amendments made Preparation of the Interim Environmental Report, which included: <ul style="list-style-type: none">• baseline data relating to the current state of the environment• links between the plan and other relevant policies, plans, programmes and environmental objectives• existing environmental problems affecting the plan;• the plan's likely significant effects on the environment (positive and negative);• the mitigation measures envisaged;• an outline of the reasons for selecting the alternatives chosen;• monitoring measures to ensure that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.

Date	LDP Stage	SEA Stage
March 2017	Publication of Main Issues Report and Monitoring Statement. Consideration of representations on Main Issues Report. Preparation of Proposed Plan	Publication of the Interim Environmental Report. 6 week public consultation Take account of consultation comments. Preparation of Environmental Report for the Proposed Plan.
April 2018	Publication of Proposed Plan.	Publication of the Environmental Report for the Proposed Plan (this followed the structure used for the Interim ER). 9 week public consultation
July – Oct 2018	Consideration of representations and prepare Schedule 4's.	Take account of consultation comments.
November 2018	Submit Proposed Plan to Scottish Ministers	
December 2018	Start of Examination into Proposed Plan.	
Summer 2019	Modification of Proposed Plan	Revision of the Environmental Report
August 2019	Adoption of Local Development Plan	
January 2020		Publication of Strategic Environmental Assessment Post Adoption Statement and updated Environmental Report

SEA METHODOLOGY

Scoping In/Out of SEA Issues

To aid proportionality, only those SEA topics on which the Plan was likely to have significant environmental effects were scoped into the environmental assessment. Although there is no statutory definition of 'significance', Schedule 2 of the Environmental Assessment (Scotland) Act (2005) provides guidance on the criteria for determining likely significance. With reference to that guidance, the Council used the following criteria to identify those environmental topics which require to be scoped in:

- the value and vulnerability of the area likely to be affected, including areas with a recognised international, national, strategic or local protection status;
- the scale and spatial extent of the effects;
- the duration of the impact (short, medium or long term);
- the potential for significant cumulative effects.

The SEA topics scoped in and out of the environmental assessment and the justification for this are provided in Table 2.

Table 2 Scoping In/Out of SEA Issues

SEA TOPICS	SCOPED IN	SCOPED OUT	JUSTIFICATION
Biodiversity, Flora, Fauna	IN		The LDP has the potential to positively and negatively affect biodiversity, flora and fauna, e.g. through land allocations and safeguarding policies.
Population & Human Health	IN		The identification of housing and employment land and associated policies has potential to have positive and negative effects on population. The LDP could, potentially, have positive effects on health through the identification and protection of open space and active travel routes. In addition, land allocations may influence transport emissions and associated impacts on air quality.
Soil	IN		The settlement strategy and land allocations could result in the loss, or reduction, of valuable soils and/or the remediation of contaminated land.
Water	IN		The LDP could, potentially, affect the water environment, e.g. through drainage and morphological works associated with new development.
Air	IN		The settlement strategy and individual land allocations have the potential to increase/decrease transport emissions and associated effects on air quality.
Climactic Factors	IN		The settlement strategy and individual land allocations have the potential to increase/decrease greenhouse gas emissions associated with transport. Also, the plan can support energy efficiency and the use of renewable energy.
Material Assets	IN		The LDP could, potentially, influence resource use/re-use through its approach to waste, vacant and derelict land and renewable energy.
Cultural Heritage	IN		Potential for significant negative effects on the historic environment, e.g. through the location, scale and design of new development. There is also potential for positive effects through policies seeking to enhance the historic environment.
Landscape	IN		The LDP could, potentially, result in significant changes to the landscape, e.g. through the settlement strategy and location of individual developments. There are also opportunities to protect and enhance the landscape.

Reasonable Alternatives

Schedule 3 of the Environmental Assessment (Scotland) Act (2005) requires that “reasonable alternatives” be considered. As the Main Issues Report included preferred and alternative options, the assessment of reasonable alternative was carried out at this stage and included in the Interim Environmental Report. Reasonable alternatives were not considered in the Environmental Report that accompanied the Proposed Plan as it is the settled view of the Council.

Assessing Environmental Effects

The framework used to assess the environmental effects of the Local Development Plan is based on:

- the guidance in the Environmental Assessment (Scotland) Act (2005), specifically Schedule 3
- the advice and example tables contained in the Scottish Government’s SEA Guidance (2013)
- the study of other Council plans, programmes and strategies which have been subject to SEA.

Policy Framework

The overall aim, strategies, policies and associated Supplementary Guidance set out in the Local Development Plan were assessed against the SEA objectives and questions identified in Table 3. These were developed in line with the environmental topics scoped in to the assessment (see Table 2 above) and the environmental baseline set out in Appendix C.

Table 3: SEA Objectives and Questions

SEA Topics	Objectives	Questions
Water	Maintain and enhance water quality/ecological status, safeguard the functional floodplain and manage and reduce flood risk.	<p>To what extent will the strategy or policy affect:</p> <ul style="list-style-type: none"> the ecological status of identified water bodies, through: <ul style="list-style-type: none"> a) water-borne pollution? (e.g. sewage discharge) b) water abstraction? c) morphological alterations? surface water run-off flood risk in the local and/or wider areas?
Biodiversity (flora and fauna)	Conserve, protect and enhance biodiversity	<p>To what extent will the strategy or policy affect:</p> <ul style="list-style-type: none"> conservation objectives of International, European, National or local designations? populations of protected species, their habitats and resting places or roosts? wider biodiversity, i.e. non-designated/protected sites and species? existing green network and habitat connectivity? opportunities for enhancement or expansion of the green network and wider habitat connectivity? the protection and enhancement of trees, woodland and hedges? the role of watercourses as valuable wildlife habitats/corridors?
Climatic Factors	Contribute to the reduction of greenhouse emissions and support climate change adaptation.	<p>To what extent will the strategy or policy promote:</p> <ul style="list-style-type: none"> renewable energy technologies and energy efficiency? sustainable transport and active travel? future proofing of new development? Green infrastructure provision?
Air	Maintain and, where possible, improve air quality.	<p>To what extent is the strategy or policy likely to result in the designation of an Air Quality Management Area, e.g. through</p> <ul style="list-style-type: none"> carbon emissions? levels of Nitrous Dioxide (NO₂) and Particulate Matter (PM₁₀)?

Soil	Protect soil quality, particularly carbon rich soils and prime agricultural land, and remediate contaminated land.	To what extent will the strategy or policy affect: <ul style="list-style-type: none"> • greenfield land? • carbon rich soils (e.g. peat) and prime agricultural land through soil sealing and compaction? • organic rich soils through soil disturbance? • contaminated land?
Landscape	Safeguard landscape designations, landscape character, the setting of settlements, and local distinctiveness.	To what extent will the strategy or policy affect: <ul style="list-style-type: none"> • landscape designations? • the landscape character and setting of settlements? • valuable landscape or geological features?
Material Assets	Maximise the sustainable use/re-use of resources and support renewable energy development, where appropriate.	To what extent will the strategy or policy affect: <ul style="list-style-type: none"> • waste from new development? • the re-use of previously developed land and buildings? • Greenfield land? • the delivery of renewable energy development?
Cultural Heritage	Protect and enhance, where appropriate, the historic environment and its setting	To what extent will the strategy or policy affect: <ul style="list-style-type: none"> • Listed Buildings, Scheduled Monuments, Archaeological sites, Conservation Areas and Gardens and Designed Landscapes? • the landscape setting of historic assets? • the wider historic environment?
Population and Health	Provide a suitable range of housing and employment opportunities. Improve the health and living environments of people and communities	To what extent will the strategy or policy affect: <ul style="list-style-type: none"> • the provision of housing and employment opportunities to meet identified needs? • the provision of appropriate services and community facilities to meet identified needs? • residential amenity, including noise? • access to open spaces and recreational facilities?

Development Opportunities

The development opportunities were assessed against the SEA objectives using the proforma provided by the Consultation Authorities, subject to minor modification. Appendix D provides mock site assessments for a generic greenfield and brownfield site. This is intended to demonstrate how the proforma has been used in practice. In addition, Table 6 outlines the reasoning and assumptions underpinning the most common effects identified during the site assessments.

The development opportunities identified in Table 4 were not individually assessed because they either had an active planning permission, which means there was no scope for the LDP and SEA processes to influence their development, or a specific site was not identified. It should be noted that sites with active planning permissions formed part of the cumulative assessment of effects, as set out in Appendix H.

Table 4 – Development Opportunity Sites not individually assessed

Site Ref	Site Name	Location	Reason for not being Individually Assessed
R3	Broadfield Hospital	Port Glasgow	Active planning permission
R11	Bay Street	Port Glasgow	Active planning permission
R12	3 Highholm Street	Port Glasgow	Active planning permission
R15	Kingston Dock	Port Glasgow	Active planning permission
R22	Garvald Street	Greenock	Active planning permission
R39	Eldon Street	Greenock	Active planning permission
R51	Juno Terrace	Greenock	Active planning permission
R57	Kempock House, Kirn Drive	Greenock	Active planning permission
R64	Leperstone Avenue	Kilmacolm	Active planning permission
R66	Lochwinnoch Road (former Kilmacolm Institute)	Kilmacolm	Active planning permission
R67	Whitlea Road	Kilmacolm	Active planning permission
R68	Former Balrossie School	Kilamcolm	Active planning permission
R69	Woodside Care Home	Quarriers	Active planning permission
F2	Early Years Facilities	Various locations	Sites not yet identified
F3	New Cemetery	To be identified	Site not yet identified

Cumulative Effects

As required by Schedule 3 of the Environmental Assessment (Scotland) Act 2005, the cumulative and synergistic effects of the strategies, policies and development opportunities in the Plan were assessed. Cumulative effects arise where individual policies or development opportunities have insignificant effects, but can combine to have a greater, significant effect. Synergistic effects interact to produce a total effect greater than the sum of the individual effects so that the nature of the final impact is different to the nature of the individual impacts. The assessment of cumulative and synergistic effects is set out in Appendix H.

Mitigation/Enhancements

SEA legislation requires that mitigation measures be identified to reduce any significant adverse effects on the environment. The template assessment sheet set out in Table 5 provides a pre and post mitigation score, with any mitigation measures identified in a separate column. Where possible, specific measures were identified, such as Flood Risk Assessments, Buffer strips, Habitat surveys, Development Frameworks, Development Briefs and masterplans etc. Where specific measures are not identified, individual LDP policies or a suite of policies are identified. For example, the relevant cultural heritage safeguarding policies would be a mitigation measure for a site in close proximity to a designated cultural heritage asset.

As the environmental assessment also identifies positive effects the Plan is likely to have, it is important that these effects are secured by tangible measures. To achieve this, the assessment sheet requires that enhancement measures, where appropriate, are also identified. To avoid repetition in the individual site assessments, Table 7 identifies when the most common mitigation/enhancements measures will be required to be implemented and the responsible body.

Cross Boundary Effects

While cross-boundary effects with neighbouring Authorities; Renfrewshire, North Ayrshire and Argyll and Bute, were assessed, none were identified.

Assessment Matrix

The assessment matrix provided in Table 5 was used to score and explain the assessment findings for each policy and development opportunity. The matrix, which should be read either in conjunction with Table 3 (policies) or Table 6 and Appendix D (development opportunities) identifies a pre-mitigation score, appropriate mitigation measures, where necessary, and a post mitigation score. The comments column is used to highlight particular issues and explain any positive or negative effects. Where comments are relevant to several topics, the comment rows may be merged to avoid repetition.

TABLE 5 ENVIRONMENTAL ASSESSMENT MATRIX

Strategy/Policy/Development Opportunity				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/ Enhancement Measures	Score Post Mitigation/ Enhancement
Water				
Biodiversity				
Climatic Factors				
Air				
Soil				
Landscape				
Material Assets				
Cultural Heritage				
Population & Health				

Scoring

Effect	Significant positive effect	Positive effect	Neutral effect	Unknown effect	Both positive and negative effect	Negative effect	Significant negative effect
Score	++	+	0	?	+/-	-	--

TABLE 6 REASONING AND ASSUMPTIONS UNDERPINNING SITE ASSESSMENT SCORING

SEA Topic	Site Characteristics	Pre M/E Score	Mitigation/Enhancement Measures	Post M/E Score
Water	Watercourse through or adjacent to site – development could have medium term adverse effects on water quality and morphology	-	Buffer strip	0
	Culverted watercourse through site –opportunity to deculvert	+	Investigate opportunity to deculvert	+
	Site at significant risk of flooding	-	Flood Risk Assessment - it is assumed that the	0

			implementation of any mitigation measures identified will reduce the effect to neutral	
	Marshy areas within site - effect on GWDTE's not known	?	Extended Phase 1 Habitat Survey	?
Biodiversity	Greenfield site >2ha – development would result in a long term general loss of habitat.	-	None identified	-
	Greenfield site where a Habitat Survey has not been provided - effects on protected species not known	?	Phase 1 Habitat Survey (it is assumed that implementation of any mitigation measures identified in the survey would reduce the effect to neutral)	0
	Brownfield sites – development unlikely to have any significant effects as these sites generally have low ecological value, unless evidence indicates otherwise	0	n/a	0
Climatic Factors	Accessible to the public transport network (i.e. 400m from a bus stop and 800m from a train station) - car travel and associated emissions would be minimised where	0	n/a	0
	Not accessible to the public transport network - development likely to increase car travel and have an adverse effect	-	None identified	-
Air	Development of all sites likely to have a short term adverse effect through the release of particulate matter (dust) during construction. However, a single site is unlikely to result in the designation of an AQMA and therefore not significant	0	n/a	0
	Site not accessible to public transport - medium term adverse effect through increased car emissions. However, a single site is unlikely to result in the designation of an AQMA and therefore not significant	0	n/a	0
Soil	Greenfield site >2ha – development of this scale would have a long term adverse effect through soil sealing and compaction	-	None identified	-
	Brownfield site >2ha– development of this scale would have a long term positive effect by avoiding development on greenfield land	+	None identified	+
	Potentially contaminated site – long term positive effect through ground remediation	-	Environmental Risk Assessment and/or Remediation Scheme	+

Landscape	Elevated, sloping or prominent sites – Policy 1 ‘Creating Places’ is likely to ensure that any potential adverse effects are avoided as it requires new development to have regard to local architecture and urban form.	0	n/a	0
	Elevated, sloping or prominent sites that are either larger in scale or raise specific concerns -	-	Development Brief/Development Framework/Masterplan required to set appropriate siting and design principles and any necessary mitigation measures.	0
	Vacant or derelict sites which are considered to have a particularly acute adverse effect on the surrounding landscape – redevelopment is likely to have a positive effect.	+	As required, Development Brief/Development Framework/Masterplan	
Material Assets	Greenfield site >2ha – development of this scale would significantly reduce the supply of this resource.	-	None identified	-
	Brownfield site – redevelopment of any scale would have a positive effect	+	None identified	+
Cultural Heritage	Sites in close proximity to designed heritage assets - potential adverse effects on setting.	-	Safeguarding Policies - 28, 29, 31 and 32.	0
	Sites in close proximity to cultural heritage assets and which raise specific concerns -	-	Development Brief/Development Framework/Masterplan will be required to set appropriate siting and design principles and any mitigation measures.	0
	Sites which include listed buildings/Scheduled Monuments and/or parts of Conservation Areas or Gardens and Designed Landscapes could, potentially have adverse effects.	-	Appropriate siting and design principles and any mitigation measures to be set out in a Development Framework/ Masterplan/Development Brief	0
Population and Health	Development of sites for residential, business and industry and community uses will have a positive effect through Green Infrastructure provision, as required by Policy 36 ‘Delivering Green Infrastructure through New Development’	+	Policy 36	+
	Sites with active travel routes through them – development could, potentially, have adverse effects	-	Policy 38	+
	Sites within an accessible walking distance of local services (i.e. 1600km of a town centre or local centre)	+	None identified	+
	Sites not within an accessible walking distance of local services (i.e. 1600km of a town centre or local centre)	-	None identified	-

TABLE 7 MITIGATION MEASURES

Mitigation/Enhancement Measure	Stage at which Measure to be Applied	Responsible Body
Environmental Impact Assessment	To be submitted with planning application	Developer
Buffer strips		
Flood Risk Assessment		
Phase 1 Habitat Survey (includes 'Extended' version)		
Investigate opportunity to deculvert		
Environmental Risk Assessment and/or Remediation Scheme		
Development Brief/Development Framework/Masterplan	Assessment of planning application	Planning Authority
LDP Policies		

Monitoring Programme

To comply with section 19 of the Environmental Assessment (Scotland) Act 2005, the environmental report is required to include “a description of the measures envisaged concerning monitoring” of the significant environmental effects of the Local Development Plan. A Monitoring Framework is provided in Table 7.

TABLE 7 MONITORING FRAMEWORK			
SEA Topic	Indicator	Data Source	Frequency of updating
Biodiversity, Flora and Fauna	Adverse impacts on the status of National and/or International natural heritage designations	SNH https://gateway.snh.gov.uk/sitelink/	Annually
	Impact on local natural heritage designations	Inverclyde Council 'Biodiversity Duty Report'	Every 3 years.
	Impact on the wider biodiversity, flora and fauna		
	Changes in population, household size and tenure	Glasgow and the Clyde Valley Housing Market Partnership 'Housing Need	Every 5 years

Population and Human Health		and Demand Assessment’.	
	Impact on Open Space Provision	Inverclyde Council ‘Housing Land Survey’ Inverclyde Open Space Strategy (to be developed)	Annually To be determined
Soil	Loss of deep peat and prime agricultural soils	GIS data on distribution of deep peat soils (James Hutton Institute)	Annually
		GIS data on distribution of prime agricultural land (James Hutton Institute)	Annually
	Remediation of contaminated land	Inverclyde Council - Contaminated Land Officer	Annually
Water Environment	Impact on the number of flood events	Inverclyde Council-Roads monitoring	Annually
	Impact on water quality Impact on morphology of watercourses	SEPA - Clyde Area Catchment Management Plan	Every 6 years
Climatic Factors	Number of Air Quality Management Areas	Inverclyde Council – ‘Local Air Quality Monitoring Progress Reports’	Annually
	Increase/decrease in Greenhouse Gas Emissions	Inverclyde Council – Submission to Scottish Public Bodies Climate Change Reporting	Annually
Material Assets	Take-up of vacant and derelict land	Vacant and Derelict Land Survey	Annually
	Planning permissions for renewable energy development	Monitoring of planning applications for renewable energy.	Annually
Cultural Heritage	Impact of new development on Listed Buildings, Conservation Areas, Gardens and Designed Landscapes and Archaeological sites	Inverclyde Council - Monitoring of planning applications related to listed buildings, Conservation Areas, Gardens and Designed Landscapes and Archaeological sites.	Annually
Landscape	Impact of development on the Green Belt/Countryside	Glasgow and Clyde Valley Strategic Development Plan – Monitoring of Green Belt/Countryside	Every 5 years

CONCLUSION

How the Environmental Report influenced the preparation of the Local Development Plan

The environmental assessment was an integral part of the site assessment process, with an SEA summary for each site included in the 'Proposed Development Site Assessment' background report, which accompanied the Proposed Plan. A good example of how the environmental assessment influenced the allocation of sites is Kirn Drive (r58), where the Consultation Authorities highlighted concerns over adverse effects on biodiversity and landscape. This led directly to the requirement for a Habitat Survey and Development Brief, which will inform the future development of the site, i.e. through a Development Brief.

With regard to policies, the environmental assessment was incorporated into the wider planning process through, for example, the review of the policies and development opportunities in the 2014 LDP, identification of main issues (i.e. MIR), the preparation of the policies and development opportunities in the Proposed Plan, and modifications to these following comments received to the consultation on the accompanying Environmental Report.

Appendix A

Consultation Authorities Comments on the Scoping Report (2016)

Consultation Authority	Issue	Summary of Comments	Council Response
SNH	Scope and level of detail.	We are content with the scope and level of detail proposed for the environmental report. We note that all the SEA topics are currently scoped in.	Noted
	Consultation period for the Environmental Report	We are content with the proposed consultation period.	Noted
	Assessment Methodology	<p>We welcome the SEA objectives and associated questions, which should provide the basis for a good assessment framework.</p> <p>Within the Climatic Factors topic we recommend that it would be useful to include a further question promoting green infrastructure provision.</p>	<p>Noted</p> <p>An additional question has been added to the Climatic Factors topic, in line with the comment.</p>
HES	Consultation Period for the Environmental Report	I can confirm that we are content with the consultation period proposed.	Noted
	Plans, Programmes and Strategies to inform LDP2	Planning Advice Note (PAN) 2/2011: Planning and Archaeology is also relevant and could be mentioned under <i>Key Environmental Objectives for Cultural Heritage</i> , as it contains advice for planning authorities on the treatment of archaeological remains.	PAN 2/2011 has been added to the Environmental Objectives.
	Assessment Methodology	We recommend adding 'where appropriate' to the historic environment objective (after the word enhance) for it to read 'to protect and enhance, where appropriate, the historic environment and its setting'	Objective amended in line with comment.
	Environmental Baseline and Issues/ Problems Relevant to the LDP	We welcome the identification of relevant environmental problems relating to the historic environment in this section. The assessment should consider how the plan will interact with these issues and how any exacerbation of these issues can be mitigated.	Noted.

Consultation Authority	Issue	Summary of Comments	Council Response
	Local Development Plan: Template Site Assessment and SEA Checklist	We are content with the Template Site Assessment and SEA Checklist. It will be important that the assessment matrix clearly sets out the reasoning behind attributed assessments through the use of commentary, allowing the findings to be clearly reported with accompanying mitigation.	Noted. Comments will be provided to explain any positive or negative effects.
SEPA	Relationship with Other PPS	Some of the PPS included have themselves been subject to SEA. Where this is the case you may find it useful to prepare a summary of the key SEA findings that may be relevant to the Inverclyde Local Development Plan 2. This may assist you with data sources and environmental baseline information and also ensure the current SEA picks up environmental issues or mitigation actions which may have been identified elsewhere.	Noted
	Environmental Baseline Information	SEPA holds significant amounts of environmental data, much of which is on SEPA's website. This may be of interest to you in preparing the ER. Additional local information may also be available from our Access to Information unit. Other sources of data are referenced in our 'Standing Advice for Responsible Authorities on Strategic Environmental Assessment (SEA) Scoping Consultations'.	Noted
	Environmental Problems	The environmental problems described generally highlight the main issues of relevance for the SEA topics within our remit.	Noted
	Alternatives	Any reasonable alternatives identified during the preparation of the plan should be assessed as part of the SEA process and the findings of the assessment should inform the choice of the preferred option. This should be documented in the Environmental Report.	The preferred and alternative options identified in the MIR will be fully assessed in the Interim Environmental Report, which accompanies it.
	Scoping In/Out of Issues	We agree that all environmental topics should be scoped into the assessment.	Noted
	Assessment Methodology	Where it is expected that other plans, programmes or strategies are better placed to undertake more detailed assessment of environmental effects this should be clearly set out in the Environmental Report.	Noted

Consultation Authority	Issue	Summary of Comments	Council Response
SEPA		We would expect all aspects of the PPS which could have significant effects to be assessed.	Noted. All aspects of the Main Issues Report and the Proposed Plan will be fully assessed in the associated Environmental Reports.
		It would also be helpful to set out assumptions that are made during the assessment and difficulties and limitations encountered	Noted. With regard to the site assessments, Table 7 sets out the reasoning and assumptions underpinning the most common effects. Two mock assessments, of a generic greenfield and brownfield site, are set out in Appendix D.
		We are content with the proposed detailed assessment matrix and particularly welcome the commentary box to fully explain the rationale behind the assessment results. We also welcome the link between effects and mitigation/ enhancement measures in the proposed assessment framework and the consideration of mitigation of impacts.	Noted
		We are content with the proposed SEA objectives to be used in the assessment. However it may be helpful under the Soil objective to consider whether disturbance to carbon rich soils, in particular peat has been minimized.	Noted. The soil objective has been amended to considered impact on carbon rich soils.
	Mitigation	We would encourage you to use the assessment as a way to improve the environmental performance of individual aspects of the final option; hence we support proposals for enhancement of positive effects as well as mitigation of negative effects.	Noted
		It is useful to show the link between potential effects and proposed mitigation / enhancement measures in the assessment framework.	Noted. The assessment matrix provides a pre and post mitigation score, and identifies each mitigation measure.

