



Habitats Regulation Appraisal Record

Inverclyde Local Development Plan

August 2014



Contents

INTRODUCTION	3
PLAN CONTEXT	3
THE APPRAISAL	5
STAGE 1: Deciding if the plan should be subject to HRA	5
STAGE 2: European Sites in Inverclyde	5
STAGE 3: Information about European Sites	6
STAGE 4: Discussion with SNH	7
STAGE 5: Screening	7
STAGES 6 AND 7: Applying Mitigation Measures, Rescreening the Plan and Deciding if Appropriate Assessment Required	12
CONCLUSION	12
APPENDICES	13
APPENDIX 1: Map of Special Protection Areas - Inverclyde	13
APPENDIX 2: Screening of Schedules	14

INTRODUCTION

- 1.1 Habitat Regulation Appraisal assesses the likely impact of plans on relevant 'European Sites'. In Scotland, European Sites consist of Special Protection Areas (SPA), classified under the Birds Directive (2009), Special Areas of Conservation (SAC), designated under the EC Habitats Directive (1992), and 'candidate' Special Areas of Conservation (cSAC). Scottish Government policy affords the same level of protection to proposed SACs and SPAs which have been approved by Scottish Ministers for formal consultation. Therefore effects on these sites should also be appraised.
- 1.2 All plans not directly connected with or necessary to the management of a European site, but likely to have a significant effect on such a site, are required under Article 6(3) of the EC Habitats Directive (1992) to undergo an 'appropriate assessment' of their implications in view of that site's conservation objectives. The effect may be a direct consequence of the plan, or arise in combination with other plans or projects. The plan-making body may only approve the plan if the assessment shows it will not adversely affect the integrity of the site concerned. The only allowable exception is where the provisions of Article 6(4) of the Directive are met i.e. there are no alternative solutions and the plan is necessary for imperative reasons of overriding public interest. Where this is the case, compensatory measures must be taken to ensure the coherence of the Natura 2000 network is protected.
- 1.3 This procedure is applied in Scotland through The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and is known as the 'Habitats Regulations Appraisal' of plans. The Habitats Regulation Appraisal encompasses both the 'screening' process for determining whether an 'appropriate assessment' is required, as well as any 'appropriate assessment'. An 'appropriate assessment' is only required where the authority determines – through the 'screening process' - that the plan is likely to have a significant effect on a European site.

PLAN CONTEXT

- 1.4 The Planning etc. (Scotland) Act 2006 sets out how development should be directed across Scotland. This consists of a hierarchy of three types of development plans, which apply at different scales. At the national level there is the National Planning Framework, currently NPF3 (2014), which sets out in broad terms how the Scottish Ministers consider development and the use of land could and should occur. At the regional level, there are four Strategic Development Plan Areas covering the cities of Aberdeen, Dundee, Edinburgh and Glasgow and their wider hinterlands. A Strategic Development Plan has or will be drawn up for each of these areas. At the local level, Planning Authorities are

required to prepare a Local Development Plan for their area. Where a planning authority is also part of a Strategic Development Plan Area, the Local Development Plan is required to accord with the relevant Strategic Development Plan.

- 1.5 The Inverclyde Local Development Plan accords with the approved Glasgow and the Clyde Valley Strategic Development Plan (May 2012), and has been prepared by Inverclyde Council under The Planning etc. (Scotland) Act 2006. The Plan sets out strategies, policies and proposals for the protection, future development and use of land in Inverclyde.
- 1.6 'Land Use Plans', including Local Development Plans, are required to have their impact on European Sites assessed by Part IVA (regulations 85A – 85E) of The Conservation (Natural Habitats, &c.) Regulations 1994 as amended. The Plan therefore, is required to be subject to a Habitats Regulation Appraisal.
- 1.7 The Appraisal will be carried out with regard to:
 - The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended);
 - Planning Circular 1:2009, Development Planning Appendix 1: The Habitats Regulations;
 - Habitats Regulations Appraisal of Plans, Guidance for Plan-Making Bodies in Scotland, version 2;
 - Habitats Regulations Appraisal Advice Sheet 1: Aligning Development Planning procedures with Habitats Regulation Appraisal (HRA) requirements; and
 - Habitats Regulations Appraisal Advice Sheet 2: Screening General Policies and Applying Simple Mitigation Measures.
- 1.8 The staged appraisal process suggested in the Habitats Regulations Appraisal Guidance will be used in the report. Stage 1 of the Guidance advises on whether the plan is one that should be checked for its effects on European sites. Stages 2 to 4 provide the evidence base for the appraisal and suggest early, but discretionary, discussions with Scottish Natural Heritage about the method and scope of the appraisal. Stages 5 - 7 systematically 'screen' all aspects of the plan to identify whether, and if so which, aspects of the plan should be subject to further appraisal because they would be likely to have a significant effect on the European sites, taking account of mitigation measures that can be incorporated into the plan as part of the appraisal process. Stages 8 and 9 are the 'Appropriate Assessment', if required, and help to identify mitigation measures and procedures to ascertain that the Plan would not adversely affect the integrity of the European sites. Stages 10 – 13 deal with consultation on the draft appraisal record; how to take account of changes to the Plan; and how to finalise the appraisal process and record.
- 1.9 The Habitats Regulation Appraisal Record is being published in conjunction with the Local Development Plan and the Environmental Report

and is being deposited along with other relevant documents at the Inverclyde Council offices, at all Inverclyde Council libraries, other notified locations and on the Council's website, www.inverclyde.gov.uk.