Consultation Authority	Issue	Summary of Comments	Council Response
SEPA		We would encourage you to be very clear in the Environmental Report about mitigation measures which are proposed as a result of the assessment. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate).	Noted
		The Environmental Report should identify any changes made to the plan as a result of the SEA.	Noted
		Where the mitigation proposed does not relate to modification to the plan itself then it would be extremely helpful to set out the proposed mitigation measures in a way that clearly identifies: (1) the measures required, (2) when they would be required and (3) who will be required to implement them. The inclusion of a summary table in the Environmental Report such as that presented below will help to track progress on mitigation through the monitoring process.	Noted
	Monitoring	It would be helpful if the Environmental Report included a description of the measures envisaged to monitor the significant environmental effects of the plan.	Noted – A Monitoring Framework will be provided in the Environmental Reports.
	Consultation Period	We are satisfied with the proposal for a 6 week consultation period for the Environmental Report.	Noted
	Outcomes of the Scoping	We would find it helpful if the Environmental Report included a summary of the scoping outcomes and how comments from the Consultation Authorities were taken into account.	Noted – A summary of the comments made on the Scoping Report will be provided in the Environmental Reports.

Consultation Authority	Section	Summary of Comments	Council Response
SNH	Main Issue 11: Housing Land Supply – Port Glasgow/Greenock/Gourock/Inverkip/ Wemyss Bay	<p>This assessment underestimates the possible impact on the Biodiversity and Landscape Objectives, because the preferred option includes land at Kirn Drive (see comments below).</p> <p>Given the natural heritage assets within the Kirn Drive site, we consider that it is optimistic to suggest, at this stage, that overall post-mitigation impacts of Main Issue 11 ('brownfield' option) on Biodiversity and Landscape will be positive.</p>	Noted.
	Appendix 3: Site Assessment - 039 Kirn Drive	This assessment underestimates the possible impact on the Biodiversity, Landscape and Population and Human Health Objectives.	See specific comments on each topic below.
		Biodiversity: Although the assessment notes the "significant adverse impacts on the woodland area" it makes no reference to the fact that most of this site is wooded and the majority of the site (over 50% of the area) is within the Burneven Hill Site of Nature Conservation Importance. The site includes mature trees and large areas of semi-natural woodland, with much of the south-eastern area identified as Ancient Woodland.	Noted. The site is included in the Proposed Plan, with an amended boundary, which now includes a relatively small part of the LNCS, limited semi-natural woodland and no ancient woodland. The assessment and mitigation measures have been updated.
		The Habitat Survey and Landscape Capacity study should be carried out before determining the geographic scope of any development brief and to properly inform the extent of the allocation that is appropriate for the proposed plan. This would also enable a comprehensive assessment of the proposal to be included in the Environmental Report.	Noted. The site is included in the Proposed Plan, with a revised site boundary based on discussions with SNH and the developer. While a Habitat Survey and Landscape Capacity study have not been provided at this stage, they will be required to inform the Development Brief, which will be included in Supplementary Guidance.
		Population & Human health - although there are 'official' active travel routes affected, there is plenty of evidence that the whole area is used for informal recreation. It would be more accurate therefore to assess impacts on this	Noted. The site is included in the Proposed Plan, with a revised site boundary based on discussions with SNH and the developer. The site is considered to have a positive effect on this topic as the developer has provided further

Consultation Authority	Section	Summary of Comments	Council Response
SNH		objective as unknown, pending more detailed information about the extent of the allocation and the opportunities at this site.	detail on proposed access enhancements, which will be set out in a Development Brief.
	Appendix 3 Site Assessments 009 Police Station Field, Kilmacolm	We note there is <i>“evidence of bats and otters on site”</i> . The following wording should be added to the mitigation column: <i>“Carry out otter and bat surveys and, if required, prepare relevant species protection plan(s)”</i> . This should be included as part of the relevant development requirements in the proposed plan.	Noted. The site is not included in the Proposed Plan.
	Appendix 3 Site Assessments 046 Inverkip Power Station Site	We note that <i>“otters are known to be present on site”</i> . The following wording should be added to the mitigation column: <i>“Carry out an otter survey and, if required, prepare a relevant species protection plan”</i> . This should be included as part of the relevant development requirements in the proposed plan.	Noted. This site is included in the Proposed Plan, with mitigation requirement updated in line with the comment.
HES	General	While we are satisfied that the key issues arising from the proposed new content have been assessed, as you move towards the Proposed Plan, you should be satisfied that the effects of the plan as a whole have are taken into account. (e.g. any significant effects identified in	Noted

Consultation Authority	Section	Summary of Comments	Council Response
HES		the preparation of the existing LDP that are being carried forward, including any in combination effects with new proposals).	
		We welcome the detailed level of assessment provided for sites in the IER, and the inclusion of sites which are non-preferred options. This is useful in providing a comparative assessment of reasonable alternatives.	Noted
	Call for Sites: Site Assessments	There are a number of non-preferred sites assessed in the IER which may have impacts on heritage assets in our interests (set out below). However these impacts have not been identified as part of the assessment of these sites. You may wish to review the assessment of these sites in regard to these issues	Noted. See below for specific comments on each site.
	002 North Dennistoun	Potential for impact on setting of Duchal House GDL. Any development in this location should take into account the impact on the setting of the GDL.	Noted. The site is not included in the Proposed Plan.
	010 The APR Field	Potential for impact on setting of Duchal House GDL. Any development in this location should take into account impact on the setting of the GDL.	Noted. The site is not included in the Proposed Plan.
	030 King Street	Potential for impact on setting of A listed building LB34096 - Wellpark Mid Kirk, Cathcart Square	Noted. The site is not included in the Proposed Plan.
	045 Berfern	Potential for impact on setting of Ardgowan GDL. Any development in this location should take into account impact on the setting of the GDL.	Noted. The site is not included in the Proposed Plan.
	046 Former Inverkip Power Station	Potential for impact on setting of Ardgowan GDL. Any development in this location should take into account impact on the setting of the GDL.	Noted. The site is included in the Proposed Plan. The assessment and mitigation measures have been updated in line with the comment.
	048 Ratho Street/MacDougall Street	Potential for impact on setting of A listed buildings LB34175 – James Watt Docks, Titan Cantilever Crane LB34172 – Warehouse, East Hamilton Street, Cartsdyeke	Noted. The site is included in the Plan. The assessment has been updated to require a Development Brief, which will take account of effects on the listed buildings and set out appropriate siting, design and mitigation measures.

Consultation Authority	Section	Summary of Comments	Council Response
	047 West Glen Road	Reference is made to a cultural heritage impact from the scheduled monument SM12814 Kirkbrae House, which is located some distance away. The assessment should be updated to reflect that there are no cultural heritage impacts for this site.	Noted. The site is not included in the Proposed Plan.
	General	We welcome the identification of a number of the relevant documents for cultural heritage in Appendix A. We also noted that there are references to Historic Scotland and SHEP in both documents. These should now be updated to Historic Environment Scotland, and the Historic Environment Scotland Policy Statement.	Noted. The ER has been updated in line with the comment.
SEPA	General	We welcome the amendments that have been made to the report following our previous response dated 27 April 2017.	Noted
	General	We note that the site name changes in the MIR of the LDP 2 are not reflected in the SEA IER.	Noted. The ER has been updated to fully align with the site names in the Proposed Plan.
	SEA Objectives	We note that the soil objective has been amended to consider carbon rich soils. However, the amendment relates specifically to soil sealing and compaction. We consider that disturbance to organic rich soils should be considered specifically as they are particularly important as a carbon store and this has implications for climate change.	Noted. The soil objective has been amended to take account of 'disturbance to organic rich soils'.
	Environmental Assessment Tables	We consider that the clarity of the assessment tables could be improved by amending the SEA objectives column to words instead of numbering them. It is unclear from the ER which of the previous tables the numbering relates to. It would also be clearer if the tables kept the SEA Objectives in the same order throughout the ER	Noted. The assessment tables have been amended in line with the comment.
	Main Issue 20	The assessment does not consider whether the sites are in the flood plain, however, we note that the site allocations do mention whether there is flood risk at the sites.	Noted.
	Sites 017 & 018 'Craigmarloch 1 & 2'	The assessment does not take the residual risk of flooding from Leperstone Reservoir into account.	Noted. Neither site is included in the Proposed Plan.
	Site 020 Parkhill Farm	The assessment does not mention the requirement for an FRA.	Noted. The site is not included in the Proposed Plan.

Consultation Authorities Comments on the Proposed Plan Environmental Report (2018)

Consultation Authority	Section	Comments	Council Response
HES	Mitigation of Cultural Heritage Impacts	As a general point in the assessment of impacts on cultural heritage, we note that the cultural heritage policies are identified as mitigation in some instances. We are content that this is appropriate, as the policies outlined in the plan are likely to provide protection against significant impacts. The exception to this is Policy 31-Scheduled Monuments and Archaeological Sites. As this is currently worded, it is possible that it will not effectively mitigate against impacts on cultural heritage in some instances where there is an impact on setting of a scheduled monument. However, if alterations are made to this policy (as suggested above) this would be likely to increase the level of mitigation offered in this context.	Noted. Policy 31 was modified by the Reporter at examination to align with the wording suggested by HES. This modification was subsequently included in the adopted Plan.
	Site Assessment	We welcome the detailed level of assessment provided for sites in the Proposed Plan Sites Assessment, and the inclusion of sites which have identified as unsuitable development opportunity sites within the Plan. This is useful in providing a comparative assessment of reasonable alternatives. It has been very helpful to have had the early opportunity to comment on allocations at previous stages, prior to the publication of the Proposed Plan.	Noted.
SEPA	General Comments	We welcome the amendments that have been made to the report following our previous response dated 12 May 2017.	Noted
	Detailed Comments	We note that the soil objective has been amended to consider disturbance to organic rich soils.	Noted
	Detailed Comments	We also note that the assessment tables are much clearer than previously.	Noted
	Appendix F	We note that R6 Dubbs Road does not include the requirement for an FRA despite SEPA requesting this information in both our response to the legacy sites (e23) and the call for sites (023).	The ER has been updated to note that an FRA will be required for R6.
		We commented on site E13 Scott Street as part of legacy site e8 and noted the requirement for an FRA to be carried out, this	The ER has been updated to note that an FRA will be required for E13.

Consultation Authority	Section	Comments	Council Response
SEPA		requirement is not included.	
		R2 Broadfield Hospital is mentioned in Table 4 as not being assessed but appears in Appendix F as one of the residential development opportunities.	Noted. The site assessment of R2 has been removed from the ER.
		There are a number of sites that SEPA have not had the opportunity to comment on as part of the LDP2 process at this time. We are therefore unable to comment on whether the assumptions regarding the potential requirements for flood risk assessments and other mitigation are in line with our requirements.	While a small number of the land allocations in the Proposed Plan were not identified at the pre-MIR and MIR stages, the consultation on the Proposed Plan provided the opportunity for the SEA consultees to comment on all the allocations in the Proposed Plan.
SNH	Priority Places <ul style="list-style-type: none"> • R33 The Harbours, Greenock (page 70); and • R15/R16 James Watt Dock/Garvel Island, Greenock (page 72). Business and Industrial Opportunities <ul style="list-style-type: none"> • E7 Inchgreen (page 122) 	We note that some sites have been identified as being in close proximity to the Inner Clyde Special Protection Area (SPA), however, the Council considers that the developments are not likely to have a significant environmental effect. The Environmental Report outlines that this should be confirmed through an updated EIA, however, we suggest updating this to reflect the assessment of the sites as set out in the Habitats Regulations Appraisal (HRA) of the Plan which provides a more detailed assessment.	Noted. The assessment of the sites R33, R15/16 and E7 has been updated to reflect the site assessments in the HRA.

Consultation Authority	Section	Comments	Council Response
SNH	<p>Priority Places/Residential Development Opportunities</p> <p>Priority Places</p> <ul style="list-style-type: none"> • R15/R16 James Watt Dock/Garvel Island, Greenock (page 72); • R63 Inverkip Power Station (page 73) <p>Residential Development Opportunities</p> <ul style="list-style-type: none"> • R23 Luss Avenue/Renton Road (page 95) • R40 Kilochend Drive (page 103) • R58 Kirn Drive (page 112) (see more detailed comments below) • R59 Cowal View (page 113) • R60 Levan Farm (Phase 3) (page 114) • R68 Former Balrossie School (page 117) • E8 Sinclair Street – tree survey but could have development brief • E12 Ingleston Street • E13 Scott Street 	<p>There are a number of development sites which contain areas of semi-natural woodland within the site boundary (see opposite) which should be included in the assessment of the site. Mitigation/enhancement measures should be detailed, for example in a Development Brief to identify developable areas, avoiding adverse effects on woodland areas.”</p> <p>In relation to Sinclair Street (E8), a tree survey has been identified as a mitigation/enhancement measure as “Development likely to adversely affect the significant area of semi-natural woodland within the site”. We consider that, if required, a Development Brief should identify developable areas, avoiding effects on woodland areas. We have provided more detailed comments on the Kirn Drive (R58) site below.</p>	<p>R15/16 – site assessment has been updated to reflect the presence of small areas of semi-natural woodland and to require consideration be given to this in the review of the existing masterplan, as required by the SG on Priority Places.</p> <p>R63 – site assessment acknowledges that there ‘significant areas of semi-natural woodland within the site’ and requires the existing EIA to be updated.</p> <p>R23 – site assessment has been updated to reflect the consultees comment, but also to note that a pre- MIR site visit by officers found this site to be largely shrubland rather than semi-natural woodland. The site remains as a development site in the Plan on the basis that the site is shrubland.</p> <p>R40 – site assessment has been updated to reflect the presence of small areas of semi-natural woodland and to require a Development Brief.</p> <p>Comments on the R58 site are addressed in more detail below.</p> <p>While there was previously an area of semi-natural woodland on site R59, this was removed prior to a planning application for residential development being submitted in Feb 2017.</p> <p>The assessment of R60 has been updated to reflect the presence of semi-natural</p>

Consultation Authority	Section	Comments	Council Response
SNH			<p>woodland within the northern boundary. A Development Brief is already required for this site.</p> <p>R68 - as noted in Table 4 of the ER, this site was not individually assessed as there is an active planning permission for the site and therefore no scope for the Plan to influence layout and design.</p> <p>E8 - it is considered that a Tree Survey is sufficient to inform the design and layout of future development on this site.</p> <p>E12 – the site assessment acknowledges that development would result in the loss of immature trees/shrubs, but notes that these are unstable due to ground conditions, and not considered of high value. The site assessment has been updated to require a Tree Survey to evidence this. As the Tree Survey is likely to be provided by the developer as part of or just before submission of a planning permission, it is not possible to determine if a Development Brief is required at this point. However, if the woodland area is found to be of greater value and ground conditions are suitable, the design and layout of the development will be required to take account of the woodland area.</p> <p>E13 – site assessment has been updated to reflect presence of semi-natural woodland and to require a Tree Survey. A Development</p>

Consultation Authority	Section	Comments	Council Response
SNH			Brief is not appropriate for a site of this size.
	R58 Kirn Drive (page 112)	<p>SNH are pleased to note that, following our advice at MIR stage in response to the overestimation of the likely significant effects on Biodiversity, Landscape, and Population and Human Health, the site has been reassessed.</p> <p>We welcome the requirement for development proposals to carry out an Extended Phase 1 Habitat Survey and to prepare a Development Brief.</p> <p>Our comments at Main Issues Report (MIR) stage highlighted that Habitat Survey and Landscape Capacity studies should be carried out before determining the geographic scope to inform the Environmental Report and the Development Brief. We note that these studies have not been provided at this stage and therefore have not informed the Environmental Report, however, they will be required to inform the Development Brief.</p> <p>We note that the boundary of this site has been revised to reduce the area of the Burneven Site of Importance for Nature Conservation (SINC) and semi-natural woodland within the site boundary. The Development Brief should identify developable areas of the site, avoiding adverse impacts on Burneven SINC and the semi-natural woodland.</p> <p>The boundary of the site is immediately adjacent to an area of ancient woodland which could be directly and/or indirectly affected</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>The site assessment has been updated to make it clear that the development brief will identify developable areas of the site, minimize adverse impacts on the areas of native woodland and Burneven LNCS. The development brief will also highlight the need for future development proposals to include sufficient information to understand the extent of any impacts on the woodland habitat network, LNCS and ancient woodland, along with appropriate mitigation measures.</p>

Consultation Authority	Section	Comments	Council Response
SNH		<p>by the development, for example in hydrological terms. Development proposals must include appropriate information to understand the extent of any direct and/or indirect impacts on the woodland habitat network, SINC and ancient woodland along with appropriate mitigation measures.</p> <p>In relation to Population and Human Health, the Development Brief should ensure that access enhancements include active travel provision. We would be happy to input on the preparation of the Development Brief in relation to our areas of interest.</p>	The development brief will address access enhancements, including active travel. The latter is also a requirement under Policy 10.
	R42 Papermill Road (page 104)	<p>We note that this site is identified as “brownfield” sited on an area of “Partial tarmac covering” with “Low ecological value”. However, the proposals map shows a greenfield site which is currently a playing field and play area.</p> <p>We understand that the Council has issued a clarification statement in relation to this site setting out the error. We recommend that this site is removed from the Proposed Plan and that the revised Environmental Report reflects this.</p>	R42 has been removed from the Plan and the Environmental Report.
	R45 Upper Bow (page 106)	<p>We understand that the Council has issued a clarification statement in relation to this site, highlighting that the boundary includes an area of established housing rather than the “northernmost former housing site” which has now been cleared. We note that “These two sites should not have been included as housing development opportunities in the proposed plan” although we understand that they are include in the Strategic Housing Investment Plan (SHIP) and that the Council will “follow statutory procedures at a later date in the process with the intention of correcting this”. We recommend ensuring that the revised Environmental Report reflects this.</p>	The Environmental Report has been updated to reflect the boundary amendment to R45.

Consultation Authority	Section	Comments	Council Response
SNH	E3 Newark Street (page 119-120)	The assessment of this site includes contradictory statements with regards to the current status of the land with the site being identified as brownfield, however, it has been identified as greenfield under Material Assets. We recommend updating this to ensure it is accurate.	The material assets element of the site assessment has been updated to clarify that the site is brownfield.
	E12 Ingleston Street (page 126)	The majority of this site is within an area of semi-natural woodland. We note that the Council considers that these are immature trees/shrubs which are unstable due to ground conditions. However, a tree survey should be carried out to provide evidence of this and, if required, a Development Framework/Development Brief should identify developable areas, avoiding adverse effects on trees of importance.	The site assessment has been updated to require a Tree Survey to evidence this. As the Tree Survey is likely to be provided by the developer as part of or just before submission of a planning permission, it is not possible to determine if a Development Brief is required at this point. However, if the woodland area is found to be of greater value and ground conditions are suitable, the design and layout of the development will be required to take account of the woodland area.
	Appendix G Sustainable Development Strategy (page 133)	This policy has three aspects: 'Creating Successful Places', 'Tackling Climate Change' and 'Connecting People and Places'. We consider that this policy should have a positive effect on all SEA objectives, however, we note that Landscape and Material Assets have been assessed as neutral. The Council have themselves highlighted that the policy is likely to have a positive effect on Landscape. We consider that both pre-mitigation and post-mitigation/enhancement scores should be updated.	Noted. The assessment has been updated to show a positive effect on all SEA objectives.
	Appendix G Sustainable Spatial Strategy (page 134)	We note that Soil, Landscape and Material Assets have been scored +/- pre-mitigation, however, have been scored + post-mitigation/enhancement despite no mitigation measures being set out. This should be updated to ensure that it is accurate.	Noted. The post mitigation score has been updated to align with the pre-mitigation score.
	Appendix G Policy 33 – Biodiversity and Geodiversity (page 152)	We note that this policy has a pre- and post-mitigation/enhancement scoring of +/- in relation to Biodiversity, Flora and Fauna. We consider that this policy should have a +/0. Where development proposals affect a Natura 2000 site, and meet	Noted. The scoring for biodiversity, flora and fauna has been updated to have a +/0 score.

Consultation Authority	Section	Comments	Council Response
SNH		the required criteria, compensatory measures must be put in place to ensure there are no negative effects on the integrity of the site.	
	Appendix G Policy 36 – Delivering Green Infrastructure Through New Development (page 153)	The Council have scored this policy as having a neutral effect on Landscape. Green infrastructure can reinforce the local landscape character, provide improvements to the landscape setting and can help create an attractive landscape framework. This should be reflected in the assessment by scoring Landscape as + for both pre- and post-mitigation/enhancement.	Noted. The pre and post mitigation scores for landscape have been updated to + for the reasons stated.

APPENDIX B

RELEVANT OTHER PLANS, PROGRAMMES AND STRATEGIES AND RELATED ENVIRONMENTAL OBJECTIVES

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Biodiversity, Flora & Fauna	
Wildlife and Countryside Act (1981)	<ul style="list-style-type: none"> the protection of wildlife (birds, and some animals and plants), the countryside and National Parks, the designation of protected areas, and public rights of way.
Wildlife and Natural Environment (Scotland) Act 2011	<ul style="list-style-type: none"> Amends the Wildlife and Countryside Act (1981) To ensure that the legislation regulating the natural environment is fit for purpose. Includes a range of biodiversity related regulations, including those related to non-native species.
Nature Conservation (Scotland) Act (2004)	<ul style="list-style-type: none"> Places a duty on every public body and office-holder to further the conservation of biodiversity as far as possible in exercising their functions. Introduces the Scottish Biodiversity Strategy. Sets out the duties and offences relating to SSSIs and other sites of interest and how they are to be implemented and monitored.
Scottish Biodiversity Strategy: It's in Your Hands (2004)	<ul style="list-style-type: none"> 25 year strategy to conserve and enhance biodiversity in Scotland. Complements the UK Biodiversity Action Plan and ensures that the approach to the conservation of biodiversity is as comprehensive and well informed as possible. Addresses the bigger picture rather than just individual sites or species. Sets out 5 strategic objectives relating to species and habitats, people, landscapes and ecosystems, integration and co-ordination and knowledge.
2020 Challenge for Scotland's Biodiversity – A Strategy for the conservation and enhancement of biodiversity in Scotland (SG) 2013	<ul style="list-style-type: none"> To supplement the Scottish Biodiversity Strategy above by updating and providing further detail in relation to certain aspects and responding to new international targets. It's aims are to: protect and restore biodiversity on land and in our seas, and to support healthier ecosystems. connect people with the natural world, for their health and wellbeing and to involve them more in decisions about their environment. maximise the benefits for Scotland of a diverse natural environment and the services it provide
Scottish Forestry Strategy 2012	<ul style="list-style-type: none"> Help tackle climate change. Contribute positively to soil, water and air quality. Contribute to landscape quality. Protect and promote the historic environment and cultural heritage. Help to protect and enhance biodiversity.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Policy on control of woodland removal - (Forestry Commission) 2009	<ul style="list-style-type: none"> • support the maintenance and expansion of forest cover in Scotland • contribute towards achieving an appropriate balance between forested and non-forested land in Scotland. • support climate change mitigation and adaptation in Scotland. • provide a sound basis for Scotland's participation in the global debate and actions on deforestation. • develop a clear understanding of the nature and extent of future woodland removal in Scotland.
Clydeplan Forestry and Woodland Strategy (2015)	<p>Regional strategy which:</p> <ul style="list-style-type: none"> • identifies key strategic priorities for both future woodland expansion and management • establishes an indicative framework for more focused and collaborative interventions at a local level.
A Strategy for Marine Nature Conservation in Scotland's Seas (2010) (Marine Scotland)	<p>A 10-25 year national strategy including prioritised action for the next 5 years. Seeks to achieve:</p> <ul style="list-style-type: none"> • Good Environmental Status under the Marine Strategy Framework Directive • the completion of the Marine Protected Area network by 2012 • the promotion of sustainable economic growth. <p>Utilises a 3 pillar approach of wider seas policies and measures, species conservation and site protection.</p>
Local Biodiversity Action Plan (2004)	<ul style="list-style-type: none"> • Establish baseline data for flora and fauna identified as particularly important in maintaining the biodiversity of the area and ensure it is maintained and, where appropriate, increased. • Raise awareness of the value of biodiversity and the identified species to landowners, managers and the general public.
The Inverclyde Greenspace Strategy (2008)	Set out the policies and measures required to protect and improve the Council's greenspaces.
Area Renewal and the Inverclyde Green Network (2010)	Create strategic legible green links through the urban area between the waterfront and the regional part, making them accessible for both residents and visitors.
Inverclyde Green Network Strategy (2008)	Set out the framework for the development of a Green Network in Inverclyde, including a vision, aims and six delivery actions that should be undertaken to help develop the structures in which the Green Network can be delivered.
Population	
Scotland's Economic Strategy (2015)	Sets out an overarching framework for increasing competitiveness and tackling inequality in Scotland.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Inverclyde Economic Development & Regeneration Single Operating Plan 2014-2017	<p>The six key priorities are :</p> <ul style="list-style-type: none"> • To grow and diversify the business base; • To increase Inverclyde's capacity to accommodate private sector jobs; • To boost skill levels and reduce worklessness; • To accelerate the regeneration of strategic employment sites and town centres; • To progress the renewal and economic regeneration of the most disadvantaged areas of Inverclyde; and • To co-ordinate action and investment with our partners.
Inverclyde's Tourism Strategy 2009-2016	Sets out the priorities for all strategic partners to work towards over the next 7 years through a set of 5 objectives, each with associated key actions that are to be taken forward through an action plan. Aims to provide a strategic focus for the community and other stakeholders, to provide a sound economic future for the area and maximise the potential that exists to develop the tourism product in the area.
Homes Fit for the 21st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade: 2011-2020	Sets out the Scottish Government's housing vision and strategy for the decade to 2020.
Inverclyde Local Housing Strategy (2017-2022)	Provides an overarching and integrated strategic direction for all aspects of housing.
Health	
Scottish Environment and Health Strategic Framework (2005)	The development of better systems to pursue environments consistent with the promotion of human health and wellbeing and a Scotland of equal opportunity.
Good Places, Better Health – A New Approach to Environment and Health in Scotland (2008)	<p>Implementation plan for the 2005 Strategic Framework for Environment and Health in Scotland.</p> <p>Seeks:</p> <ul style="list-style-type: none"> • greater connections between environment and health policy • actions and aims to ensure that the complexities of the relationship are understood and transparently mapped out • improve the collation and interpretation of evidence and ensure that knowledge is translated into policy and actions.
Inverclyde Open Space Review (2012)	Identify areas of open space to go into the Local Development Plan and assist with policy development.
Inverclyde Open Space Audit (2015)	Assess the quality of all open spaces identified in the LDP and identify future steps for wider Open Space review.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Inverclyde Open Space Audit and Action Plan	<ul style="list-style-type: none"> • Stimulate higher levels of open space use, particularly amongst young people • Inspire use by using and designing spaces creatively • Improve personal safety (both perceived and actual) • Involve local people through provision of employment and training • Make more of the natural heritage value of spaces
Inverclyde Council Core Paths Plan (2009)	<ul style="list-style-type: none"> • To create a path network that meets people's needs and which they can understand and use with confidence. • Safeguard the essential operation and economic interests of land managers.
Inverclyde Council Play Area Strategy (2010)	The provision, management and maintenance of local authority play areas within Inverclyde.
Inverclyde Sports Pitches Plan (2008)	<ul style="list-style-type: none"> • Review key leisure sites • Inform investment priorities. • increase sports pitch capacity in terms of facility space and availability.
Inverclyde Strategy for Sport and Physical Recreation (2007)	<ul style="list-style-type: none"> • enhance the opportunities for increased physical recreation and sporting participation. • ensure that the value of sport and physical recreation to Inverclyde and its people is maximised over the next 5-10 years. • Set out a vision for sport and recreation • Set out 4 strategic goals, each with further proposed action areas and specific actions.
Soil	
The Scottish Soil Framework (2009)	<ul style="list-style-type: none"> • ensure more sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland • encourage better policy integration. • Identify a wide range of activities which contribute toward 13 soil outcomes • Establish a Soil Focus Group to facilitate activities.
Scotland's National Peatland Plan - Working for our future	<ul style="list-style-type: none"> • To protect, manage and restore peatlands • maintain their natural functions, biodiversity and benefits.
SEPA Regulatory Position Statement – Developments on Peat (2010)	<ul style="list-style-type: none"> • Minimise peat excavation and disturbance • prevent unnecessary production of waste soils and peat.
Draft Carbon-rich soil, deep peat and priority peatland habitats map (SNH) 2014	To provide information on the location of Carbon rich soils, deep peat and priority peatland habitats.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
The Contaminated Land (Scotland) Regulations (2005)	<ul style="list-style-type: none"> • Require local authorities to inspect their area to identify contaminated land • to ensure it is remediated • to maintain a register of contaminated land which is available for public inspection.
Water	
Water Environment and Water Services (Scotland) Act (2003)	<ul style="list-style-type: none"> • the protection of the water environment and the implementation of the Water Framework Directive, through the introduction of River Basin Management Planning. • Amends the Sewerage (Scotland) Act 1968 and the Water (Scotland) Act 1980 in relation to the provision of water and sewerage services.
The River Basin Management Plan for the Scotland River Basin District 2015-2027	<p>This plan builds on the first river basin management plan for the Scotland river basin district. The plan:</p> <ul style="list-style-type: none"> • sets revised objectives for the 12 year period from 2015 to the end of 2027 (Figure 2) and, • a strengthened programme of measures for achieving them.
Improving the quality of Scotland's Water Environment - Clyde area management plan 2010–2015	<p>This plan supplements the river basin management plan (RBMP) for the Scotland river basin district.</p> <p>Aims to:</p> <ul style="list-style-type: none"> • maintain and improve the quality of the rivers, lochs, estuaries, coastal waters and groundwaters in the area. • focus on local actions • highlights the opportunities for partnership working to ensure that we all benefit from improvements to the water environment.
Marine and Coastal Access Act (2009)	<ul style="list-style-type: none"> • Establish the Marine Management Organisation and set out its objectives and responsibilities. • Make provision for the preparation of Marine Policy Statements, Marine Plans and Marine Conservation Zones (MCZs). • Set out: <ul style="list-style-type: none"> a) The requirement for a licence for certain marine activities b) the management of inshore fisheries c) amendments to other fisheries acts.
Marine (Scotland) Act (2010)	<ul style="list-style-type: none"> • Identify the Scottish marine area and set a duty to protect and enhance its health where possible. • Make provision for marine plans and their implementation, and marine licenses • provide for the protection of the marine area and its wildlife through the designation of different types of Marine Protected Areas (MPAs) and the regulation of sea fisheries.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
National Marine Plan (2015)	<ul style="list-style-type: none"> • provide a comprehensive overarching framework for all marine activity in our waters. • enable sustainable development and the use of our marine area in a way which will protect and enhance the marine environment, whilst promoting both existing and emerging industries.
Scottish Water Strategic Asset Capacity And Development plan (2014)	Outlines Scottish Water's processes and systems for calculating capacity available at the waste water and water treatment works serving Scotland.
Air	
The Air Quality Strategy for England, Scotland, Wales, Northern Ireland – DEFRA (2011)	<ul style="list-style-type: none"> • Set out air quality objectives and policy options to further improve air quality in the UK. • Deliver direct benefits to public health, quality of life and help to protect our environment.
Environment (Scotland) Act 1995	<ul style="list-style-type: none"> • to publish a national Air Quality Strategy • establish a system of local air quality management (sometimes shortened to LAQM), for the designation of air quality management areas. • set air quality standards.
Climatic Factors	
Climate Change (Scotland) Act 2009	Introduce a new duty on the Council (and all public bodies) to exercise their functions in a way that is best calculated to contribute towards greenhouse gas reduction targets.
Low Carbon Scotland - Meeting our Emissions Reduction Targets 2013-2027	Set out specific measures for reducing greenhouse gas emissions to meet Scotland's ambitious statutory targets.
Scotland Climate Change Adaptation Framework (2009)	Set the strategic direction for Scottish Government actions on climate change adaptation. Accompanying Sector Action Plans outline the key issues and planned activity for climate change adaptation
Land Use Strategy: Getting the best from our land (SG) 2011 (currently under review)	A national land-use strategy which identifies key principles for the sustainable use of land
The National Transport Strategy (2015)	<p>Reduce greenhouse gas emissions in order to:</p> <ul style="list-style-type: none"> • tackle climate change • improve air quality • improve human health
A Catalyst for Change: The Regional Transport Strategy for the west of Scotland 2008-21 (2008)	Set out SPT's strategic direction to 2021 and the vision, goals, objectives and strategic priorities for transport in the west of Scotland.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Inverclyde Council Local Transport Strategy (2011-2016)	<ul style="list-style-type: none"> • Reduce social inequalities by improving accessibility • Retain and attract businesses and people to Inverclyde by supporting the economy, improving the quality of the public realm and creating good connectivity with Glasgow and beyond • Reduce carbon emissions linked to transport by reducing reliance on private cars and developing sustainable transport solutions
Flood Risk Management (Scotland) Act 2009	<p>Makes provisions for:</p> <ul style="list-style-type: none"> • the assessment and management of flood risks • local authorities' and SEPA's functions in flood risk management
Flood Risk Management Strategy for the Clyde and Loch Lomond Plan District	<ul style="list-style-type: none"> • Set out the agreed ambition for flood risk management in the district • identify priority actions to be taken forward
Inverclyde Council – Climate Change Plan (2018)	<ul style="list-style-type: none"> • sets a carbon reduction target of 16% by the end of financial year 2021/22 from a baseline of financial year 2007/08 • requires all existing projects and initiatives related to climate change adaptation to be recorded • sets out a formal process to examine the nature of impacts which climate change is likely to have on the Council's own operations and the Inverclyde area as a whole. • requires consideration to be given to possible climate change adaptation projects and initiatives that go beyond flooding
Forestry Commission Climate Change Programme (2013)	<ul style="list-style-type: none"> • to increase the response and contribution of Scottish Forestry to the challenges of a changing climate. • To focus on what requires to be done in relation to early actions and increasing awareness
Material Assets	
Scotland's Zero Waste Plan (2014)	<ul style="list-style-type: none"> • Set out the Scottish Government's vision for a zero waste society, one where all types of waste are dealt with, regardless of where they came from. A Scotland where resource use is minimised, valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated. • Set recycling and landfill reduction targets to help realise the full resources potential of waste.
The Waste (Scotland) Regulations 2012	<ul style="list-style-type: none"> • Expand all waste producers (excluding householders) 'duty of care' to include a requirement to segregate material for recycling. • Require Local authorities to provide a minimum recycling service to householders.
Going for Green Growth: A Green Jobs Strategy for Scotland (2005)	<p>Aims to grab hold of the business opportunities and advantages arising from a belief in and commitment to sustainable development.</p> <p>Sets a vision of a vibrant, low carbon economy with Scotland as a centre for green enterprise</p>

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
2020 Routemap for Renewable Energy in Scotland	An update and extension to the Scottish Renewables Action Plan 2009, which reflects the challenge of our new target to meet an equivalent of 100% demand for electricity from renewable energy by 2020, as well as our target of 11% renewable heat
Scotland Heat Map (SG) 2014	<ul style="list-style-type: none"> • identify where there are opportunities for decentralised energy projects across Scotland. • identify where there are opportunities for heat networks, to assess heat density and proximity to heat sources.
Cultural Heritage	
Historic Scotland Policy Statement 2016	This policy statement sets out the principles under which Historic Environment Scotland (HES) operates and provides a framework that informs the day-to-day work of a range of organisations that have a role and interest in managing the historic environment, it is intended to be of particular use to those carrying out statutory functions which are affected by the changes resulting from the 2014 Act. The policy statement complements and should be read alongside the Scottish Planning Policy and other relevant Ministerial policy documents.
Historic Environment Strategy for Scotland (2014)	<ul style="list-style-type: none"> • Set out a 10 year vision for the historic environment • Ensure that the cultural, social, environmental and economic value of Scotland's historic environment continues to make a strong contribution to the wellbeing of the nation and its people.
Ancient Monuments and Archaeological Areas Act (1979)	Make provision for the protection of scheduled ancient monuments and areas of archaeological importance.
Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997)	Set out the approach for designating listed buildings and conservation areas, and the duties and responsibilities these designations convey on different parties.
Planning Advice Note (PAN) 2/2011: Planning and Archaeology	This PAN is intended to inform the day-to-day work of a range of local authority advisory services and other organisations that have a role in the handling of archaeological matters within the planning process.
Landscape	
SNH Review 116: Glasgow and Clyde Valley landscape character assessment	<ul style="list-style-type: none"> • Provide a detailed assessment of the landscape of Glasgow and the Clyde Valley. • Consider the likely pressures and opportunities for change in the landscape • assesses the sensitivity of landscape to change • provide guidelines indicating how landscape character may be conserved, enhanced and restructure
Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley - Inverclyde	Provide a strategic view of landscape sensitivity to wind energy development, and available capacity for further development, across the Glasgow and the Clyde Valley Strategic Development Plan area.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Clyde Muirshiel Park Authority Framework Guidance Document for windfarm development proposals (2010)	Consider the impacts of windfarm developments on the Regional Park's attributes and assets as well as the Park Authority's aims and objectives.
General	
National Planning Framework 3 (2014)	<ul style="list-style-type: none"> • guide Scotland's development over the next 20 to 30 years • set out strategic development priorities to support the Government's goal of sustainable economic growth. • co-ordinate policies with a spatial dimension and help move Scotland towards a low carbon economy.
Scottish Planning Policy	<ul style="list-style-type: none"> • Set out the Scottish Government's planning policy on nationally important land-use planning matters. • place planning within the wider context of the Scottish Government's overarching aim to increase sustainable economic growth.
Choosing our Future: Scotland's Sustainable Development Strategy (2005)	<ul style="list-style-type: none"> • Implement the UK shared Sustainable Development Framework in Scotland. • Provide a strategic framework for a number of new and emerging strategies
Clydeplan Strategic Development Plan (2017)	<ul style="list-style-type: none"> • Set out an agenda for sustained growth. • Promote the balanced and sustainable development of the area by setting the land use framework for sustainable development, encouraging economic, social and environmental regeneration and maintaining and enhancing the quality of the natural heritage and built environment • Seeks to enhance the well-being and quality of life of the people who live and work in, or visit Glasgow and the Clyde Valley region.
Inverclyde Corporate Statement 2013-2018	<ul style="list-style-type: none"> • Focuses on improving the economic, physical and social prospects of the area, its communities and people. • Sets out the Council's vision and eight strategic outcomes to help deliver this vision.
Inverclyde Outcomes Improvement Plan (2017)	<p>The three Strategic Priorities are:</p> <ul style="list-style-type: none"> • Population - Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth. • Inequalities - There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced. • Environment, Culture and Heritage - Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Clyde Muirshiel Regional Park - Park Strategy 2016-2021	<p>The strategy identifies three priorities which focus activity in the Park over the next 5 years. These priorities are:</p> <ul style="list-style-type: none"> • Leisure activity and health; • Education and outdoor learning; • Environmental management

Appendix C - Environmental Baseline and Issues/Problems Relevant to the LDP

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
Biodiversity, Flora and fauna	<p><u>Woodland</u></p> <ul style="list-style-type: none"> • Ancient woodland – 648ha • Semi-Natural woodland – 2404ha • TPO's – 154.5ha <p><u>European and National Designations</u></p> <p>2 SPA's/Ramsar sites</p> <ul style="list-style-type: none"> • Renfrewshire Heights SPA • Inner Clyde Estuary SPA <p>7 SSSI's</p> <ul style="list-style-type: none"> • Dargavel Burn • Dunrod Hill • Glen Moss • Inner Clyde • Knocknairs Hill • Renfrewshire Heights • Shielhill Glen <p>While the following sites are classed as unfavourable status, the pressures identified are not directly related to development.</p> <ul style="list-style-type: none"> • Renfrewshire Heights SPA/SSSI - burning • Dunrod Hill and Knocknairs Hill SSSI's - invasive species. • Sheilhill Glen - grazing under. 	<p>SNH Ancient Woodland Invent SNH Semi-Nat Woodland Invent Inverclyde Council</p> <p>http://gateway.snh.gov.uk/natural-spaces/index.jsp</p> <p>SNH Sitelink http://gateway.snh.gov.uk/sitelink/index.jsp</p>	<p>Development can, potentially, have significant adverse effects on natural heritage assets. In light of this, there is a need to avoid/minimise:</p> <ul style="list-style-type: none"> • disturbance to protected species • loss or fragmentation of designated habitats, green linkages and wildlife corridors. • Increases of invasive non-native species <p>There are also opportunities for development to deliver:</p> <ul style="list-style-type: none"> • Enhancements to biodiversity, e.g. through improvements to habitats linked to new development sites, or the expansion of woodland cover.

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p><u>Regional and Local Designations</u></p> <ul style="list-style-type: none"> • Clyde Muirshiel Regional Park • Local Nature Reserves: <ul style="list-style-type: none"> - Coves Community Park - Wemyss Bay Woodland • 54 Local Nature Conservation Sites <p>Green Network of open spaces and watercourses</p>	<p>Inverclyde Council https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/natural-heritage/natural-heritage-designations</p>	
Population and Health	<p><u>Population</u></p> <p>Since 1988, Inverclyde's total population has fallen, while Scotland's population has risen.</p> <p>The NRS Mid 2016 population estimate for Inverclyde is 79,160, a 0.43% decrease over the previous year. This contrasts with a 0.59% increase across Scotland.</p> <p>Between 1996 and 2016, the population of Inverclyde has decreased by 9.1%. This is the lowest percentage change out of the 32 council areas in Scotland. Over the same period, Scotland's population rose by 6.1%</p> <p>Between 2016 and 2026, the population of Inverclyde is projected to decrease from 79,160 to 76,172. This is a decrease of 3.8%, which compares to a projected increase of 3.2% for Scotland as a whole.</p>	<p>National Records of Scotland https://www.nrscotland.gov.uk/files//statistics/council-area-data-sheets/inverclyde-council-profile.html</p>	<ul style="list-style-type: none"> • Inverclyde's declining and ageing population presents a significant challenge to economic regeneration, area renewal and service provision. In light of this, a key issue is the provision of an appropriate range of housing and employment opportunities and an adequate level of service provision. • There is a need to improve Inverclyde's health prospects through: <ul style="list-style-type: none"> a) Adequate provision of open space, recreational facilities, access routes and green networks b) reduction of transport emissions and associated effects on air quality.

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p>The majority of Inverclyde's population, 85.4%, live in the main urban areas of Greenock, Port Glasgow and Gourock. The landward area of Inverclyde, mainly comprising Clyde Muirshiel Regional Park, is sparsely populated with 14.6% of the population. (NRS Mid 2016).</p> <p><u>Households</u></p> <p>In 2016, the number of households in Inverclyde was 37,586. This is a 0.4% increase from 37,426 households in 2015. In comparison, the number of households in Scotland overall increased by 0.7%.</p> <p>Between 2014 and 2024, the number of households in Inverclyde is projected to decrease from 37,384 to 37,164. This is a 0.6% decrease, which compares to a projected increase of 6.7% for Scotland as a whole.</p> <p><u>Health</u></p> <p>In Inverclyde, life expectancy at birth was higher for females (80.1 years) than for males (75.6 years) in 2014-16. Male life expectancy at birth has increased more rapidly than female life expectancy at birth between 2001-03 and 2014-16.</p> <p>In Inverclyde, female life expectancy at birth is lower than at Scotland level and male life</p>	<p>Scottish Index of Multiple Deprivation</p>	

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p>expectancy at birth is lower than at Scotland level.</p> <p>The proportion of residents living in neighbourhoods ranked among the 15% most deprived in Scotland is more than twice the national average.</p> <p>In 2016, 14.7% of Inverclyde's working age population claimed the main out of work benefits compared to 10.2% across Scotland (i.e. job seekers, ESA and incapacity benefits, lone parents and others on income related benefits).</p> <p><u>Recreational Provision</u></p> <p>There is 179km of core path in Inverclyde.</p> <p>The current LDP identifies a total of 125 open spaces, covering 611.62ha, with 66.4% within settlements and 33.6% within the Greenbelt (Please note that the LDP identifies the most valuable spaces and there is significantly more open space provision across Inverclyde).</p> <p>There are a range of open spaces provided across Inverclyde, including coastal links, public parks, play areas, playing fields and sports pitches, allotments, footpath networks and general amenity areas.</p>	<p>http://www.gov.scot/Topics/Statistics/SIMD</p> <p>2016 NOMIS Labour Market Profile https://www.nomisweb.co.uk/reports/lmp/la/1946157422/report.aspx#tabwab</p> <p>Inverclyde Council</p>	
Soil	<u>Vacant and Derelict Land</u>		

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p>Inverclyde's industrial past has left a legacy of vacant and derelict land.</p> <p>There was 155.96ha (106 sites) of vacant and derelict land in Inverclyde at 31 March 2017. Of the land area, 51.8% was vacant land, 0.29% vacant land and buildings, and 47.9% derelict. Fifteen sites, totaling 6.25ha, were taken up for a new use in the previous year.</p> <p>Overall, the number of vacant and derelict sites and land area decreased by 9.4% and 2.6% respectively in Inverclyde over the previous year.</p> <p>Inverclyde currently has no Contaminated Land determined within its area. Given the heavy industrial legacy in the area, contamination is known to exist, but has not been determined, either because the extent of contamination is not considered significant or the site is in the process of being redeveloped.</p> <p><u>Carbon Rich Soils</u></p> <p>Category 1 – 2553ha Category 2 – 219ha Category 3 – 1031ha Category 4 – 12ha Category X – 175ha</p>	<p>Inverclyde Council Vacant and Derelict Land Survey 2017 https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/land-surveys</p> <p>Inverclyde Council - https://www.inverclyde.gov.uk/environment/environmental-health/contaminated-land</p> <p>SNH Carbon Rich Soil, Deep Peat and Priority Peatland Habitats Map http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</p>	<p>The re-development of vacant and derelict land is a key issue for the LDP, as it has potential to remediate contaminated land and deliver environmental improvements. It will also support economic regeneration and area renewal.</p> <p>Development can, potentially, also have significant adverse effects on soil quality. In light of this, there is a need to avoid/minimise:</p> <ul style="list-style-type: none"> • loss or degradation of carbon rich soils and prime agricultural land • impacts on all soils through: <ul style="list-style-type: none"> a) contamination or erosion caused by surface water run-off b) contamination from substances used in construction, cleaning and redevelopment
Water	<u>Water Quality</u>	SEPA – Water Body Classification http://www.environment.scot.nhs.uk	Development can, potentially, have significant adverse effects on water quality. In light of this, there is a need to

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p>Inverclyde has a total of 15 water bodies (8 rivers, 2 lakes, 3 groundwaters, 1 coastal and 1 transitional) across 3 catchments. In relation to their ecological status:</p> <ul style="list-style-type: none"> • 8 – good status • 1 – bad status • 1 high status • 5 – moderate <p>The majority of pressures concern abstraction/impoundment and morphological alterations, largely related to existing weir's and dams.</p> <p><u>Flooding</u></p> <p>There are 4 Potentially Vulnerable Areas within Inverclyde:</p> <ol style="list-style-type: none"> 1. Gourock to Port Glasgow – risk of river (30%), coastal (20%) and surface water flooding (50%) These sources may also act in combination. 2. Port Glasgow to Inchinnan - risk of river (1%), coastal (17%) and surface water (82%) flooding. These sources may also act in combination. 3. Gryfe Catchment – risk of surface water (30%) and river (70%) flooding. 	<p>nd.gov.uk/get-interactive/data/water-body-classification/</p> <p>Flood Risk Management Strategy for the Clyde and Loch Lomond District (2015). http://apps.sepa.org.uk/FRMStrategies/clyde-loch-lomond.html</p> <p>Flood Risk Management Plan for the Clyde and Loch Lomond https://www.glasgow.gov.uk/index.aspx?articleid=19470</p>	<p>avoid/minimise:</p> <ul style="list-style-type: none"> • diffuse pollution, i.e. from surface water run-off • point source pollution, i.e. from sewage disposal • morphological alterations to water bodies • direct and indirect impacts on the Inner Clyde Estuary SPA/SSSI. • Increased flood risk on individual development sites and/or the wider area <p>There are also opportunities to:</p> <ul style="list-style-type: none"> • Enhance water quality/ecological status, e.g. through de-culverting and Suds etc. • Reduce existing flooding issues, e.g. through flood prevention schemes and natural flood management measures

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p>4. Kilmacolm (candidate PVA) - risk of surface water (40%) and river (60%) flooding.</p> <p>The Flood Risk Management Strategy for the Clyde (2015) states that flooding will impact on a range of assets across Inverclyde. For example, there is a risk to residential and non-residential properties in all four PVA's, and a risk to key transport routes in the Port Glasgow – Gourock PVA, notably the A8, A78, A770 and A771.</p> <p>It is projected that Climate change will increase the number of residential and non-residential properties at risk of flooding, particularly along the waterfront area.</p>		
Climatic Factors	<p><u>Carbon Emissions</u></p> <p>Inverclyde's area wide carbon emissions were 4.5 tonnes CO2 per capita in 2015, a reduction of 0.2 tonnes over the previous year. The Scottish average in 2015 was 5.5 tonnes CO2.</p> <p>Inverclyde Council is required to report on its own performance with respect climate change to the Scottish Government. The most recent report showed that for financial year 2016/7, the Council reduced its own emissions by 24% from the baseline year 2012/13.</p>	<p>Department for Energy and Climate Change (DECC)</p> <p>Inverclyde Council - 2017 Climate Change Reporting</p>	<p>Climate change is expected to have significant impacts on the use and management of land (e.g. flooding – see Water topic), through rising sea levels and increases in extreme rainfall events.</p> <p>To mitigate climate change, there is a need to continue to support:</p> <ul style="list-style-type: none"> • renewable energy development (e.g. wind and hydro) • energy efficiency in new development • settlement strategies and land allocations which minimise the need to travel through good public transport connections and active travel routes.

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p><u>Renewables Capacity</u></p> <p>The renewable energy capacity in Inverclyde continues to increase (see material assets below).</p>		<p>To adapt to the effects of climate change, there is a need to:</p> <ul style="list-style-type: none"> • avoid development in flood risk areas or mitigate flood risk, where appropriate • future proof new development • identify any other suitable adaptation measures
Material Assets	<p><u>Renewable Energy</u></p> <p>From 2003-2017, there were 36 planning applications for wind energy developments, totally 92 turbines. Approval was granted for 71.4% of applications and 38.04% of the total number of turbines.</p> <p><u>Waste</u></p> <p>Inverclyde Council had the 7th highest rate of household recycling in Scotland in 2016, with 53.4%, compared to 45.2% across Scotland.</p>	<p>Inverclyde Council - Monitoring of Planning Applications</p> <p>SEPA Household Water Data Summary (2016) https://www.sepa.org.uk/media/320744/household-waste-summary-data-and-commentary-2016.pdf</p>	<p>To ensure the sustainable use/re-use of resources, there is a need to continue to:</p> <ul style="list-style-type: none"> • promote renewable energy (e.g. wind and hydro) • minimise waste during the construction and operational phases of new development • re-develop vacant and derelict land
Cultural Heritage	<p>Inverclyde has a rich cultural heritage, including:</p> <p>31 Scheduled Monuments</p> <p>248 listed buildings:</p> <ul style="list-style-type: none"> • 25 Cat A listed • 131 Cat B listed • 91 Cat C listed. 	<p>Historic Scotland - http://portal.historic-scotland.gov.uk/hes/web/f?p=1500:300:::NO:RP::</p>	<ul style="list-style-type: none"> • There continues to be development interest on a number of sites with designated cultural heritage assets, e.g. Duchal Estate and Ardgowan Estate. • • In addition, the development pressure around the fringes of settlements, and in the wider countryside, has potential to impact on cultural heritage assets in these areas. • • In light of the above, there is a need to avoid/minimise: •

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p>20 Listed Buildings at Risk Register:</p> <p>8 Conservation Areas</p> <ul style="list-style-type: none"> Greenock West End; Greenock Cathcart Square/William St Inverkip Kilmaclom Quarriers Village The Cross, Kilmacolm West Bay, Gourock Kempock Street/Shore Street, Gourock <p>3 Garden and Designed Landscapes;</p> <ul style="list-style-type: none"> Ardgowan Estate Finlaystone Estate Duchal House Estate 	<p>http://www.buildingsatrisk.org.uk/search/keyword/inverclyde</p> <p>Inverclyde Council https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/conservation/conservation-areas</p> <p>Inverclyde Council https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/conservation/gardens-and-designed-landscapes</p>	<ul style="list-style-type: none"> adverse impacts on cultural heritage sites, including those sites which are not subject to statutory protection. adverse impacts on the setting of cultural heritage sites There are also opportunities to: Secure the long term future of historic buildings through appropriate re-use, e.g. restoration or conversion.
Landscape	<p><u>Landscape Character</u></p> <p>Inverclyde has a diverse landscape, with four landscape character types:</p> <ul style="list-style-type: none"> LCT 1 Raised Beach; LCT 6 Rugged Upland Farmland; LCT 12 Upland River Valleys; and LCT 20 Rugged Moorland Hills. <p>The Inverclyde coast is also classified as part of the <i>Upper Firth of Clyde Seascapes Area</i>, between Skelmorlie and Cloch, and the <i>Inner</i></p>	<p>Glasgow and Clyde Valley Landscape Character Assessment (GCVLCA) http://www.snh.org.uk/publications/on-line/LCA/glasgow.asp</p> <p>Seascape / Landscape Assessment of the Firth of Clyde (2013)</p>	<p>The urban fringes of settlements, particularly Kilmacolm and Quarriers, continue to be subject to development pressure, mostly for housing. In addition, there is also pressure for housing in the wider countryside.</p> <p>In light of the above, there is a need to avoid/minimise:</p> <ul style="list-style-type: none"> adverse impacts on the landscape setting of settlements impacts on landscape designations impacts on Clyde Muirshiel Regional Park incremental erosion of landscape character through the cumulative effect of small scale developments in the countryside

SEA Topics	Baseline Information	Information Source	Environmental Issues/Problems Relevant to the LDP
	<p><i>Firth of Clyde Seascape Area</i>, between Cloch and Port Glasgow.</p> <p><u>Designations</u></p> <p>West Renfrew Hills Scenic Area</p> <p><u>Other</u></p> <p>While Clyde Muirsheil Regional Park does not have a landscape designation, it is nevertheless highly valued for its scenery and tranquillity.</p>		<ul style="list-style-type: none"> adverse impacts on significant landscape features
Air	Current air quality in Inverclyde is good with no declared Air Quality Management Areas.	2016 Air Quality Progress Report https://www.inverclyde.gov.uk/environment/environmental-health/air-quality	In order to maintain good air quality in Inverclyde, there is a need for the settlement strategy and land allocations to minimise the need to travel by locating development close to good public transport connections and active travel routes.

APPENDIX D: SITE ASSESSMENT TEMPLATE

GENERIC GREENFIELD SITE

Site Name:			Site History/Previous planning applications etc. No recent planning history
Settlement: Near Kilmacolm	Proposed Plan Ref:	Within a settlement boundary? No	
Easting/Northing	Site Size (ha): 2.4ha No. residential units 60		
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Greenfield	Proposed Use: Residential	Existing LDP Allocations Greenbelt	

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/en hancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	Water					
	Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland and Solway Tweed River Basin Management Plan?					
	Is there a designated waterbody on, through or adjacent to the site? (If so, the proposal could have potential medium term adverse effects on water morphology and quality. Could development result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a watercourse?		Potential adverse effect on multiple open watercourses.	-	Buffer strips to avoid adverse effect on open watercourses.	0
	Can the option connect to the public foul sewer?		Potential adverse effects as site is not within the Inverclyde or Erskine sewer catchments.	-	Drainage Impact Assessment	?
	Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems	Biodiversity, Fauna and	Potential adverse effects as there are marshy areas within	-	Extended Phase 1 Habitat Survey	?

	(GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Flora	site.			
	For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Human Health	No known supplies	0	n/a	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Climatic Factors and Human Health	Medium to high flood risk on the site	-	Flood Risk Assessment (FRA) – It is assumed that the implementation of the recommendations will reduce the effect to neutral.	0
	Overall Score			-		?
	Biodiversity, Flora and Fauna					
	To what extent will the proposal affect biodiversity, flora and fauna interests? In particular -					
	International designation – e.g. SPA?		Not in close proximity	0	n/a	0
	Other designation – e.g. SSSI, and locally important designations such as LNRs.		Potential adverse effects as site includes a small area of a LNCS	-	Development Framework/Development Brief to avoid adverse effects on LNCS	0

Greenfield site 2ha> (development likely to result in a general loss of habitat)		Site is 2.4ha	-	None identified	-
Non designated features – e.g. trees, TPOs, hedges, woodland, (including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands), species rich grasslands.		Small areas of ancient and semi-natural woodland within the site.	-	Development Framework/Development Brief to identify developable areas, avoiding adverse effects on woodland areas.	0
Protected Species? –e.g. bats, otters, etc.		Effect not known as a habitat survey not carried out/provided.	?	Phase 1 Habitat Survey (it is assumed that the implementation of the recommendations will reduce the effect to neutral.	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No known interests in close proximity	0	n/a	0
How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Unlikely to have any effects	0	n/a	0
Overall Score			-/?		-

	Climatic Factors					
	Is the site accessible to public transport routes? (i.e. within 400m of a bus stop and 800m of a train station).		Not accessible -2.3km from nearest bus stop	-	None identified	-
	Overall Score					
	Air Quality					
	Could the option lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area or the designation of a new AQMA?	Human Health	<p>Short term adverse effect through release of particulate matter (dust) during construction.</p> <p>Medium term adverse effect through increased car emissions.</p> <p>However, a single site is unlikely to result in the designation of an AQMA and therefore not significant.</p>	0	n/a	0
	Does the option introduce a new potentially significant air emission to the area (e.g. Combined Heat and Power, an industrial process, large scale quarry or Energy from Waste plant)?	Human Health	No	0	n/a	0
	Will the option lead to a sensitive use being located close to a site regulated for	Human Health	No	0	n/a	0

	emissions to air by SEPA?					
	Overall Score			0		0
	Soils					
	Is the option on a greenfield or brownfield site 2ha>? (development of sites below 2ha are not unlikely to have a significant effect. However, their impact is considered as part of the cumulative assessment in Appendix H)	Material Assets and Soils	2.4ha greenfield site	-	None identified	-
	Are there any contaminated soils issues on the site and if so, will the option reduce contamination?	Material Assets and Soils	No known contamination	0	n/a	0
	Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No	0	n/a	0
	Does the proposal result in the loss of the best quality agricultural land?	Soils	No	0	n/a	0
	Overall Score			-		-
	Landscape					
	To what extent will any designated sites be affected – including local landscape					

	designations?					
	Would the proposal exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area/setting?		Site is elevated, sloping and relatively prominent. While effects will depend on the design of the development, which is unknown at this stage, taking a precautionary approach, the proposal is considered to have an adverse effect.	-	Development Framework/Masterplan/ Development Brief to set out appropriate siting and design principles and any necessary mitigation measures.	0
	To what extent will the proposal affect features of landscape interest, including watercourses, landforms or significant slopes/changes in level.		Site is elevated, sloping and relatively prominent. While effects will depend on the design of the development, which is unknown at this stage, taking a precautionary approach, the proposal is considered to have an adverse effect.	-	Framework/Masterplan/ Development Brief to set out appropriate siting and design principles and any necessary mitigation measures.	0
	Overall Score			-		0
	Material assets					
	Will the result in the loss of primary resources, i.e. development of greenfield >2ha? Does the development re-use vacant/derelict land/buildings >2ha?		Adverse effect through greenfield development of 2.4ha site.	-	None identified	-

	Is the option in the vicinity of a waste management site and could it compromise the waste handling operation?	Human Health	No	0	n/a	0
	Overall Score			-		-
	Cultural Heritage					
	Will the option affect any scheduled monuments or their setting?	Landscape	While the proposed site is in close proximity, any effects will depend on the design of the development, which is unknown at this stage. Taking a precautionary approach, the proposal could, potentially, have a negative effect.	-	Policy 31	0
	Will the option affect any locally important archaeological site? (www.rcahms.gov.uk/canmore.html)	Landscape	Not in close proximity	0	n/a	0
	Will the option affect any listed buildings and/or their setting?	Landscape	While the proposed site is in close proximity, any effect will depend on the design of the development, which cannot be known at this stage. Taking a precautionary approach, the proposal could, potentially, have a negative effect.	-	n/a	0

	Will the option affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Landscape	Not in close proximity	0	n/a	0
	Will the option affect any Inventory Garden and Designed Landscape?	Landscape	In close proximity	0	n/a	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Landscape	Unlikely to have any effect.	0	n/a	0
	Overall Score			-		0
	Population and Human Health					
	To what extent would the development of the site affect the quality and quantity of formal open space and connectivity and accessibility to formal open space or result in a loss of formal open space?	Material Assets	Positive effect as housing development will be required to contribute to new formal open space or to the enhancement of existing provision	+	Policy 36	+
	To what extent will the proposal impact on core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Material Assets Climatic Factors	Site is not in close proximity to the active travel network	0	n/a	0

	What is the proximity to services – e.g. community facilities, local shops, sports facilities, schools.	Climatic Factors	3km from nearest town/local centre	-	None identified	-
	Will the development of the site have the opportunity to enhance the green network through, for example, the green infrastructure on site?	Material Assets	Positive effect as Policy 36 requires housing development to contribute to green infrastructure provision.	+	Policy 36	+
	What is the compatibility of surrounding land uses and are there possible polluting uses nearby?		No incompatible uses in close proximity.	0	n/a	0
	Overall Score			+/-		+/-

GENERIC BROWNFIELD SITE

Site Name:			Site History/Previous Planning Applications etc. No active planning permissions
Settlement: Greenock	Proposed Plan Ref:	Within a settlement boundary? Yes	
Easting/Northing	Site Size (ha): 7ha No. residential units: 80		
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc): Derelict site	Proposed Use: Mixed use (residential and business and industrial)	Existing LDP Allocations Mixed use development opportunity	

Insert Location Plan

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	Water					
	Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland and Solway Tweed River Basin Management Plan?					
	Is there a designated waterbody on, through or adjacent to the site? (If so, the proposal could have potential medium term adverse effects on water morphology and quality. Could development result in the need for watercourse crossings or a large scale abstraction or allow the deculverting of a watercourse?		Culverted watercourse through site. Opportunity to deculvert.	+	Investigate opportunity to deculvert	+
	Can the option connect to the public foul sewer?		Yes - within the Inverclyde sewer catchments, which has no known network or capacity issues.	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Biodiversity, Fauna and Flora	No known effects	0	n/a	0
	For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Human Health	No known supplies	0	n/a	0
	Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Climatic Factors and Human Health	Medium to high flood risk on the site	-	Flood Risk Assessment (FRA) – It is assumed that the implementation of the recommendations will reduce the effect to neutral.	0
	Overall Score			+/-		+
	Biodiversity, Flora and Fauna					
	To what extent will the proposal affect biodiversity, flora and fauna interests? In particular -					
	International designation –		Not in close proximity	0	n/a	0

Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
e.g. SPA?					
Other designation – e.g. SSSI, and locally important designations such as LNRs.		Not in close proximity	0	n/a	0
Greenfield site 2ha> (development likely to result in a general loss of habitat)		Brownfield site	0	n/a	0
Non designated features – e.g. trees, TPOs, hedges, woodland, (including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands), species rich grasslands.		Brownfield site with low ecological value.	0	n/a	0
Protected Species? –e.g. bats, otters, etc.		Brownfield site with low ecological value and no vacant/derelict buildings. Unlikely to be any effect	0	n/a	0
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		No known interests in close proximity	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?		Unlikely to have any effects	0	n/a	0
	Overall Score			0		0
	Climatic Factors					
	Is the site accessible to public transport routes? (i.e. within 400m of a bus stop and 800m of a train station).		Accessible - 300m from a bus stop and 200m from a train station.	0	None identified	0
	Overall Score					
	Air Quality					
	Could the option lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area or the designation of a new AQMA?	Human Health	<p>Short term adverse effect through release of particulate matter (dust) during construction.</p> <p>However, a single site is unlikely to result in the designation of an AQMA and therefore not significant.</p>	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	Does the option introduce a new potentially significant air emission to the area (e.g. Combined Heat and Power, an industrial process, large scale quarry or Energy from Waste plant)?	Human Health	No	0	n/a	0
	Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?	Human Health	No	0	n/a	0
	Overall Score			0		0
	Soils					
	Is the option on a greenfield or brownfield site 2ha>? (single proposals below 2ha are unlikely to have a significant effect. Cumulative impact is considered in Appendix H)	Material Assets and Soils	Brownfield site 7ha	+	None identified	+
	Are there any contaminated soils issues on the site and if so, will the option reduce contamination?	Material Assets and Soils	Potentially contaminated site – development will result in ground remediation.	-	Environmental Assessment Risk and Remediation Strategy	+

Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No	0	n/a	0
Does the proposal result in the loss of the best quality agricultural land?	Soils	No	0	n/a	0
Overall Score			+/-		+
Landscape					
To what extent will any designated sites be affected – including local landscape designations?					
Would the proposal exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area/setting?		Site is in a prominent waterfront location. Effects will largely depend on the detailed layout and design of the development, which is unknown at this stage. Taking a precautionary approach, there is potential for adverse effects.	-	Development Framework/Masterplan/ Development Brief to set out appropriate siting and design principles and any necessary mitigation measures.	0
To what extent will the proposal affect features of landscape interest, including watercourses, landforms or		Unlikely to have any significant effects	0		0

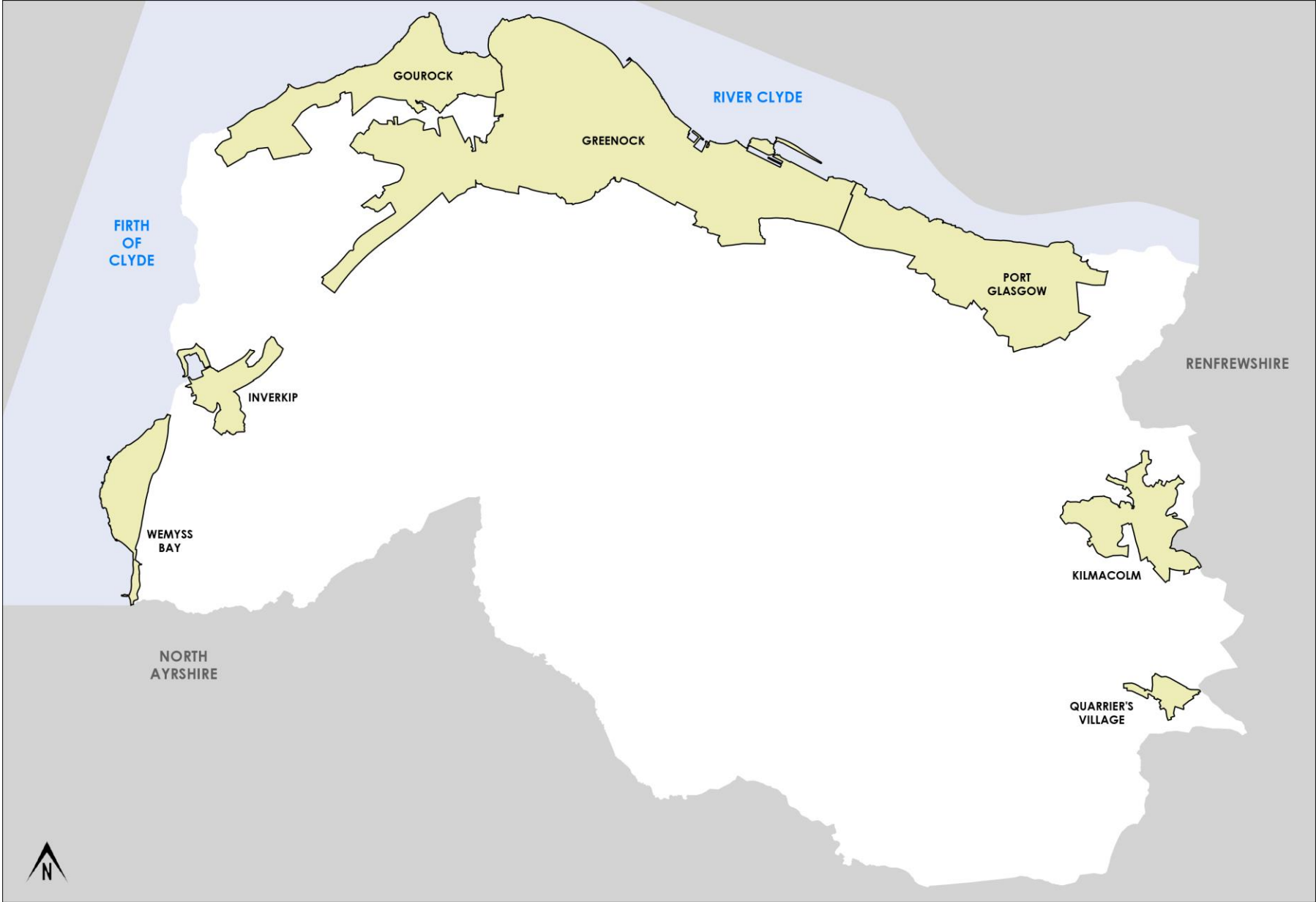
	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	significant slopes/changes in level.					
	Overall Score			-		0
	Material assets					
	Will the result in the loss of primary resources, i.e. development of greenfield >2ha? Does the development re-use vacant/derelict land/buildings >2ha?		Redevelopment of 7ha derelict site	+	None identified	+
	Is the option in the vicinity of a waste management site and could it compromise the waste handling operation?	Human Health	No	0	n/a	0
	Overall Score			+		+
	Cultural Heritage					
	Will the option affect any scheduled monuments or their setting?	Landscape	Not in close proximity	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	Will the option affect any locally important archaeological site? (www.rcahms.gov.uk/canmore.html)	Landscape	Not in close proximity	0	n/a	0
	Will the option affect any listed buildings and/or their setting?	Landscape	Proposed site is in close proximity. Effects will depend on the design of the development, which is unknown at this stage. Taking a precautionary approach, there is potential for adverse effects.	-	Policy 29	0
	Will the option affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Landscape		0	n/a	0
	Will the option affect any Inventory Garden and Designed Landscape?	Landscape	Not close proximity	0	n/a	0
	To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Landscape	Unlikely to have any effect.	0	n/a	0

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/enhancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	Overall Score			0		0
	Population and Human Health					
	To what extent would the development of the site affect the quality and quantity of formal open space and connectivity and accessibility to formal open space or result in a loss of formal open space?	Material Assets	Positive effect as housing development will be required to contribute to new formal open space or to the enhancement of existing provision	+	Policy 36	+
	To what extent will the proposal impact on core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Material Assets Climatic Factors	Site adjacent to the core path network, but unlikely to have any adverse effects.	0	n/a	0
	Is the site within an accessible walking distance (1600m) to services – e.g. community facilities, local shops, sports facilities, schools.	Climatic Factors	860m from the town centre	+	None identified	+
	Will the development of the site have the opportunity to enhance the green network through, for example, the green infrastructure on site?	Material Assets	Positive effect as Policy 36 requires housing development to contribute to green infrastructure provision.	+	Policy 36	+

	Site assessment question (click on links embedded in the text for further guidance)	Other related SEA topic if applicable	Comment	Scoring-pre mitigation/en hancement	Mitigation/Enhancement - if appropriate?	Scoring – post mitigation
	What is the compatibility of surrounding land uses and are there possible polluting uses nearby?		No incompatible uses in close proximity.	0	n/a	0
	Overall Score			+		+

APPENDIX E: INVERCLYDE AREA MAP



APPENDIX F: Development Opportunity Site Assessments

Priority Places

The priority places cannot be fully assessed without reference to the associated Development Frameworks, which set out the planning strategy for each site and are included in Supplementary Guidance. In light of this, the assessment of each priority place covers the site and the accompanying Development Framework. The following assessments, collectively, therefore also form the environmental assessment of the Supplementary Guidance on Development Frameworks.

The Harbours, Greenock (R34)

10.7ha brownfield site in Greenock, identified for residential led mixed use.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Miti/Enhanc
Water	--	<p>Medium/high coastal flood risk on almost all the site and smaller areas of surface water and fluvial risk. Development would significantly increase the level of vulnerability. The Development Framework requires an FRA, while also noting that mitigation is likely to require site levels to be raised or remodeled, flood defences improved and buildings designed to protect them from flood damage.</p> <p>Site adjacent to the Outer Clyde Estuary Body (ID200320), which is under pressure from morphological alterations related to water transport. Potential adverse effect as development opportunity includes provision of marina facilities, which could increase water transport. The Development Framework requires the existing EIA to be updated.</p>	<p>Existing EIA to be updated.</p> <p>FRA</p>	0
Biodiversity	+	<p>Site within 1km of the Inner Clyde SPA and Ramsar site. the HRA assessment concludes that there is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect</p> <p>Bats and Black Gulliemots known to be present. Opportunity for positive effect on the latter through provision of nesting boxes. The Development Framework requires the existing EIA to be updated.</p>	Provision of nesting boxes for Black Gulliemots	+
Climatic Fact	0	94m from a bus stop and 310m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0

Soil	-	Potentially contaminated site	Remediate and Verification Report	+
Landscape	-	Potential adverse effect as site is located on a prominent waterfront location. Development Framework requires that views over the Firth of Clyde from within and outwith the site and views from the Firth toward the development are maintained. The DF also requires the layout, massing and design of new development to fit in with its surroundings. The 2006 masterplan is required to be updated.	Development Framework 2006 Masterplan to be updated.	0
Material Asset	+	Re-use of brownfield land	n/a	+
Cultural Herit	+	Site includes the A listed Scotts Dry Dock and the B listed Harbour Light and Clock, with the A Listed Customs House in close proximity. Development likely to have a positive effect on their setting as the Development Framework requires new development to ensure that the setting of these structures is protected and enhanced.	Development Framework	+
Pop & Heal	+	Green infrastructure provision. The Development Framework requires the provision of good path access through the site and to the Town centre. The 2006 masterplan is required to be updated. Site within an accessible walking distance of local services – adjacent to Greenock Town Centre	Policy 36 Development Framework 2006 Masterplan to be updated.	+

James Watt Dock/Garvel Island, Greenock (R16/R17/E9)

37.6ha brownfield site in Port Glasgow, identified for residential led mixed use.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Miti/Enhan
Water	-	<p>Site includes part of, and is adjacent to the Outer Clyde Estuary (Body ID 200320). As development will require significant land reclamation, there could be significant adverse effects through morphological alterations, which is an identified pressure. Medium/high risk of coastal and surface water flooding on parts, and potential fluvial flood risk from the Hole Burn.</p> <p>The Development Framework requires the existing EIA and FRA to be updated, along with early consultation between the developer and SNH and SEPA.</p>	<p>Existing EIA and FRA to be updated</p> <p>Early consultation between the developer and SNH and SEPA.</p>	?
Biodiversity	?/+	<p>Overall site is within 400m of the Inner Clyde SPA and Ramsar site. With regard to the R16 allocation, the HRA assessment concludes that there is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect. In relation to R16, the HRA concludes that the size of the site and its inclusion within a wider redevelopment area makes it difficult to know what exact areas will be developed or the timescales for development.</p> <p>There are areas of semi-natural woodland within both R16/17. A Tree Survey is required to inform the review of the masterplan.</p> <p>Potential presence of bats. Positive effect as Development Framework requires provision of nesting boxes for Black Gulliemots.</p>	<p>Bat Survey</p> <p>Tree Survey.</p>	?/+
Climatic Fact	0	118m from a bus stop and 575m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Remediate and Verification Report	+
Landscape	-	Potential adverse effects as site is located on a prominent waterfront location. The Development Framework aligns with the 2009 masterplan, which sets out appropriate siting, massing, design and mitigation.	Development Framework 2009 Masterplan	0
Material Asset	+	Re-use of brownfield land	None identified	+

Cultural Herit	+	The Development Framework states that development should ensure that a long term, sustainable use is identified for the A Listed Sugar Warehouses, while also protecting and enhancing its setting and that of the Titan Crane.	n/a	+
Pop & Heal	+/-	Green infrastructure provision. The Development Framework requires the provision of new walkways and cycle paths through the site, while also enabling access to the dockside and water edges. Site not accessible to local services – 1.88km	Policy 36 Development Framework 2009 Masterplan	+/-

Inverkip Power Station (R63)

4.5ha site (part brownfield, part greenfield) near Wemyss Bay. Identified for residential led mixed use development.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Miti/Enhan
Water	-/+	Medium to high risk of surface water and coastal flooding on part of site and potential fluvial risk from watercourse. Development Framework requires existing EIA and FRA to be updated. Positive effect as the DF also requires, where possible, the daylighting of the Brueacre Burn.	Existing EIA and FRA to be updated Development Framework	+
Biodiversity	-	Significant areas of semi-natural woodland within the site, with otters known to be present. Development Framework requires existing EIA to be updated.	Existing EIA to be updated Otter Survey Relevant species protection plan, where required	0
Climatic Fact	-	569m from nearest bus stop and 1.8km from a train station.	None identified	-
Air	0	Short term adverse effect during construction and medium term effect related to increased emissions (car travel)	n/a	0
Soil	-	Potentially contaminated site.	Existing EIA to be updated Remediation Scheme	+
Landscape	-	While site is relatively well screened by woodland and landform, there is potential for adverse effects on views from the Clyde estuary.	Development Framework 2009 Masterplan Existing EIA to be	0

			updated.	
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Hert	0	The mansion house at Ardgowan (A-listed) commands extensive views over the Firth of Clyde to the north, west and south. While there is potential for adverse effects on the setting of the Ardgowan GDL, the Development Framework aligns with the 2009 masterplan, which sets out appropriate layout and design principles.	2009 Masterplan	0
Pop & Heal	+	Green infrastructure provision. The Development Framework aligns with the masterplan, which identifies opportunities for access enhancements, including an extension to the coastal path along the western boundary. Site accessible to local services – 737m	Policy 36 Development Framework 2009 Masterplan	+

Woodhall, Port Glasgow (R4)

17.8ha site in Port Glasgow. Comprised of brownfield and greenfield land and identified for housing.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Miti/Enhan
Water	-/+	Multiple watercourses through site, parts of which are culverted. Medium/high surface water flood risk on part and potential fluvial risk from watercourses. The Development Framework requires a FRA and, where appropriate, the opening up of existing culverts.	Buffer strips, FRA Development Framework Investigate opportunity to deculvert.	+
Biodiversity	-/?	While there is potential for adverse effects on areas of ancient and semi-natural woodland, the Development Framework safeguards these areas as open space. Impact on protected species not known.	Development Framework Phase 1 Habitat Survey	0
Climatic Fact	0	Site adjacent to a bus stop and 212m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	+	Development Framework largely restricts development to the brownfield areas.	None identified	+
Landscape	-	Potential adverse effects as site is elevated, sloping and relatively prominent. Development Framework reflects the 2009 masterplan, which sets out appropriate siting and design principles.	Development Framework 2009 Masterplan	0

Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Hert	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Development Framework identifies potential opportunity for a pedestrian/cycle path link between Mansion Road and Hollybush Lane. Site accessible to local services – 737m	Policy 36 Development Framework 2009 Masterplan	+

Peat Road/Hole Farm, Greenock (R43)

14.5ha brownfield site in Greenock. Identified for residential use.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Miti/Enhan
Water	-/+	Multiple small watercourses through site, parts of which are culverted. Medium/high surface water flood risk on small part and potential fluvial risk from watercourses. The Development Framework requires an FRA and, where possible, the opening up of culverts.	Buffer strips , FRA Investigate opportunity to deculvert Development Framework	+
Biodiversity	?	Brownfield site with low ecological value. Impact on protected species not known.	Phase 1 Habitat Survey	0
Climatic Fact	0	248m from a bus stop and 664m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	-	Potential adverse effects as site is elevated, sloping and relatively prominent	Development Brief to set out appropriate siting, design and identify any necessary mitigation measures.	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Hert	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 717m	Policy	+

Spango Valley Priority Place (R52/E17)

56ha brownfield site in Greenock. Identified for residential led mixed use, including a new prison.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Miti/Enhan
Water	-/+	Multiple watercourses through site, including Spango Burn (WBID 10374). Medium/high risk of surface water and fluvial flooding on parts. GCV Green Infrastructure Study identified enhancement opportunities, including daylighting Spango Burn. The Development Framework requires a FRA and states that the GCV Study should form the basis for the redevelopment and ecological enhancement of the site.	Buffer strips, FRA Development Framework GCV Green Infrastructure Study	+
Biodiversity	?/+	Survey of central area found suitable habitat for badgers, but impacts on protected species across the remaining area of the site not known. Development Framework requires that the GCV GI Study, which identified enhancement opportunities, should form the basis for the redevelopment and ecological enhancement of the site	Phase 1 Habitat Survey (covering whole site). Development Framework GCV Green Infrastructure Study	+
Climatic Fact	0	Adjacent to a bust stop and 623m from a train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site.	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Unlikely to have any significant effects. The Development Framework requires the preparation of a masterplan (covering the whole site), which should take account of the GCV GI Study, and set out appropriate siting, massing and design principles.	Development Framework Preparation of a Masterplan	0
Material Asset	+	Re-use of brownfield land.	n/a	+
Cultural Hert	0	Not in close proximity to any cultural heritage assets	n/a	0

Pop & Heal	+	The Development Framework requires that the GCV GI Study, which identifies opportunities for green infrastructure provision and access enhancements, should form the basis for the redevelopment and ecological enhancement of the site. Site not accessible to existing local services – 2.31km, but development to provide a neighbourhood centre.	Development Framework Preparation of a Masterplan GCV GI Study	+
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Broomhill/Drumfrochar Road, Greenock

As the Broomhill/Drumfrochar Road priority place covers a large area, the environmental assessment below focuses on the development opportunities identified in the Plan, with individual assessment for each.

R27 Drumfrochar Road (former Tate & Lyle (SE))

0.9ha derelict site on Drumfrochar Road, Greenock. Identified for 60 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Small watercourse through site. Medium/high surface water flood risk on part and fluvial risk from watercourse.	Buffer Strip FRA	0
Biodiversity	0	Brownfield site with a partial covering of shrubs/trees, but low ecological value.	n/a	0
Climatic Fact	0	82m from a bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	+	Longstanding derelict site in built up area. Redevelopment likely to have significant positive effects on wider area.	Central East Greenock Masterplan	+
Material Asset	+	Re-use of derelict land	n/a	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. The masterplan, which identifies a number of greening measures for the wider area. Site accessible to local services – 304m. In close proximity to the PPC B licensed (0030011) Rossyew Ltd fish oil processing	Policy 36 Central East Greenock Masterplan	+/?

		plant, which could, potentially, adversely affect residential amenity	Consultation with SEPA (PPC licensed property)	
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R28 Former Tate & Lyle (NE)

0.5ha site on Drumfrochar Road, Greenock, comprised of derelict land and existing buildings. Identified for 20 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Small watercourse adjacent to northern boundary. Medium/high surface water flood risk on part and fluvial risk from watercourse	Buffer Strip FRA	0
Biodiversity	0	Brownfield site with low ecological value and vacant buildings.	n/a	0
Climatic Fact	0	88m from a bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	+	Longstanding derelict land and existing building. Redevelopment of derelict part likely to have a positive effect on wider area.	Development Framework Central East Greenock Masterplan	+
Material Asset	+	Redevelopment of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. The masterplan identifies a number of greening measures for the wider area. Site accessible to local services – 246m. Site in close proximity to the PPC B licensed (0030011) Rossey Ltd fish oil processing plant, which could have adverse effects on residential amenity.	Policy 36 Central East Greenock Masterplan Consultation with SEPA (PPC licensed property)	+/?

R29 Drumfrochar Road

0.8ha derelict site on Drumfrochar Road, Greenock. Identified for 50 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Small watercourse adjacent to southern boundary. Medium/high surface water flood risk on parts.	FRA	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	63m from a bus stop and 554m from train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	+	Redevelopment of this derelict site is likely to have a positive effect on the wider area.	Development Framework Central East Greenock Masterplan	+
Material Asset	+	Redevelopment of brownfield land	n/a	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. The masterplan also identifies a number of greening measures for the wider area. Site accessible to local services – 665m.	Policy 36 Central East Greenock Masterplan	+

R30 Drumfrochar Road

0.7ha brownfield site on Drumfrochar Road, Greenock, comprised of existing car wash and derelict land. Identified for 50 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Potential fluvial flood risk from small watercourse adjacent to southern boundary and other open and culverted watercourses in close proximity. Area of medium/high surface water flood risk adjacent to the site.	FRA	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	88m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	+	Redevelopment of this largely derelict site is likely to have a positive effect on wider area.	Development Framework Central East Greenock Masterplan	+
Material Asset	+	Redevelopment of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. The masterplan, which identifies a number of greening measures for the wider area. Site accessible to local services – 246m. In close proximity to the PPC B licensed (0030011) Rosseyew Ltd fish oil processing plant, which could adverse effects on residential amenity.	Policy 36 Central East Greenock Masterplan Consultation with SEPA (PPC licensed property)	+/?

F1 Wellington Street

1.5ha brownfield site in Greenock. Identified for a new Health Centre				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have significant effects	n/a	0
Biodiversity	0	Unlikely to have significant effects	n/a	0
Climatic Fact	0	400m from a bus stop and 800m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Brownfield redevelopment within built up area. Unlikely to have any significant adverse effects.	None identified	0
Material Asset	+	Re-use of brownfield land	n/a	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Site includes an area of open space (blaes pitch), however this is no longer maintained and in poor condition. Green infrastructure provision... Accessible to local services.	Policy 36	+

E15 Baker Street

0.4ha brownfield site in Greenock, identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Dellingburn Burn adjacent to northern boundary. Small strip of medium/high flood surface water risk along western boundary.	FRA	0
Biodiversity	0	Brownfield land with low ecological value	n/a	0
Climatic Fact	0	395m from a bus stop and 539m from train station.	n/a	0

Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	+	Redevelopment of this derelict site likely to have positive effects.	Development Framework Central East Greenock Masterplan	+
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. The masterplan identifies a number of greening measures for wider area. Site accessible to local services – 327m	Policy 36, Central East Greenock Masterplan	+

Clune Park (R10)

7.2ha site in Greenock. Largely comprised of vacant and derelict buildings and identified for residential use. Masterplan being prepared at time of Proposed Plan publication.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Multiple small watercourses through site. Medium/high surface water flood risk on part and potential fluvial risk from watercourses.	Buffer strips FRA	0
Biodiversity	0	Site largely comprised of vacant and derelict buildings	n/a	0
Climatic Fact	0	110m from a bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	+	Redevelopment of this this largely derelict and vacant site is likely to have a positive effect. The Development Framework notes that a comprehensive masterplan for the area has been commissioned.	Development Framework Clune Park Masterplan (being prepared at time of Proposed Plan	+

			publication)	
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Heritage	?	Site includes the B listed Clune Park Church and School buildings. Effects will depend on the Clune Park masterplan, which was being prepared at the time of Proposed Plan publication.	Clune Park Masterplan	?
Pop & Heal	+	Green infrastructure provision. The Development Framework requires that one of the key objectives for the masterplan is an overall improvement in the environment, including open space and landscaping. Site accessible to local services – 521m	Policy 36 Clune Park Masterplan	+

Regent Street, Greenock (R33/E16)

1.2ha derelict site adjacent to Greenock Town Centre. Identified for residential or business/industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/+	Medium to high surface water flood risk on part and potential fluvial risk from adjacent culverted watercourse. The Development Framework requires a FRA and, where possible, the opening up of culverted watercourses.	Development Framework FRA	+
Biodiversity	0	Brownfield site with hard standing surface	n/a	0
Climatic Fact	0	130m from a bus stop and 158m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation scheme	+
Landscape	-	Potential adverse effect as site is in an elevated and prominent central location.	Proposal to demonstrate appropriate siting and design.	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Herit	-	Potential adverse effects as site is relatively close to a listed building.	Policy 29	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services - adjacent to the town centre.	Policy 36	+

R1 Slaemuir

2.9ha brownfield site located in Port Glasgow and identified for 147 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Small areas of medium/high surface water flood risk.	FRA	0
Biodiversity	0	Brownfield site with amenity grass covering.	n/a	0
Climatic Fact	0	18m from the nearest bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	+	Brownfield redevelopment	n/a	+
Landscape	0	Redevelopment of vacant site within built up area	n/a	0
Material Asset	+	Re-use of brownfield land.	n/a	+
Cultural Herit	0	Not in close proximity of any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 749m	Policy 36	+

R2 Arran Avenue, Park Farm

5.1ha greenfield site located adjacent to eastern boundary of Port Glasgow and identified for 115 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium/high surface water flood risk on part of the site and potential fluvial risk from watercourse through the site.	FRA	0
Biodiversity	--	Development of this site is likely to have a significant adverse effect on the Midhill Plantation/ Castlehill Plantation LNCS as it is entirely located within the LNCS. General loss of habitat through development of a greenfield site.	Development Brief to minimise impact on LNCS	--
Climatic Fact	0	380m from the nearest bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Greenfield development	n/a	-
Landscape	--	This site is elevated, on steeply rising ground and physically, visually and perceptually detached from Port Glasgow. Development of this site would have significant adverse impacts on local landscape character.	Development brief to identify appropriate	--
Material Asset	-	Greenfield development	n/a	-
Cultural Heritage	0	Site is relatively close to the designed landscape of Finlaystone House, but unlikely to have any effect on it.	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 1.4km	n/a	+

R3 Former Broadfield Hospital

11.5ha site (part brownfield, part greenfield) in Port Glasgow, identified for 70 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/+	Small areas of medium/high surface water flood risk and potential fluvial risk from watercourse through site, parts of which may be culverted. Opportunity to deculvert.	FRA, Buffer strip Investigate opportunity to deculvert	+
Biodiversity	-/?	Greenfield development. Part of site is covered by a TPO, which includes two small areas of ancient woodland. A Tree Survey submitted with planning applications for a total of 28 houses in 2017 identified minimal tree loss. Evidence that badgers and bats may be present on site.	Existing 2017 Tree Survey Bat survey Badger survey	-
Climatic Fact	-	1583m from a train station and 645m from bus stop.	n/a	-
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Part potentially contaminated site, part greenfield	Phase 2 ERA and Remediation Scheme	+/-
Landscape	0	Site is screened on all sides by woodland.	n/a	0
Material Asset	+/-	Part re-use of brownfield land, part greenfield development	n/a	+/-
Cultural Heritage	++	Development would restore and re-use the listed former Broadfield Hopsital/Broadstone House.	Policy 30 Policy 29	++
Pop & Heal	+/-	Green infrastructure provision. Site not accessible to local services – 1753m	Policy 36	+/-

R5 Southfield Avenue (former St Stephens Sch)

6ha brownfield site in Port Glasgow. Identified for 120 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Small areas of medium/high surface water flood risk, but unlikely to have any significant effect	n/a	0
Biodiversity	0	Site comprised of existing school buildings and areas of maintained amenity grass.	n/a	0
Climatic Fact	0	82m from nearest bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Redevelopment of potentially contaminated site	Phase 2 ERA and Remediation scheme	+
Landscape	-	Potential adverse effect as site is elevated and relatively prominent.	Development Brief to set out appropriate siting and design principles and any mitigation measures	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. Site not accessible to local services – 401m.	Development Brief to identify opportunities for access enhancements.	+/-

R6 Auchenbothie Road (former Barmoss Nursery)

0.2ha brownfield site in Port Glasgow. Identified for 8 residential units.

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Small areas of medium/high surface water flood risk adjacent to the site, but unlikely to have any significant effects.	n/a	0
Biodiversity	0	Site is mostly maintained amenity grass with some trees within north east corner.	n/a	0
Climatic Fact	0	60m from nearest bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	+	Brownfield redevelopment	None identified	+
Landscape	0	Redevelopment of a brownfield site in a built up area.	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services - within a town/local centre.	Policy 36	+

R7 Dubbs Road

0.2ha brownfield site in Port Glasgow. Identified for 15 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site (buildings recently demolished)	n/a	0
Climatic Fact	0	152m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated brownfield site	Minimum CS2 Ground Gas Protection	+
Landscape	-	Potential for adverse effects as site is in a prominent location	Development Brief to set out appropriate siting and design principles and measures.	0
Material Asset	+	Brownfield redevelopment	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 150m	Policy 36	+

R8 Port Glasgow Industrial Estate

4.9ha brownfield site in Port Glasgow Industrial Estate, comprised of vacant and derelict industrial units. Identified for 200 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/+	Medium to high surface water flood risk on part and potential fluvial risk from culverted watercourse through site (exact route unknown). Possible opportunity to deculvert.	FRA Further investigation into opportunity to de-culvert	+
Biodiversity	0	Site comprised of existing vacant and derelict industrial units.	n/a	0
Climatic Fact	0	100m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 1 and 2 ERA	+
Landscape	+	Redevelopment of these vacant and derelict industrial units is likely to have a positive effect on the wider area.	Development Brief	+
Material Asset	+	Re-use of brownfield site	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 597m.	Policy 36	+

R9 Selkirk Road

0.7ha brownfield site in Port Glasgow. Identified for 18 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Small area of medium/high surface water flood risk adjacent to site, but unlikely to have any significant effect	n/a	0
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	14m from nearest bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any effects	n/a	0
Landscape	-	Site is elevated, sloping and relatively prominent.	Development Brief to set out appropriate siting and design principles and any mitigation measures	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 848m	Policy 36	+

R13 Broadstone Ave (former Broadstone Hospital)

0.2ha brownfield site in Port Glasgow. Identified for 12 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Site is overgrown, but has low ecological value	n/a	0
Climatic Fact	0	176m from a bus stop and 624m from a train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated brownfield site.	Remediate and Verification Report	+
Landscape	0	Redevelopment of brownfield site within built up area.	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 772m	Policy 36	+

R14 Lillybank Road (former Lillybank School)

0.4ha brownfield site in Port Glasgow. Identified for 16 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site (cleared in 2016) with low ecological value.	n/a	0
Climatic Fact	0	15m from a bus stop and 631m from a train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated brownfield site.	Remediate and Verification Report	+

Landscape	0	Redevelopment of vacant brownfield site within built up area.	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 530m	Policy 36	+

R18 Sinclair Street

0.1ha brownfield site in Greenock. Identified for 12 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Adjacent to fluvial (Lady Burn) and surface water flood extents.	FRA	0
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	Site adjacent to a bus stop and 540m from a train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated brownfield site.	Phase 2 ERA and Remediation report	+
Landscape	0	Redevelopment of a vacant brownfield site within built up area.	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site not accessible to local services – 1.8km	Policy 36	+

R19 Carwood Street

0.2ha brownfield site in Greenock, identified for 31 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Site partially overgrown, but has limited ecological value	n/a	0
Climatic Fact	0	97m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect	n/a	0
Landscape	0	Redevelopment of vacant site in built up area	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible walking distance of local services – 518m	Policy 36	+

R20 East Crawford Street

0.4ha brownfield site in Greenock. Identified for 40 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	Adjacent to a bus stop and 272m from a train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect	n/a	0

Landscape	0	Redevelopment of vacant brownfield site within built up area.	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 1.5km	Policy 36	+

R21 Ratho/MacDougall Street

1.3ha brownfield site in Greenock. Comprised of existing business and industrial uses and identified for 100 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield land and existing industrial units	n/a	0
Climatic Fact	0	89m from a bus stop and 153m from a train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of brownfield land/industrial units within the built up area	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	-	Potential for adverse effects on the setting of A listed buildings James Watt Docks, Titan r Crane, Sugar Warehouse, which are in close proximity	Development Brief to set appropriate siting and design principles and any mitigation measures	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 733m	Policy 36	+

R23 Cardross Crescent (former Kings Glen School)

2.1ha brownfield site in Greenock. Identified for 58 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium/high surface water flood risk and potential fluvial risk (Lady Burn) adjacent to the site.	FRA	0
Biodiversity	0	Brownfield site within low ecological value.	n/a	0
Climatic Fact	0	182m from nearest bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation scheme	+
Landscape	0	Redevelopment of brownfield site in the built up area.	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. Site not accessible to local services – 2.3km	Policy 36	+/-

R24 Luss Ave/Renton Road

2.1ha greenfield site in Greenock, identified for 50 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/?	Watercourse through site and marshy areas in some parts. Impact on GWDTE's not known. Medium to high surface water flood risk on part and potential flood risk from small watercourse. Site on edge of Inverclyde sewer catchment.	Buffer strip, FRA Extended Phase 1 Habitat Survey Drainage Impact Assessment	?
Biodiversity	-/?	Greenfield development. Impact on protected species not known. The area is largely shrubland, but there may also be some semi-natural woodland.	Extended Phase 1 Habitat Survey Tree Survey	-/?
Climatic Fact	0	51m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Greenfield development over 2ha.	None identified	-
Landscape	0	Site is sloping and prominent, but development unlikely to have a significant adverse effect due to existing housing to the east and west.	n/a	0
Material Asset	-	Greenfield development	None identified	-
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 1.4km	Policy 36	+

R25 Gareloch Road

3.6ha brownfield site in Greenock. Identified for 100 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/?	Medium/high surface water flood risk and potential fluvial flood risk from adjacent watercourse. Marshy areas in some parts, but impact on GWDTE's not known. Site on edge of Inverclyde sewer catchment.	FRA, Extended Phase 1 Habitat Survey Drainage Impact Assessment	?
Biodiversity	?	Site is gradually naturalising, but has low ecological value. Effect on protected species unknown.	Extended Phase 1 Habitat Survey	0
Climatic Fact	0	181m from of a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	+	Brownfield redevelopment	n/a	+
Landscape	-	Site is elevated, sloping and relatively prominent.	Development Brief (Strone sites, i.e. r25/r26) to identify appropriate siting and design principles and any mitigation measures.	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 1308m	Policy 36	+

R26 Wellington Park

5.4ha brownfield site in Greenock. Identified for 120 residential units.

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium/high surface water flood risk on small part and potential fluvial risk from small watercourse through site. Site on edge of Inverclyde sewer catchment.	FRA, Buffer strip Drainage Impact Assessment	?
Biodiversity	-/?	Area of semi-natural woodland within southern part. Effect on protected species not known.	Phase 1 Habitat Survey Development Brief (covering sites r25/r26) to identify developable areas and avoid adverse effects on woodland, where possible	0
Climatic Fact	0	261m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	+	Brownfield redevelopment	None identified	+
Landscape	-	Site is elevated and sloping.	Development Brief (sites r25/r26) to set out appropriate siting and design principles and identify any necessary mitigation measures.	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cult Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 935m	Policy 36	+

R31 Duncan Street (former Greenock Health Centre)

1.1ha site in Greenock Town Centre, currently used as a health centre. Identified for 35 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium to high surface water and fluvial flood risk on small part of site.	FRA	0
Biodiversity	0	Site comprised of existing buildings	n/a	0
Climatic Fact	0	142 from nearest bus stop and 341m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 1 and 2 ERA	+
Landscape	0	Redevelopment of existing building, which is currently in use	Development Brief to set out appropriate design principles	0
Material Asset	+	Re-use of a brownfield site.	None identified	+
Cultural Herit	-	Potential adverse effects as site relatively close to a number of listed buildings	Policy 29	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – within Town Centre.	None identified	+

R32 Hill Street

0.2ha brownfield site in Greenock, identified for 20 residential units.

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Area of medium/high surface water flood risk adjacent to site	FRA	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	134m from a bus stop and 265m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effects	n/a	0
Landscape	0	Redevelopment of brownfield site in the built up area	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 250m	Policy 36	+

R35/C2 16 West Stewart Street

0.1ha brownfield site in Greenock Town Centre				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Medium/high surface water flood risk on small part, but unlikely to have any significant effects	n/a	0
Biodiversity	0	Overgrown brownfield site with low ecological value.	n/a	0
Climatic Fact	0	106m from a bus stop and 633m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effects	n/a	0
Landscape	0	Redevelopment of overgrown vacant site in town centre	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Herit	-	Potential adverse effects as site is adjacent to two listed buildings.	Policy 29	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services - within the Town Centre	Policy 36	+

R36 Houston Street

0.1ha derelict site in Greenock. Identified for 24 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Area of medium/high surface water flood risk adjacent to site, but unlikely to have any significant effects	n/a	0
Biodiversity	0	Overgrown brownfield site with low ecological value.	n/a	0
Climatic Fact	0	168m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Remediate and Verification report	+
Landscape	0	Redevelopment of derelict site in the built up area	n/a	0
Material Asset	+	Re-use of a brownfield site.	None identified	+
Cultural Herit	+	Within the Greenock West Conservation Area and relatively close to a number of listed buildings. Redevelopment of this derelict site is likely to have a positive effect	Policy 29	+
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 127m	Policy 36	+

R37 Union Street

1.9ha brownfield site in Greenock. Identified for 60 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Part of site at medium/high surface water flood risk. Potential fluvial risk from the Hole Burn, via disused railway.	FRA	0
Biodiversity	0	Brownfield site with hard standing surface	n/a	0
Climatic Fact	0	Site adjacent to a bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0

Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of vacant brownfield site in the built up area	n/a	0
Material Asset	+	Re-use of a brownfield site.	None identified	+
Cultural Herit	-	Adjacent to the Greenock West End Conservation Area, with a number of listed buildings bordering the south east corner.	Policy 28 Policy 36	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 372m	Policy 36	+

R38 Maderia Street (former Greenock Academy site)

1ha vacant brownfield site in Greenock, identified for 30 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Small area of surface water flood risk within site, with Glen Burn in reasonably close proximity.	FRA	0
Biodiversity	0	Brownfield site (buildings demolished in 2016) with low ecological value	n/a	0
Climatic Fact	0	243m from a bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of vacant brownfield site in built up area	Development Brief to set out appropriate siting and design principles.	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Herit	-	Potential adverse effect as site is adjacent to the Greenock West End Conservation Area and a listed building	Policy 28 Policy 29	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 1289m	Policy 36	+

R40 Lyle Road (former Holy Cross School)

1.2ha brownfield site in Greenock. Identified for 15 houses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	176m from a bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effects	n/a	0
Landscape	-	Site is elevated and relatively prominent.	Development Brief to identify appropriate siting and design measures and any mitigation measures	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets.	n/a	0
Pop & Heal	+	Development would result in the loss of open space, but this is not considered to be of a high quality. Green infrastructure provision. Site accessible to local services – 1.58km	Policy 36	+

R41 Kilochend Drive

0.4ha greenfield site in Greenock, identified for 16 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/?	Medium/high surface water flood risk on part, and potential fluvial flood risk from small watercourse through site. Marshy areas in parts, but impact on GWDTE's not known. Site on edge of Inverclyde sewer catchment.	FRA, Buffer Strip Extended Phase 1 Habitat Survey Drainage Impact Assessment	?
Biodiversity	?	Greenfield development, but scale of development unlikely to have any significant effect. Impact on protected species not known. Small areas of semi-natural woodland.	Extended Phase 1 Habitat Survey Tree Survey	0
Climatic Fact	0	164m from a bus stop and 616m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Greenfield development, but scale of development unlikely to have any significant effect	None identified	0
Landscape	-	Site is elevated, sloping and relatively prominent	Proposal to demonstrate appropriate siting, design and any mitigation measures	0
Material Asset	0	Greenfield development, but scale of development unlikely to have any significant effect.	n/a	0
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. Site not accessible to local services – 1527m	Policy 36	+/-

R42 Mount Pleasant Street (former Highlanders Academy)

0.3ha brownfield site in Greenock. Identified for 44 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium/high surface water flood risk on part, and potential fluvial flood risk from Hole Burn.	FRA	0
Biodiversity	0	Brownfield site with hardstanding surface	n/a	0
Climatic Fact	0	215m from a bus stop and 292m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect	n/a	0
Landscape	0	Redevelopment of a derelict site in the built up area	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 248m	Policy 36	+

R44 Bow Farm

2.8ha brownfield site in Greenock, identified for 54 residential units.

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	?	Site is naturalising, but has low ecological value. Impact on protected species not known.	Phase 1 Habitat Survey	0
Climatic Fact	0	96m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	-	Site is elevated, sloping and prominent.	Development Brief (sites r44/r45) to set out appropriate siting, design and mitigation measures	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	While the site is identified as open space, it has low functional value. Green infrastructure provision. Site accessible to local services – 696m	Policy 36	+

R45 Upper Bow

2.1ha brownfield site in Greenock. Identified for 62 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	?	Site is naturalising, but has low ecological value. Impact on protected species not known.	Phase 1 Habitat Survey	0
Climatic Fact	0	254m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	n/a	0
Landscape	0	Site is elevated, sloping and prominent.	Development Brief (covering r44/r45) to set out appropriate siting, design and mitigation measures.	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cult Heritage	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	While the site is identified as open space, it has low functional value. Green infrastructure provision. Site accessible to local services – 800m	Policy 36	+

R46 Merlin Lane

0.7ha brownfield site in Greenock. Identified for 20 residential units

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	141m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	n/a	0
Landscape	0	Unlikely to have any significant effects	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site not accessible to local services – 1643m	Policy 36	+

R47 Ravenscraig Hospital

6.2ha site in Greenock. Comprised of existing derelict, vacant and occupied buildings. Identified for 200 residential units.

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium to high risk of surface water flooding on part of site and potential fluvial risk from multiple watercourses through site.	Buffer strips FRA	0
Biodiversity	-/?	Significant area of semi-natural woodland (TPO) within site. Impact on protected species not known.	Tree Survey Phase 1 Habitat Survey Development Brief to identify developable areas and avoid tree removal.	0
Climatic Fact	0	83m from a bus stop and 472m from a train station.	n/a	0

Air	0	Short term adverse effect during construction	n/a	0
Soil	+	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	The established landscape framework should inform the preparation of a Development Brief, particularly siting and design principles and any mitigation measures necessary.	Development Brief	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	--	Significant adverse effect on the 'B' listed Ravenscraig Hospital, which is likely to be demolished as part of the proposal.	None identified	--
Pop & Heal	+	Green infrastructure provision. The site's location on the edge of the settlement offers opportunities to improve access to the wider countryside. Site accessible to local services – 701m	Development Brief to identify opportunities for enhancements.	+

R48 Auchneagh Road

1.5ha brownfield site in Greenock. Identified for 28 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	304m from a bus stop and 740m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Remediate and Verification report	+
Landscape	-	Elevated and sloping site.	Development Brief to set out appropriate design and mitigation measures, including the retention and enhancement of the existing landscape edge along north-western boundary	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services –638m	Policy 36	+

R49 Westmorland Street

1.3ha brownfield site in Greenock, identified for 40 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	+/-	Culverted watercourse through site - opportunity to deculvert. Medium to high risk of surface water flooding on majority of site.	Investigate opportunity to deculvert FRA	+
Biodiversity	0	Redevelopment of existing buildings	n/a	0
Climatic Fact	0	110m from a bus stop and 792m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	n/a	
Landscape	-	Potential adverse effects as site is elevated and relatively prominent	Development Brief to set out appropriate siting and design principles.	0
Material Asset	+	Re-use of brownfield land/vacant buildings	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services - within a local centre.	Policy 36	+

R50 Auchmead Road (former Ravenscraig Sch)

1.1ha brownfield site in Greenock, identified for 36 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Small area of medium/high surface water flood risk within site and potential fluvial risk from adjacent watercourse	FRA	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	82m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+

Landscape	0	Redevelopment of brownfield site in the built up area.	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 537m	Policy 36	+

R53 Shore Street

0.05ha brownfield site in Gourrock Town Centre. Identified for 8 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Area of medium/high surface water flood risk adjacent to site	FRA	0
Biodiversity	0	Overgrown brownfield site with low ecological value	n/a	0
Climatic Fact	0	141m from a bus stop and 544m from a train station	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	None identified	0
Landscape	0	Redevelopment of derelict site in the Town Centre	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Asset	-	Potential adverse effects as site is relatively close to two listed buildings	Policy 29	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services - within the Town Centre	Policy 36	+

R54 Ashburn gate

0.2ha site (including vacant building) in Gourrock. Identified for 13 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	-	Semi-natural woodland covers approx. 40% of site	Development to be restricted to brownfield part of the site	0
Climatic Fact	0	91m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	n/a	0
Landscape	0	Redevelopment of existing building.	n/a	0
Material Asset	+	Part re-use of vacant building	None identified	+
Cultural Asset	+	Development likely to have a positive effect as proposal is for conversion and reuse of C listed building.	None identified	+
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 726m.	Policy 36	+

R55 1 Ashton Road

0.1ha site (existing buildings) in Gourrock, identified for 11 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	-	Small area of semi-natural woodland within south west corner.	Development to be restricted to brownfield part of the site	0
Climatic Fact	0	115m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	n/a	0

Landscape	0	Redevelopment of an existing building in the built up area	n/a	0
Material Asset	+	Redevelopment of a largely brownfield site	None identified	+
Cultural Asset	0	Relatively close to a listed building, but development unlikely to have any significant effects.	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services –849m	Policy 36	+

R56 Weymouth Crescent

0.3ha site comprised of a derelict building and brownfield land in Gourrock. Identified for 10 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	7m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	n/a	0
Landscape	0	Redevelopment of derelict building/site in built up area	n/a	0
Material Asset	+	Brownfield redevelopment	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 816m	Policy 36	+

5.3ha site in Gourack (part brownfield, part greenfield). Identified for 110 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	?/-	Multiple watercourses through site and marshy areas in some parts. Effect on GWDTE's not known. Medium to high surface water flood risk on part and potential fluvial risk from watercourses.	Buffer strips, FRA Extended Phase 1 Habitat Survey	?
Biodiversity	-/?	Adverse effect on an areas of semi-natural woodland and the Burneven SINC which is immediately to the east of the blaes pitches. Impact on protected species not known.	Extended Phase 1 Habitat Survey Tree Survey Development Brief to identify developable areas of site. Areas of semi-natural woodland and SINC to be safeguarded.	-
Climatic Fact	0	142m from nearest bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	-	Site is elevated, although relatively contained in landscape terms.	Development Brief to set out appropriate siting and design principles and any mitigation measures.	0
Material Asset	+/-	Part re-use of brownfield land, part greenfield development.	None identified	+/-
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site accessible to local services – 1.15km. The developer has provided further details on access enhancements, which will be set out in a Development Brief.	Development Brief	+

R59 Cowal View

0.5ha greenfield site in Gourrock, identified for 15 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Narrow strip of medium/high surface water flood risk along south west boundary	FRA	0
Biodiversity	?	Impact on protected species not known.	Phase 1 Habitat Survey	0
Climatic Fact	0	169m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Greenfield development, but scale of development unlikely to have a significant effect	n/a	0
Landscape	-	Site is sloping and relatively prominent.	Proposal to demonstrate appropriate siting, design and any mitigation measures.	0
Material Asset	0	Scale of development unlikely to have a significant effect	n/a	0
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. Not accessible to local services – 1.7km	Policy 36	+/-

R60 Levan Farm (Phase 3)

22.5ha greenfield site in Gourrock. Identified for 150 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Areas of medium/high surface water flood risk on part, and potential fluvial flood risk from multiple watercourses through site. Site on edge of Inverclyde sewer catchment.	FRA, Buffer strips Drainage Impact Assessment	0
Biodiversity	-/?	Small area of the Burneven Hill SINC within southern site boundary. Area of semi-natural woodland within the north east boundary. General loss of habitat through development of a greenfield site. Impact on protected species not known.	Tree Survey Phase 1 Habitat Survey Development Brief to safeguard areas of SINC and semi-natural woodland as open space.	-
Climatic Fact	-	970m from a bus stop and 3.3km from a train station	None identified	-
Air	0	Short term adverse effect during construction and medium term adverse effect due to increased greenhouse gas emissions associated with car travel.	n/a	0
Soil	-	Greenfield development	None identified	-
Landscape	--	Site is large, elevated and prominent.	Development Brief to set out appropriate siting and design principles and any mitigation measures.	-
Material Asset	-	Greenfield development	None identified	-
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+/-	Green infrastructure provision. Not accessible to local services – 3km	Policy 36	+/-

R61 Bridgend

1ha site (existing buildings and greenfield land) in Inverkip. Identified for 28 residential units. The allocation reflects a 2006 planning approval for 28 houses (renewed in 2011 – Ref: 11/0081/IC). This has now lapsed.

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Areas of medium/high surface water flood risk within site and potential fluvial risk from multiple watercourses adjacent to the site, including the Kip Water (ID 10372).	Buffer strips FRA	0
Biodiversity	?	Impact on protected species not known	Phase 1 Habitat Survey	0
Climatic Fact	-	486m from a bus stop and 1.1km from a train station	None identified	-
Air	0	Short term adverse effect during construction and medium term adverse effect due to increased greenhouse gas emissions associated with car travel.	n/a	0
Soil	0	Scale of development unlikely to have any significant effect.	n/a	0
Landscape	0	Unlikely to have any significant effects	n/a	0
Material Assets	+	Part re-use of brownfield land	None identified	+
Cultural Asset	0	Sites includes a listed building, although this is not identified for development. Within the Inverkip Conservation Area and approx. 270m from the Kirkbrae House Scheduled Monument. As per the 2006 planning approval, development is considered unlikely to have any significant effects. HES have not previously expressed concerns about this existing allocation, which is being carried forward from the current LDP.	Development to exclude the listed building.	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 260m.	Policy 36	+

R62 The Glebe

1.4ha greenfield site in Inverkip. Identified for 25 residential units.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium/high surface water flood risks on part and potential fluvial risk from multiple watercourses through site	Buffer strips, FRA	0
Biodiversity	?	Effect on protected species not known.	Phase 1 Habitat Survey	0
Climatic Fact	0	116m from a bus stop and 763m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Greenfield development, but scale of development unlikely to have a significant effect	n/a	0
Landscape	-	Elevated site	Development Brief to set out appropriate siting and design principles and any mitigation measures	0
Material Asset	0	Greenfield development, but scale of development unlikely to have a significant effect	n/a	0
Cultural Herit	-	Potential adverse effect on Kirkbrae House (Scheduled Monument), which is in close proximity to the site.	Development Brief to set out appropriate siting and design principles and any mitigation measures	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services.	Policy 36	+

R65 Smithy Brae (inc GB adj)

1.2ha site (part brownfield, part greenfield) in Kilmacolm, identified for 42 houses				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/+	Potential opportunity to deculvert watercourse through site. Medium/high surface water flood risk on part and potential fluvial risk from watercourse.	Investigate opportunity to deculvert FRA	+
Biodiversity	?	Impact on protected species not known.	Phase 1 Habitat Survey	0
Climatic Fact	0	100m from nearest bus stop.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Remediation Scheme, Implementation and Verification	+
Landscape	-	Site forms part of a characteristic green wedge. Appropriate siting, layout and design required to avoid adverse effects.	Development Brief to set out appropriate siting, layout and design principles.	0
Material Asset	+	Part brownfield redevelopment	None identified	+
Cultural Herit	0	In close proximity to 'The Cross, Kilmacolm' Conservation Area, but development unlikely to have any significant effects	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 50m	Policy 36	+

R68 Former Balrossie School

5.9ha site (derelict buildings and greenfield land) outside Kilmacolm. Identified for 40 residential units				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Potential fluvial risk from a number of small watercourses in close vicinity to the site. Outwith the Erskine sewer catchment.	FRA, Drainage Impact Assessment	0
Biodiversity	-	Potential presence of protected species. While there are small areas of semi-natural woodland along site edges, these are likely to be retained as landscaping.	Phase 1 Habitat Survey	0
Climatic Fact	-	2.1km from a bus stop and 6.3km from a train station.	None identified	-
Air	0	Short term adverse effect during construction and medium term adverse effect due to increased greenhouse gas emissions associated with car travel.	n/a	0
Soil	+	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Site is screened by trees on all sides.	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	++/-	Proposal will result in the restoration and re-use of 4 derelict listed buildings. New build enabling development could, potentially, adversely affect setting.	Policy 29	++
Pop & Heal	+/-	Green infrastructure provision. Site not accessible to local services – 1932m.	Policy 36	+/-

E1 Kelburn (Parklea Rd)

1.4ha brownfield site in Port Glasgow, identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-/+	Medium to high surface water flood risk on majority of site and potential fluvial risk from culverted watercourse. Potential opportunity to deculvert.	FRA, Investigate opportunity to de-culvert	+
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	177m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA	+
Landscape	0	Redevelopment of brownfield site within built up area	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Site is accessible to local services – 1.2km.	Policy 36	+

E2 Duchal Street

0.6ha brownfield site in Port Glasgow. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	+/-	Culverted watercourse through site provides opportunity to deculvert. Potential fluvial flood risk and adjacent to surface water flood extent.	Investigate opportunity to de-culvert FRA	+
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	229m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site.	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of vacant site within industrial area	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 985m.	Policy 36	+

E3 Newark Street

1ha brownfield site in Port Glasgow. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	+/-	Culverted watercourse through or adjacent to site provides opportunity to deculvert. Medium to high risk surface water flood risk on part of site and potential fluvial flood risk from watercourse.	FRA Investigate opportunity to de-culvert watercourse	+
Biodiversity	0	Overgrown brownfield site with low ecological value	n/a	0
Climatic Fact	0	108m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Strategy	+
Landscape	0	Redevelopment of brownfield site within the built up area	n/a	0
Material Asset	+	Brownfield redevelopment.	n/a	+
Cultural Asset	-	In close proximity to two listed buildings.	Policies 1 and 29	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 522m	Policy 36	+

E4 Bogston Lane

0.2ha brownfield site in Greenock. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium/high risk surface water flood risk on part of site	FRA	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	215m from a bus stop and 233m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0

Soil	-	Potentially contaminated site	Review of ERA and final remediation scheme	+
Landscape	0	Redevelopment of brownfield site in the built up area	n/a	0
Material Asset	+	Brownfield redevelopment	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services as site – 806m	Policy 36	+

E5 Port Glasgow Rd (south)

0.6ha brownfield site in Greenock. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	138m from a bus stop and 620m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation scheme	+
Landscape	0	Redevelopment of a brownfield site within built up area	n/a	0
Material Asset	+	Brownfield redevelopment	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 1097m	Policy 36	+

E6 Port Glasgow Rd (north)

1ha brownfield site identified for business and industrial uses. Located in Greenock.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium surface water flood risk on small part of site.	FRA	0
Biodiversity	0	Brownfield site (buildings demolished 2017) with low ecological value	n/a	0
Climatic Fact	0	62m from a bus stop and 426m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of brownfield site in built up area	n/a	0
Material Asset	+	Brownfield redevelopment	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 903m	Policy 36	+

E7 Inchgreen

5.8ha brownfield site in Greenock. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Site adjacent to the Outer Clyde Estuary (moderate status), which is under pressure from pollution and morphological alterations related to increased water transport. Part of site at medium/high risk of coastal, fluvial and surface water flooding.	EIA to identify potential effects and any necessary mitigation measures. FRA	?
Biodiversity	0	Site approx. 600m from the Inner Clyde SPA and Ramsar site, but is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect	n/a	0
Climatic Fact	0	39m from the nearest bus stop and 606m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation scheme	+
Landscape	0	While site occupies prominent waterfront location, it is within a wider industrial area. Development unlikely to have any significant effects	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 1178m.	Policy 36	+

E8 Sinclair Street

2.4ha derelict site in Greenock. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Small part of site at potential fluvial flood risk from Lady Burn. Adjacent to surface water flood extent.	FRA	0
Biodiversity	-	Development likely to adversely affect the significant area of semi-natural woodland within the site	Tree Survey	-
Climatic Fact	0	84m from a bus stop and 525m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation scheme	+
Landscape	0	Site is elevated, but partially screened by the tree lined boundary.	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	-	Site is elevated and in close proximity to the A listed Sugar Warehouses.	Policy 1 Policy 29	0
Pop & Heal	+	Green infrastructure provision. Site not accessible to local services – 1661m.	Policy 36	+

E10 Main Street

1.4ha brownfield site in Greenock, identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Medium/high surface water flood risk on small part, but unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	253m from a bus stop and 738 m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Review of ERA and final remediation scheme	+
Landscape	0	Redevelopment of brownfield site in built up area	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 882m.	Policy 36	+

E11 Cartsdye Avenue

0.4ha brownfield site in Greenock. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Medium/high surface water and coastal flood risk on parts	FRA	0
Biodiversity	-	TPO along eastern and southern boundaries	Trees identified in TPO to be retained.	0
Climatic Fact	0	216m from a bus stop and 700m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0

Soil	-	Potentially contaminated site	Review of ERA and final remediation scheme	+
Landscape	-	Trees (TPO) along eastern and southern boundaries have significant landscape value.	Trees identified in TPO to be retained.	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 1147m	Policy 36	+

E12 Crescent Street

0.3ha derelict site in Greenock. Identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	+/-	Medium to high surface water flood risk on part of site and potential fluvial flood risk from the culverted Carts burn. Potential opportunity to deculvert.	FRA Investigate opportunity to deculvert	+
Biodiversity	0	Brownfield site with low ecological value.	n/a	0
Climatic Fact	0	10m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and final Remediation scheme	+
Landscape	0	Redevelopment of derelict site in the built up area.	n/a	0
Material Asset	+	Re-use of brownfield land.	n/a	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 701m. While the site is in close proximity to a PPC licensed (1009839) Concrete Batching Plant on Orchard St, this is not incompatible with the proposed use and therefore unlikely to have any significant effect.	Policy 36	+

E13 Ingleston Street

1ha derelict in Greenock, identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	+/-	Small area of medium/high surface water flood risk on part, and potential fluvial flood risk from culverted watercourse. Opportunity to deculvert.	FRA, Investigate opportunity to deculvert watercourse	+
Biodiversity	?	Development would result in loss of immature trees/shrubs, but these are considered unstable due to ground conditions, and not considered of high value. Tree Survey required to confirm value of woodland.	Tree Survey	?
Climatic Fact	0	81m from a bus stop and 736m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated brownfield site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of derelict with the built up area	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 875m	Policy 36	+

E14 Scott Street

0.2ha derelict in Greenock, identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Trees on the site, which may be semi-natural. Tree Survey to confirm value and mitigation measures, if appropriate.	Tree Survey	0
Climatic Fact	0	395m from a bus stop and 539m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Redevelopment of potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of derelict site within the built up area	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 327m	Policy 36	+

E15 Baker Street (see assessment for Broomhill/Drumfrochar Rd Priority Place)

E16 Regent Street (see assessment for Regent Street Priority Place)

E17 Spango Valley (see assessment for Spango Valley Priority Place)

E18 Larkfield Industrial Estate

1.7ha brownfield site in Greenock, identified for business and industrial uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Medium/high surface water flood risk on small part, but unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with a hardstanding surface	n/a	0
Climatic Fact	0	121m from a bus stop	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated brownfield site	Phase 2 ERA and Remediation Scheme	+
Landscape	0	Redevelopment of brownfield site within industrial area	n/a	0
Material Asset	+	Re-use of brownfield land.	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Green infrastructure provision. Accessible to local services – 1.2km. While the site is in close proximity to the PPC A licensed (1000062) Texas Instruments site, the latter is compatible with the proposed business and industrial use.	Policy 36	+

C1 Nelson Street

1.1ha derelict site in Greenock, identified for town centre uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Site adjacent to the fluvial flood extent of the Hole Burn	FRA	0
Biodiversity	0	Derelict site (existing building), with low ecological value	n/a	0
Climatic Fact	0	30m from a bus stop and 230m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effects	n/a	0
Landscape	0	Redevelopment of a derelict building in the built up area	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Accessible to local services – within Greenock Town Centre	None identified	+

C2 16 West Stewart Street (see assessment for R35)**C3 4 West Stewart Street**

0.06ha derelict site in Greenock, identified for town centre uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	-	Site is in reasonably close proximity to fluvial flood extent of the Hole Burn	FRA	0
Biodiversity	0	Overgrown brownfield site with low ecological value.	n/a	0
Climatic Fact	0	81m from a bus stop and 576m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0

Soil	0	Scale of development unlikely to have any significant effects	n/a	0
Landscape	0	Redevelopment of derelict site in the built up area	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Heal	+	Site accessible to local services – in Greenock Town Centre	None identified	+

C4 25 West Stewart Street

0.1ha derelict site in Greenock, identified for town centre uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Unlikely to have any significant effects	n/a	0
Biodiversity	0	Unlikely to have any significant effects	n/a	0
Climatic Fact	0	110m from a bus stop and 615m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effects	n/a	0
Landscape	0	Redevelopment of a derelict building in the built up area	n/a	0
Material Asset	+	Re-use of brownfield land	None identified	+
Cultural Herit	-	Listed building adjacent to northern boundary	Policy 29	0
Pop & Heal	+	Site accessible to local services – in Greenock Town Centre	n/a	+

C5 Cumberland Walk Local Centre

0.7ha brownfield site, comprising vacant and derelict buildings, in Greenock. Identified for Town Centre uses.

SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	+/-	Potential opportunity to deculvert the watercourse through site, although exact route unknown. Medium to high risk of surface water flooding on majority of site.	Investigate opportunity to deculvert FRA	+
Biodiversity	0	Vacant/derelict buildings and hardstanding areas	n/a	0
Climatic Fact	0	110m from a bus stop and 792m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	-	Potentially contaminated site	Phase 2 ERA and Remediation Scheme	+
Landscape	+	Redevelopment of these largely derelict buildings is likely to have a positive effect on the wider area	Policy 1	+
Material Asset	+	Re-use of brownfield land/vacant buildings	None identified	+
Cultural Asset	0	Not in close proximity to any cultural heritage assets	n/a	0
Pop & Health	+	Accessible to local services - within a local centre.	None identified	+

C6 25 Inverkip Local Centre

0.2ha derelict site in Greenock, identified for Town Centre uses.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	Areas of surface water flooding adjacent to the site, but unlikely to have any significant effects	n/a	0
Biodiversity	0	Brownfield site with low ecological value	n/a	0
Climatic Fact	0	116m from a bus stop and 763m from a train station.	n/a	0
Air	0	Short term adverse effect during construction	n/a	0
Soil	0	Scale of development unlikely to have any significant effects	n/a	0
Landscape	0	Redevelopment of derelict site in built up area	n/a	0
Material Asset	+	Re-use of brownfield land	n/a	+
Cultural Hert	-	In close proximity to Kirbrae House (Scheduled Monument) and a listed building.	Policy 31	0
Pop & Heal	+	Accessible to local services – in a local centre.	None identified	+

Appendix G

AIM, STRATEGIES, POLICIES AND SUPPLEMENTARY GUIDANCE ASSESSMENTS

Overall Aim of the LDP				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	+	By seeking to contribute towards Inverclyde being an attractive place to live, work and invest through encouraging investment and new development, the 'aim' is likely to have a positive effect on population and health. By promoting development which is sustainably designed and located the 'aim' is also likely to have positive effects on water, biodiversity, climatic factors, air, soil, landscape, material assets and cultural heritage (i.e. it avoids adverse effects, which may occur without the aim).	n/a	+
Biodiversity	+			+
Climatic Fact	+			+
Air	+			+
Soil	+			+
Landscape	+			+
Material Ass	+			+
Cultural Her	+			+
Pop & Healt	+			+

Sustainable Development Strategy				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	+	The components 'Tackling Climate Change' and 'Connecting People and Places' are likely to have positive effects on climatic factors and air by reducing greenhouses gases. Supporting active travel will have a positive effect on health by promoting healthy lifestyles. The 'Creating Successful Places' component is likely to have positive effects on water, biodiversity, soil, landscape, cultural heritage and population and health through its implied support for safeguarding and enhancing these areas.	n/a	+
Biodiversity	+			+
Climatic Fact	+			+
Air	+			+
Soil	+			+
Landscape	+			+
Material Ass	+			+
Cultural Her	+			+

Pop & Healt	+			+
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Sustainable Spatial Strategy				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Mit/Enhancement
Water	+	Positive effects on population and health by contributing to the provision of new housing and job opportunities.	n/a	+
Biodiversity	+			+
Climatic Fact	+	Positive effects on soil, material assets and landscape by directing the majority of development to the built up areas, thereby avoiding reducing greenfield development and promoting the redevelopment of vacant and derelict sites. However, there are also likely to be negative effects on these receptors by supporting limited development in the Green Belt and Countryside.		+
Air	+			+
Soil	+/-			+/-
Landscape	+/-	Positive effects on biodiversity (supporting the enhancement of habitats and species), cultural heritage (supporting the preservation of historic environment), population and health (supporting improvements to the path network and open spaces and playing fields) and water (supporting enhancements to the water environment).		+/-
Material Ass	+/-			+/-
Cultural Her	+			+
Pop & Healt	+			+

Policy 1 – Creating Successful Places				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/Enhancement	Score Post Mit/Enhancement
Water	+	Factors 5 and 24 are likely to have a positive effect on water and biodiversity. Factors 10, 11, 16 and 17 contribute to a reduction in greenhouse gas emissions and a positive effect on climatic factors and air. Factor 8 encourages redevelopment of brownfield land, which in many cases will also result in ground remediation, thereby having a positive effect on soil and material assets. Factors 1 and 4 encourage the safeguarding of landscape forms and features, with 15 supporting the provision of waste facilities within new development, which include recycling facilities.	n/a	+
Biodiversity	+			+
Climatic Fact	+			+
Air	+			+
Soil	+			+
Landscape	+			+
Material Ass	+	Factor 2 encourages new development to contribute positively to cultural assets, while 6 promotes adaptable development that will meet a range of needs over a		+
Cultural Her	+			+

Pop & Healt	+	period of time and have a positive effect on population and health.		+
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Policy 2 – Priority Projects				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	-	The 3 City Deal projects are located on the waterfront and could, potentially, have adverse effects on water and associated biodiversity.	EIA’s required for the 3 City Deal projects. These should identify any potential effects and appropriate mitigation measures. n/a	?
Biodiversity	-			?
Climatic Fact	-/+			-/+
Air	-/+	The Ocean Terminal project is likely to have negative effects on climatic factors and air as it will increase cruise liner activity and associated carbon emissions. However, the development of a renewables hub at Inchgreen is likely to contribute to a reduction in emissions and an improvement in air quality.		-/+
Soil	+			+
Landscape	0			0
Material Asset	+			+
Cultural Heritage	0	The infrastructure projects at Inchgreen and Inverkip will have a positive effect on soil and material assets by enabling the remediation and redevelopment of potentially contaminated land.		0
Pop & Health	++	All projects are likely to have positive effects on population and health by either contributing to the provision of housing and employment opportunities or meeting community needs. The ‘Affordable Housing Delivery Programme’ is unlikely to have any effects on environmental receptors as it does not direct development. As development sites for the ‘Early Learning and Childcare’ and ‘Inverclyde Cemetery Capacity’ projects have not yet been identified, the effects on environmental receptors cannot be known at this stage.		++

Policy 3 – Priority Places

This policy is site specific. Each site has been assessed separately (see pages 71 –85).

Policy 4 – Supplying Energy				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	<p>Policy will a positive effect on climatic factors, air, and material assets by reducing greenhouse gases and re-using resources.</p> <p>Any effects on water, biodiversity, soils, landscape and cultural heritage will depend on the type, scale and location of development, which cannot be known at this stage. However, there are unlikely to be any significant effects on water, biodiversity, landscape (collectively named Green Network) cultural heritage and health (shadow flicker) as the policy requires these to be assessed.</p> <p>Any potential adverse effects on soil will be mitigated by policies 14 and 15.</p>	Policy 39 Supplementary Guidance on Energy	0
Biodiversity	0		n/a	0
Climatic Fact	+		None identified	+
Air	+		None identified	+
Soil	?		Policy 14 and 15	0
Landscape	0		n/a	0
Material Ass	+		None identified	+
Cultural Herit	0		n/a	0
Pop & Health	0		n/a	0

Policy 5 – Heat Networks				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	<p>Heat networks are a more efficient way of generating and distributing heat. The policy is therefore likely to contribute to a reduction in greenhouse gas emissions, thereby having a positive effect on climatic factors, material assets and air.</p> <p>Any effects on water, biodiversity, soils, landscape and cultural heritage will depend on the type, scale and location of development, which cannot be known at this stage. While the relevant safeguarding policies in the Plan allow for adverse effects in certain circumstances, in most cases they will avoid or mitigate any significant</p>	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 37	0
Climatic Fac	+		None identified	+
Air	+		None identified	+
Soil	?		Policy 15	0
Landscape	?		Policies 1 and 14	0

Material Ass	+	adverse effects on these receptors.	None identified	+
Cultural H	?		Policies 28, 29, 31, 32	0
Pop & Health	0		n/a	0

Policy 6 - Low and Zero carbon Generation Technology				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	Likely to have positive effects on climatic factors, material assets and air by contributing to a reduction of greenhouse gases.	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 37	0
Climatic Fact	+	Any effects on water, biodiversity, landscape, soils and cultural heritage will largely depend on the type, scale and location of development, which cannot be known at this stage. While the relevant safeguarding policies in the Plan allow for adverse effects in certain circumstances, in most cases they will avoid or mitigate any significant adverse effects on these receptors.	None identified	+
Air	+		None identified	+
Soil	?		Policy 15	0
Landscape	?		Policy 1	0
Material Ass	+		None identified	+
Cultural Her	?		Policies 28, 29, 31, 32	0
Pop & Healt	0		n/a	0

Policy 7 – Waste Reduction and Management				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	By supporting development (i.e. waste management facilities and waste services in new development) that promotes the waste hierarchy and encourages the integration of efficient energy and waste innovations within business environments , the policy is likely to have positive effects on climatic factors and air by contributing to the reduction of greenhouse gases, such as methane. It will also have a positive effect on material assets.	Policy 39	0
Biodiversity	0		n/a	0
Climatic Fact	+		None identified	+
Air	+		None identified	+
Soil	?		Policies 14 and 15	+
Landscape	0	There are unlikely to be adverse effects on water, biodiversity, landscape (i.e. Green Network) and cultural heritage as policy criterion (e) states that proposals will only	n/a	0
Material Ass	+		None identified	+

Cultural Her	0	be supported where they avoid significant adverse impacts on these receptors.	n/a	0
Pop & Health	0	Any effects on soil will depend on the location of development, which is unknown at this stage, but should be mitigated by Policies and 15. Criterion (d) requires proposals to avoid significant adverse effects on amenity.	n/a	0

Policy 8 – Managing Flood Risk				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	+	Positive effect on water by contributing to the avoidance of significant flood risk and safeguarding the functional flood plain. The effects of the flood prevention schemes identified in the Clyde and Loch Lomond Local Flood Risk Management Plan have already been assessed in the Environmental Report and Post Adoption Statement for the Flood Risk Management Strategy. They are therefore not reassessed here.	n/a	+
Biodiversity	0			0
Climatic Fact	0			0
Air	0			0
Soil	0			0
Landscape	0			0
Material Asset	0			0
Cultural Herit	0			0
Pop & Health	0			0

Policy 9 – Surface and Waste Water Drainage				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	+	Positive effect on water by contributing to the reduction of surface water flooding and the minimisation of associated point and diffuse pollution of watercourses. Likely to have a positive effect on biodiversity as Suds form part of green infrastructure provision.	None identified	+
Biodiversity	+		Policy 36	+
Climatic Fact	0		n/a	0
Air	0		n/a	0
Soil	0		n/a	0
Landscape	0		n/a	0
Material Assets	0		n/a	0
Cultural Heritage	0		n/a	0
Pop & Health	0		n/a	0

Policy 10 – Promoting Sustainable and Active Travel				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Promoting sustainable and active travel is likely to reduce greenhouse gases, thereby having a positive effect on climatic factors and air quality. It will also have a positive effect on health by promoting healthy lifestyles.	n/a	0
Biodiversity	0			0
Climatic Fact	+			+
Air	+			+
Soil	0			0
Landscape	0			0
Material Asset	0			0
Cultural Herit	0			0
Pop & Health	+			+

Policy 11 – Managing Impact of Development on the Transport Network				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Supporting the efficient operation of the transport network will help to avoid increased greenhouse gas emissions.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	+	By avoiding increased emissions, which may occur without the policy, it is considered to have positive effects on climatic factors and air quality.	None identified	+
Air	+		None identified	+
Soil	0		n/a	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	0		n/a	0

Policy 12 – Air Quality				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	By seeking to avoid adverse effects on air quality, which may occur without the policy, it is likely to have positive effects on air and population and health.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	+		None identified	+
Soil	0		n/a	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	+		None identified	+

Policy 13 – Communications Infrastructure				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Positive effect on population by contributing to the infrastructure needed to attract new businesses and create job opportunities.	Policy 39	0
Biodiversity	0		n/a	0
Climatic Fact	0	There are unlikely to be any significant adverse effects on water, biodiversity, landscape (i.e. collectively known as the 'Green Network') and cultural heritage, as the policy requires these to be avoided.	n/a	0
Air	0		n/a	0
Soil	0	Effects on soil will depend on the location of development, which is unknown at this stage. However, any effects are likely to be mitigated by Policy 15	Policy 15	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herit	0		n/a	0
Pop & Health	+		n/a	+

Policy 14 – Green Belt and Countryside				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhance
Water	?	<p>Positive effect on population by supporting housing and business proposals.</p> <p>By restricting development in the greenbelt and countryside, but also supporting a limited scale of development, the policy is likely to have both positive and negative effects on i) soil and material assets - as it safeguards large areas of greenfield land, but also allows greenfield development under certain circumstances, and ii) climatic factors and air - mixed effects on car related emissions.</p> <p>The likely effects on water, biodiversity, landscape and cultural heritage will depend on the scale and location of development, which is unknown at this stage. However, the relevant safeguarding policies and associated Supplementary Guidance in the Plan are likely to avoid or mitigate any significant effects.</p>	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 37	0
Climatic Fact	+/-		None identified	-/+
Air	+/-		None identified	+/-
Soil	+/-		Policy 15	0
Landscape	?		Policy 1	0
Material Asset	+/-		Policy 15	+/-
Cultural Heritage	?		Policies 28, 29, 31, 32	0
Pop & Health	+		None identified	+

Policy 15 - Soils				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhance
Water	0	<p>Positive and negative effects on soil and material assets, as the policy safeguards areas of valuable soil resource, but also allows development under certain circumstances</p>	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	0		n/a	+
Soil	+/-		None identified	+/-
Landscape	0		n/a	0
Material Assets	+/-		None identified	+/-
Cultural Heritage	0		n/a	0
Pop & Health	0		n/a	0

Policy 16 – Contaminated Land				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Miti/Enhan
Water	0	The requirement for new development to carry out remediation will have a positive effect on soil, material assets and human health.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	0		n/a	0
Soil	+		None identified	+
Landscape	0		n/a	0
Material Asset	+		None identified	+
Cultural Herit	0		n/a	0
Pop & Health	+		None identified	+

Policy 17 – Land for Housing				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	If the policy requires to be used, the strong preference for brownfield redevelopment is likely to have a positive effect on soils and material assets. The provision of additional housing land would have a positive effect on population.	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 36 and 37	0
Climatic Fact	0	Any effects on water, biodiversity, landscape and cultural heritage will depend on the scale and location of development, which is unknown at this stage. While the relevant safeguarding policies in the Plan allow for adverse effects in certain circumstances, in most cases they will avoid or mitigate any significant adverse effects on these receptors.	n/a	0
Air	0		n/a	0
Soil	+		None identified	+
Landscape	?		Policies 1 and 14	0
Material Assets	+		None identified	+
Cultural Heritage	?		Policies 28, 29, 31, 32	0
Pop & Health	+		None identified	+

Policy 18 – New Housing Development				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhanc
Water	?	The effects of the residential development opportunities identified in Schedule 5 are assessed separately (see Appendix F).	Policy 39	0
Biodiversity	+/?		Policies 33, 34, 35, 36, 37	+
Climatic Fact	+	This assessment focuses on additional housing development that could, potentially, be supported in residential areas, town and local centres.	None identified	+
Air	+		None identified	+
Soil	+	This is likely to have a positive effect on population through the provision of new housing, and on biodiversity through green infrastructure. It is also likely to have an overall positive effect on climatic factors, health, soil and material assets by locating housing development closer to public transport and active travel networks, and focusing on brownfield redevelopment.	None identified	+
Landscape	?		Policies 1 and 14	0
Material Asset	+		None identified	+
Cultural Herita	?		Policies 28, 29, 31, 32	0
Pop & Health	++		n/a	++

Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhanc
Water	?	Positive effects on population through provision of new housing.	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 36, 37	0
Climatic Fact	-/+	By largely safeguarding the green belt and countryside, but also supporting limited development, the policy is likely to have mixed effects on soil and material assets (with regard greenfield development) and also on climatic factors and air quality (with regard to car related emissions).	None identified	-/+
Air	-/+		None identified	-/+
Soil	-/+		Policy 15	-/+
Landscape	0	Unlikely to have any adverse effects on landscape due to the scale of proposals supported and the policy requirement for new development to be designed and located to respect their green belt or countryside location.	n/a	0
Material Asset	-/+		None identified	-/+
Cultural Herita	?	Effects on water, biodiversity and cultural heritage will depend on the scale and location of development, which is unknown at this stage. However, any	Policies 28, 29, 31, 32	0
Pop & Health	++		n/a	++

		significant adverse effects are likely to be avoided or minimised through the relevant safeguarding policies and any associated Supplementary Guidance in the Plan.		
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Policy 20 – Residential Areas				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	Positive effect on population by supporting provision of new of new housing. Positive effect on material assets as development within these areas is likely to include vacant or derelict sites.	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 37	0
Climatic Fact	0	The requirement to assess impacts on amenity and the character of the area is likely to avoid adverse effects on population and health, and landscape.	n/a	0
Air	0		n/a	0
Soil	0	Effects on water, biodiversity and cultural heritage will depend on the scale and location of development, which is unknown at this stage. However, any significant adverse effects are likely to be minimised through the relevant safeguarding policies and any associated Supplementary Guidance in the Plan.	n/a	0
Landscape	0		n/a	0
Material Asset	+		None identified	+
Cultural Herit	?		Policies 28, 29, 31, 32	0
Pop & Health	+		None identified	+

Policy 21 – Community Facilities				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	Development Opportunity F1 has a defined boundary and is therefore assessed in Appendix F.	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 37	0
Climatic Fact	0	Support for opportunities F2, F3, F4 and proposals in other locations is likely to have a positive effect on population and health by meeting community needs.	n/a	0
Air	0		n/a	0
Soil	?	While effects on water, biodiversity, soil, material assets, landscape and cultural heritage will depend on the location of development, this is unknown at this stage. However, any significant adverse effects are likely to be avoided or mitigated through the relevant safeguarding policies in the Plan.	Policy 15	?
Landscape	?		Policies 1 and 14	0
Material Asset	?		Policy 14	0
Cultural Herit	?		Policies 28, 29, 31, 32	0
Pop & Health	++	The policy requirement for proposals to be accessible is likely to avoid adverse effects on climatic factors and air	n/a	++

Policy 22 – Network of Centres Strategy				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Directing town centre development towards the network of centres is likely to have a positive impact on material assets, cultural heritage and population and health as it will protect existing investment in the network of centres, many of which have a concentration of built heritage assets and are accessible to the majority of population including by active travel. Town centre development is likely to be brownfield, thus protecting soil.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	0		n/a	0
Soil	+		n/a	+
Landscape	0		n/a	0
Material Asset	+		n/a	+
Cultural Herit	+		n/a	+
Pop & Health	+		n/a	+

Policy 23 – Greenock Town Centre Retail Core				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	This policy is not considered to have any significant environmental effects as it relates to the use of established properties within Greenock town centre.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	0		n/a	0
Soil	0		n/a	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	0		n/a	0

Policy 24 – Network of Centres Sui Generis Uses				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	This policy is considered to have a positive impact on population and health as it introduces control over uses that could have an impact on human health and wellbeing.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	0		n/a	0
Soil	0		n/a	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	+		n/a	+

Policy 25 – Business and Industrial Areas				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	-	Supporting proposals for business and industrial uses within these areas is likely to have positive effects on population by contributing to job creation.	FRAs, where appropriate under Policy 39	0
Biodiversity	0	Medium to high flood risk in some areas.	n/a	0
Climatic Fact	0	Policy likely to have positive effects on soils and material assets by contributing to the redevelopment of vacant or derelict sites and, in many cases, remediation of contaminated land.	n/a	0
Air	-		Policy 12	0
Soil	+		None identified	+
Landscape	0	While there is potential for adverse effects on air quality through licensed industrial processes, these will be mitigated through Policy 12.	n/a	0
Material Asset	+		None identified	+
Cultural Herita	0		n/a	0
Pop & Health	+		None identified	+

Policy 26 – Business and Industrial Development Opportunities				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	The development opportunities identified in Schedule 9 are considered separately in Appendix F.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0	Overall, redevelopment of these derelict or vacant brownfield sites within the built up area is likely to have a positive effect on soil and material assets. Development is also likely to provide new job opportunities, thereby having a positive effect on population and health.	n/a	0
Air	0		n/a	0
Soil	+		n/a	+
Landscape	0		n/a	0
Material Asset	+		n/a	+
Cultural Herita	0		n/a	0
Pop & Health	++		None identified	++

Policy 27 – Tourism Development				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Positive effect on population by supporting creation of new job opportunities.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0	Criterion (b) is likely to avoid adverse significant increases in car travel, while criterion (c) should avoid any significant adverse effects on water, biodiversity, landscape and cultural heritage.	n/a	0
Air	0		n/a	0
Soil	0		n/a	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	+		n/a	+

Policy 28 – Conservation Areas				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Positive effects on cultural heritage as policy seeks to avoid adverse effects from development within or adjacent to these areas and enhance conservation areas, where possible.	n/a	0
Biodiversity	0			0
Climatic Fact	0			0
Air	0			0
Soil	0			0
Landscape	0			0
Material Asset	0			0
Cultural Herita	+			+
Pop & Health	0			0

Policy 29 – Listed Buildings				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhancement
Water	0	Positive effect on cultural heritage as policy safeguards listed buildings and their setting, and requires that consideration is given to how proposals will enable listed building to remain in active use.	n/a	0
Biodiversity	0			0
Climatic Fact	0			0
Air	0	The policy could also have positive effects on Conservation Areas or Gardens and Designed Landscape, where listed buildings are located within them.		0
Soil	0			0
Landscape	0			0
Material Asset	0			0
Cultural Herita	+			+
Pop & Health	0			0

Policy 30 – Enabling Development				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	Positive effect on cultural heritage and material assets through the restoration and re-use of listed buildings, and on population through the provision of additional housing.	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 37, 39	0
Climatic Fact	?		None identified	?
Air	?	New build development could, potentially, adversely affect the setting of listed buildings and other cultural assets.	Policy 12	0
Soil	+/-		Policy 15	+/-
Landscape	?	Mixed effects on soil and material assets, as enabling development is likely to involve both greenfield and brownfield development.	Policies 1 , 14 and 19	?
Material Asset	+/-	Any effects on water, biodiversity, climatic factors, air and landscape will depend on the type, scale and location of development, which cannot be known at this stage.	None identified	+/-
Cultural Herit	++/-		Policies 28, 29, 31, 32	++
Pop & Health	+		None identified	+

Policy 31 – Scheduled Monuments and Archaeological Sites				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Mixed effects on cultural heritage by safeguarding scheduled monuments, but also allowing development which would have adverse effects in exceptional circumstances.	n/a	0
Biodiversity	0			0
Climatic Fact	0			0
Air	0			0
Soil	0			0
Landscape	0			0
Material Asset	0			0
Cultural Herita	+/-			+/-
Pop & Health	0			0

Policy 32 – Gardens and Designed Landscapes				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Positive effect by safeguarding Gardens and Designed Landscapes and requiring new development that would affect a GDL's to enhance its important features.	n/a	0
Biodiversity	0			0
Climatic Fact	0			0
Air	0			0
Soil	0			0
Landscape	0			0
Material Asset	0			0
Cultural Herita	+			+
Pop & Health	0			0

Policy 33 – Biodiversity and Geodiversity.				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Mixed effects by safeguarding European, National and local conservation sites and protected species, but also setting out circumstances for when development which could have adverse effects may be supported.	n/a	0
Biodiversity	+ / 0		None identified	+ / 0
Climatic Fact	0		n/a	0
Air	0	Positive effects on landscape, as policy seeks to protect and, where possible, enhance Local Landscape Areas.	n/a	0
Soil	0		n/a	0
Landscape	+		None identified	+
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	0		n/a	0

Policy 34 – Trees, Woodland and Forestry				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	Mixed effects on biodiversity and landscape features by safeguarding ancient and semi-natural woodland, TPOs and trees and hedgerows with significant value, but also setting out the circumstances in which the removal of woodland, trees and hedgerows could be supported.	Policy 39	0
Biodiversity	+/-		None identified	+/-
Climatic Fact	0		n/a	0
Air	0	While forestry planting could, potentially, adversely affect watercourses, this will depend on the scale and location of the planting, which is unknown at this stage. However, any significant adverse effects are likely to be avoided or mitigated through Policy 39	n/a	0
Soil	0		n/a	0
Landscape	+/-		None identified	+/-
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	0		n/a	0

Policy 35 – Open Spaces and Outdoor Sports Facilities				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Positive effect on biodiversity, and population and health by safeguarding existing open space and outdoor facilities, with replacement provision of equal or enhanced quality required where existing provision is to be lost through development.	n/a	+
Biodiversity	+			0
Climatic Fact	0			0
Air	0			0
Soil	0			0
Landscape	0			0
Material Asset	0			0
Cultural Herita	0			0
Pop & Health	+			+

Policy 36 – Delivering Green Infrastructure Through New Development				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Supports green infrastructure provision, which includes Suds, landscaping, open space and access/green network links.	n/a	0
Biodiversity	+		None identified	+
Climatic Fact	+	Likely to contribute to biodiversity enhancements and habitat connectivity.	None identified	+
Air	0	Positive effects on climatic factors and air as policy likely to improve access routes, thereby encouraging active travel and reducing car travel.	n/a	0
Soil	0		n/a	0
Landscape	+	Positive effect on health as policy likely to improve access to open spaces and recreational facilities	n/a	+
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	+		None identified	+

Policy 37 – Clyde Muirshiel Regional Park				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	While effects will depend on the scale, type and location of development, which is unknown at this stage, there are unlikely to be adverse effects as the policy will consider proposals against the Park strategy and objectives.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	0		n/a	0
Soil	0		n/a	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herit	0		n/a	0
Pop & Health	0		n/a	0

Policy 38 – Path Network				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Safeguarding important walking and cycling routes and requiring new provision, where applicable, is likely to contribute to increased active travel, thereby having a positive effects on population and health. This is also likely to reduce car travel and have a positive effect on climatic factors and air	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	+		None identified	+
Air	+		None identified	+
Soil	0		n/a	0
Landscape	0		n/a	0
Material Assets	0		n/a	0
Cultural Heritage	0		n/a	0
Pop & Health	+		None identified	+

Policy 39 – Water Environment				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	+	Positive effects on water by seeking to enhancing water quality and the water environment, where applicable.	None identified	+
Biodiversity	+		None identified	+
Climatic Fact	0	Positive effects on biodiversity by seeking to maintain or improve waterside and water-based habitats. Positive effect on population and health by providing access to the water and waterside, where applicable.	n/a	0
Air	0		n/a	0
Soil	0		n/a	0
Landscape	0		n/a	0
Material Asset	0		n/a	0
Cultural Herita	0		n/a	0
Pop & Health	+		None identified	+

Supplementary Guidance – Enabling Development				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	?	This guidance provides additional detail on how the criteria set out in Policy 30 will be assessed. It does not identify or direct development beyond that already supported by the Policy. The likely effects of this guidance therefore reflect the assessment of Policy 30.	Policy 39	0
Biodiversity	?		Policies 33, 34, 35, 37, 39	0
Climatic Fact	?		None identified	?
Air	?		Policy 12	0
Soil	+/-		Policy 15	+/-
Landscape	?		Policies 1 , 14 and 19	?
Material Asset	+/-		None identified	+/-
Cultural Herita	++/-		Policies 28, 29, 31, 32	++
Pop & Health	+		None identified	+

Supplementary Guidance - Energy				
SEA TOPIC	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	<p>By supporting Policy 4, this guidance will have a positive effect on climatic factors and material assets by contributing to the reduction in greenhouse gases and re-using resources.</p> <p>In addition to the safeguarding criteria identified in the Policy, the guidance seeks to avoid significant effects on biodiversity and cultural heritage by using the Spatial Framework to direct development. The guidance also requires appropriate surveys where development may potentially affect birds, and states that development will normally only be permitted where there is no significant adverse effect on listed buildings, Scheduled Monuments and archaeology sites.</p> <p>Potential adverse effects on landscape are addressed by using the 2014 Landscape Capacity Study to direct development.</p> <p>The guidance requires adequate measures to protect the water environment and prevent or mitigate potential impacts on water resources.</p> <p>In addition to the above, any significant adverse effects not addressed by the guidance should be avoided or mitigated by the relevant safeguarding policies in the Plan.</p>	Policy 39	0
Biodiversity	0		Policies 33, 34, 35, 37, 39	0
Climatic Fact	+		None identified	+
Air	0		Policy 12	+
Soil			Policy 15	-
Landscape	0		Policies 1, 14, 19	0
Material Asset	+		None identified	+
Cultural Herita	0		Policies 28, 29, 31, 32	0
Pop & Health	0		n/a	0

Supplementary Guidance – Planning Application Advice Notes				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Positive impact on population and human health by promoting better designed development.	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0	Potential positive impact on cultural heritage where development is located in close proximity to or within cultural heritage assets.	n/a	0
Air	0		n/a	0
Soil	0	Potential positive impact on landscape where policies apply to design standards of housing in the countryside.	n/a	0
Landscape	+		n/a	+
Material Ass	0		n/a	0
Cultural Her	+		n/a	+
Pop & Healt	+		n/a	+

Supplementary Guidance – Priority Places				
SEA Objective	Score Pre-Mitigation	Comments	Mitigation/enhancement	Score Post Mit/Enhan
Water	0	Refer to site assessment of the Priority Places (pages 71-85).	n/a	0
Biodiversity	0		n/a	0
Climatic Fact	0		n/a	0
Air	0		n/a	0
Soil	0		n/a	0
Landscape	0		n/a	0
Material Ass	0		n/a	0
Cultural Her	0		n/a	0
Pop & Healt	0		n/a	0

Appendix H – Cumulative Effects Assessment

Development Sites – Cumulative Effects Assessment				
SEA Topic				
	Greenfield Development	Brownfield Development	Cumulative Effects	
Water	0	+	+	The limited number and scale of greenfield development opportunities are likely to have a neutral effect, as the site assessments have identified where mitigation measures such as Flood Risk Assessments, Buffer Strips and Extended Phase 1 Habitat Surveys are required to address any potential adverse effects on watercourses, flood risk and GWDTE's. While brownfield development opportunities are also unlikely to have any adverse effects, subject to the mitigation measures identified above, they are likely to have a positive effect through the deculverting of watercourses. While the development allocations at the Harbours, James Watt Dock/Garvald Island and Inchgreen are in relatively close proximity to the Outer Clyde Estuary Body (ID200320), they are unlikely to have any effects on it (EIA's are required for each site).
Biodiversity	- /+	+	- /+	While limited in number and scale, development of the greenfield opportunities in the Plan is likely to have a negative effect on habitat. The brownfield development opportunities generally have low habitat value and are unlikely to have any significant adverse effects. Although a number of greenfield and brownfield sites contain areas of woodland, with a few including areas of LNCS, these are generally safeguarded by the mitigation measures (i.e. Development Frameworks/Development Brief/Masterplans) identified in the individual site assessments. In light of this, there is unlikely to be any significant adverse effects. While protected species are known to be present on a number of sites, or their presence is unknown, the individual site assessments have identified appropriate mitigation measures, such as existing habitat surveys or requirements for new Phase 1 Habitat Surveys. It is assumed that the implementation of the measures identified in these surveys will avoid or minimise any significant effects. In addition, the policy requirement for all new development sites to contribute to Green Infrastructure provision is likely to have a positive cumulative effect, particularly on brownfield sites.

Development Sites – Cumulative Effects Assessment				
SEA Topic				
	Greenfield Development	Brownfield Development	Cumulative Effects	
Climatic Factors	-	-	-	Development of all the opportunities in the Plan is likely to significantly increase car travel and associated emissions, thereby having an adverse effect on climatic factors. While the vast majority of development opportunities are accessible to the public transport network (i.e. within 400m of a bus stop or 800m of a train station), which will reduce the overall effect, it remains significant.
Air	0	0	0	Development of the opportunities in the plan will have a short term adverse effect on air quality through the release of particulate dust during construction, and a medium term adverse effect through increased emissions (car travel). However, the Council's Environmental Health Team has confirmed that these are unlikely to result in the designation of an Air Quality Management Area. The development opportunities are therefore unlikely to have any significant effects.
Soil	-	+	- /+	While greenfield development opportunities are limited in number and scale, their development is likely to have a negative effect through soil sealing and compaction. As the majority of brownfield development opportunities are identified as potentially contaminated, development is likely to have a significant positive effect through soil remediation.
Landscape	-	0	- /0 +	While the number and scale of greenfield allocations is limited and mitigation measures are identified in the site assessments, they're development is likely to have an overall adverse effect on local landscape character and features. Brownfield sites within the built up areas are unlikely to have significant adverse effects

Development Sites – Cumulative Effects Assessment				
SEA Topic				
	Greenfield Development	Brownfield Development	Cumulative Effects	
Material Assets	-	+	- /+	While greenfield development opportunities are limited in number and scale their development is likely to have a negative effect on this resource. Brownfield development is likely to have a significant positive effect by avoiding development on greenfield sites.
Cultural Assets	0	+	+	<p>The greenfield development opportunities are unlikely to have any effects.</p> <p>While a significant number of the brownfield opportunities are in relatively close proximity to listed buildings and conservation areas, the cultural heritage safeguarding policies in the Plan are likely to ensure that there are no significant adverse effects. Positive cumulative effects through the restoration and reuse of listed buildings at Broadfield Hospital (r3) and Balrossie (r68).</p>
Population and Health	+	+	+	Positive effects as all housing and certain scales of other development will be required to contribute to green infrastructure provision. In addition, the individual site assessments identify a number of opportunities for enhancements to the active travel network.

Cumulative Effects – Aim, Sustainable Development Strategy and Policies		
SEA Topic	Score	
Water	+	The spatial strategy promotes numerous developments along the waterfront and in close proximity to watercourses which could, potentially, have an adverse effect on morphology, water quality and flow (e.g. flooding). However, the safeguarding policies covering the Water Environment (39), Flood Risk (8), Surface and Waste Water Drainage (36) are likely to avoid or mitigate any adverse effects. The requirements for new development to deculvert watercourses, where practicable, and contribute to green infrastructure provision are likely to have a positive effect.
Biodiversity	+/-	<p>Overall, there are likely to be mixed effects. Positive effects through: a) embedding the principle of sustainable development in the development strategy b) directing the vast majority of new development to brownfield sites in built up areas, which generally have low ecological value c) identifying opportunities for biodiversity enhancements through specific site requirements (i.e. The Harbours, James Watt Dock/Garvel Island) and d) the requirement for green infrastructure provision (Policy 36).</p> <p>Adverse effects through the general loss of habitat associated with greenfield development, specifically the support for housing development on nine greenfield sites and limited development in the Greenbelt and Countryside.</p> <p>Policies 33 and 34 are likely to have both positive and negative effects as they protect designated habitats, species and wider biodiversity, but also identify circumstances when development with adverse effects may be supported.</p>
Climatic Factors	-/+	<p>There are likely to be mixed effects. Adverse effects from supporting new development, which will increase energy use during the construction and operation of buildings, and through increased sea freight, cruise liner and car travel.</p> <p>Positive effects by:</p> <ul style="list-style-type: none"> a) incorporating and supporting the principle of sustainable development b) promoting mixed use development in large scale development sites/areas (i.e. Priority Places) c) the majority of development opportunities being accessible to the public transport network (i.e. within 400m of a bus stop or 800m of a train station) d) Policy 10 - promotes sustainable travel e) Policies 4 and 5 - promotes energy efficiency f) Policies 4, 6 and 7 - promote renewable energy and waste reduction. <p>As climate change transcends regional and national boundaries, the adverse effect is likely to be cross-boundary.</p>

Cumulative Effects – Aim, Sustainable Development Strategy and Policies		
Air	0	<p>Supporting new development is likely to have a short term adverse effect on air quality through the release of particulate dust during the construction phase. Also, medium term adverse effect through increased greenhouse gas emissions associated with additional car, sea freight and cruise liner transport, although this will be mitigated, to an extent, by Policy 10.</p> <p>Policy 12 should ensure that any potential significant adverse effects from industrial processes are avoided or mitigated.</p> <p>The above adverse effects are not considered significant as the Council's Environmental Health Team has confirmed that they are unlikely to result in the designation of an Air Quality Management Area.</p>
Soil	-/+	<p>Overall, there are likely to be mixed effects.</p> <p>Long term adverse effects through soil sealing and compaction associated with greenfield development, specifically the allocation of greenfield sites and support for limited development in the Greenbelt and Countryside. Positive effects by directing the majority of new development to brownfield, often potentially contaminated sites, in the built up areas, thereby limiting greenfield development and remediating contaminated land. Policy 12 will have mixed effects, as it protects prime agricultural land and carbon rich soils, but also sets out circumstances when development with adverse effects on this resource could be supported.</p>
Landscape	-/+	<p>In addition to the development opportunities, the Plan supports various types of development without identifying specific sites. The effect of this development will depend on its location, scale, type and design, which is unknown at this stage. Significant adverse effects are likely to be mitigated by the safeguarding elements within each development policy, and the overarching Policy 1 'Creating Successful Places' and Policy 33 'Biodiversity and Geodiversity'. While these are likely to avoid or mitigate adverse effects in most cases, the Plan's support for limited development in the Greenbelt and countryside, particularly greenfield development, is likely to have a nibbling adverse effect on landscape character.</p> <p>By directing the majority of new development to brownfield sites in the built up areas, the Plan will have a positive effect by limiting development in the Green Belt and the Countryside</p>
Material Assets	+	<p>The Plan will have positive effects as it promotes/supports development which contributes to the waste hierarchy and renewable. In addition, it supports the re-use of brownfield land and buildings.</p>

Cumulative Effects – Aim, Sustainable Development Strategy and Policies		
Cultural Assets	+	Overall, there is likely to be a positive effect. The Plan supports various types of development without identifying specific sites. The effect of this development will depend on its location, scale, type and design, which is unknown known at this stage. However, the safeguarding policies are likely to avoid or mitigate any adverse effects, and, in some cases have a positive effect, i.e. Policy 30 by supporting the restoration and reuse of listed buildings.
Population and Health	++	Positive effect by supporting development which will contribute to meeting housing, employment and community facility needs. In addition, the Plan includes a number of safeguards to protect the amenity of existing and new development uses, including Policy 1 'Creating Successful Places'. The Plan also promotes active lifestyles by protecting and enhancing the active travel network and access to open spaces and recreational facilities, e.g. through Policies 10, 35, 36 and 38.

ENVIRONMENTAL CONSTRAINTS MAP

JANUARY 2018

- SPA (Renfrewshire Heights)
- SPA / RAMSAR Site (Inner Clyde Estuary - Inverclyde part)
- Clyde Muirshiel Regional Park
- West Renfrew Hills Local Landscape Area

- SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI)**
- | | |
|------------------------|-------------------------|
| 1. Dunrod Hill | 5. Dargavel Burn |
| 2. Shielhill Glen | 6. Glen Moss, Kilmacolm |
| 3. Knocknairs Hill | 7. Renfrewshire Heights |
| 4. Inner Clyde Estuary | |

- LOCAL NATURE CONSERVATION SITES (LNCs)**
- | | |
|---|-----------------------------|
| 1. Cloch Road Woodlands | 26. Locher Water |
| 2. Burneven Hill | 27. Carruthmuir |
| 3. Coves Reservoir (LNR) | 28. Carruth Burn |
| 4. Lyle Road Escarpment | 29. Ladmuir |
| 5. Murdieston Dams | 30. Tandie Burn |
| 6. Whin Hill | 31. Gortler Water |
| 7. Auchmountain Glen | 32. Burnbrae |
| 8. Woodhead Quarry | 33. Gibblaston Burn |
| 9. Knocknairs Hill | 34. Burnbrae Burn |
| 10. Devol Glen | 35. High Branchal |
| 11. East Dougliehill Reservoir | 36. Mill Burn |
| 12. Devol Road Upland | 37. Barnshake |
| 13. Crosshill Road Heath | 38. Duchal Wood |
| 14. Craigmarnoch Wood | 39. Green Water |
| 15. Jock's Craig to Black's Craig | 40. Blacketty Water |
| 16. Mill Dam, Kilmacolm | 41. Burnbank Water |
| 17. Knockbuckle Road to Dismantled Railway Grasslands | 42. Hillside |
| 18. Duchal Estate | 43. Ardgowan Woods |
| 19. Knapps Heath | 44. Swallow Brae Plantation |
| 20. Knapps Loch | 45. Daff & Beatoch Burn |
| 21. Overton Grassland | 46. Square Wood |
| 22. Auchenbothie Burn / Windmill Wood / Auchenbothie Wood | 47. Commonraig Wood |
| 23. Leperstone Reservoir / Auchendores Reservoir | 48. Wemyss Plantation |
| 24. Midhill Plantation to Castlehill Plantation | 49. Wemyss Castle Woods |
| 25. Finlaystone Estate | 50. Cliff Wood |
| | 51. Kelly Glen |
| | 52. Oakfield |

- SCHEDULED MONUMENTS**
- Kempock Standing Stone
 - Loch Thom to Overton Water Cut
 - Overton Reservoirs 1-8
 - Lurg Moor - Roman Fortlet
 - Newark Castle (Guardianship Site)
 - Craigmarnoch Wood - Fort
 - Duchal Castle, Remains
 - Near Kelly Bank Cottage - Cairn
 - Near Kelly Bank Cottage - Cairn
 - Near Kelly Bank Cottage - Cairn
 - Waterside Cottage - Hut Circle
 - Lurg Moor - Hut Circle
 - Kirkbrae House - Burial Vault
 - Near Garvock - Cairn
 - Near Dowries - Cairn
 - Near Ladmuir - Settlement
 - Near Burnbank Water - Settlement
 - Near Garvock - Farm Stead
 - Hilltop Road, Larkfield - Anti-Aircraft Battery
 - Whitelees Cottage - Bombing Decoy Control Bunker
 - Cloch Lighthouse - Anti-Submarine Tethering Points
 - High Mathermoch - Anti-Aircraft Battery & Camp
 - Near Pennytersal Farm - Motte
 - Near Duchal House - Motte
 - Near High Castlehill - Enclosure
 - Near Hillside - Roundhouses (three sites)
 - Near Cloch Lighthouse - Coast Battery
 - Near Muiredge - Cairn
 - Near Finlaystone House - Timber Ponds
 - Near Moorfoot Primary - Cup-marked Stone
 - Near Glen Everton House - Cairn

- GARDENS & DESIGNED LANDSCAPES**
- Ardgowan Estate
 - Finlaystone Estate
 - Duchal House

- LOCATIONS OF HAZAROUS USES & CONSULTATION ZONES**
- Gourock Harbour
 - Tail of the Bank
 - Container Terminal
 - Gas Transmission Pipeline
 - Burnhead Moor (NW) & (SE)