1.10 Hereafter, the following acronyms are used in this report:

- 'HRA' for Habitats Regulation Assessment;
- 'ER' for Environmental Report;
- 'SNH' for Scottish Natural Heritage;
- 'SPA' for Special Protection Areas;
- 'Regulations' for The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended);
- 'LDP' for Local Development Plan.

THE APPRAISAL

STAGE 1: Deciding if the plan should be subject to HRA

2.1 Inverclyde LDP is a land use plan that is required under Part IVA (regulations 85A – 85E) of the Regulations to have its impact on relevant European Sites assessed through the HRA process.

STAGE 2: European Sites in Inverclyde

2.2 There are two European Sites that could be affected by the Inverclyde Local Development Plan.

- Inner Clyde Estuary Special Protection Area, which was designated in 2000 to protect the population of Redshanks that winter on the sandbanks in the river. This site was also designated as a Ramsar site in 2000, which is an International designation which protects wetlands. Although Ramsar sites are not regulated under European legislation, Scottish Ministers, as a matter of policy, have extended the requirement for Habitat Appraisal to Ramsar sites listed under the International Convention on the Conservation of Wetlands of International Importance.
- Renfrewshire Heights Special Protection Area, which was designated in 2007 to protect the population of Hen Harriers present in the area.

Both sites span areas between Inverclyde and adjoining Authority areas. The Inner Clyde Estuary SPA falls within Inverclyde, Renfrewshire, West Dunbartonshire and Argyll and Bute council areas, and the Renfrewshire Heights SPA falls within Inverclyde, Renfrewshire and North Ayrshire Councils.

2.3 Maps showing the location and extent of the two SPAs are included in Appendix 1.

STAGE 3: Information about European Sites

2.4

TABLE 1: EUROPEAN SITES POTENTIALLY AFFECTED BY INVERCLYDE LDP		
Information	Site 1	Site 2
Site name	Inner Clyde Estuary – Inverclyde Part	Renfrewshire Heights – Inverclyde Part
Designation status	SPA/RAMSAR	SPA
Date of designation	Classified 27/03/2000	Classified 14/12/2007
Qualifying interests	Redshank (<i>Tringa totanus</i>)(over-wintering)	Hen harrier (<i>Circus cyaneus</i>)
Conservation objectives	<p>To avoid deterioration of the habitats of the qualifying species (listed above) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site; • Distribution of the species within site; • Distribution and extent of habitats supporting the species; • Structure, function and supporting processes of 	<p>To avoid deterioration of the habitats of the qualifying species (listed above) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site; • Distribution of the species within site; • Distribution and extent of habitats supporting the species; • Structure, function and supporting processes of habitats supporting the species;

	habitats supporting the species; <ul style="list-style-type: none"> No significant disturbance of the species 	<ul style="list-style-type: none"> No significant disturbance of the species
Site condition	Favourable - Maintained	Unknown
Factors currently influencing the site	<ul style="list-style-type: none"> Industrial activity (Ocean Terminal) Dredging (not thought to conflict with nature conservation interest at current level) Water quality 	<ul style="list-style-type: none"> Disturbance from recreational activities Habitat loss through inappropriate land management and agricultural practices.
Vulnerabilities to change / potential effects of the plan	<ul style="list-style-type: none"> None established at this time. 	<ul style="list-style-type: none"> Potential increased recreational disturbance from promotion of access through green network promotion.

STAGE 4: Discussion with SNH

- 2.5** At a meeting on the 1st of May 2012 between Inverclyde Council's Planning Policy team and SNH, it was agreed that the Inner Clyde Estuary and Renfrewshire Heights SPAs were the only European sites likely to be affected by the LDP. It was concluded that developments along the waterfront at James Watt Dock and the Strategic Economic Investment Location (SEIL) in Greenock were the proposals most likely to have a potential impact on the Inner Clyde Estuary SPA. However it was generally agreed that the LDP was unlikely to have a significant impact on the SPAs and that, subject to screening, an appropriate assessment may not be necessary. It was also decided that the methodology set out in the Guidance for Plan Making Bodies in Scotland Version 2 would be followed and that an early draft of the HRA would be sent to SNH for comment ahead of the publication of the Proposed Plan.

STAGE 5: Screening

- 2.6** The screening summary table for the policies and proposals contained in the Inverclyde LDP is shown below. The table showing the screening summary for the individual sites identified in the relevant schedules is attached as Appendix 2.

Aspects of the plan which would not be likely to have a significant effect on a European site alone	Relevant parts of the plan	Reasons for screening out
General policy statements (Step 1)	SDS2: Integration of Land Use and Sustainable Transport SDS3: Placemaking SDS5: Development Within the Urban Area	These policies are general statements which are screened out as they are unlikely to have a significant effect on the environment.
Aspects excluded from the appraisal because they are not proposals generated by this plan (Step 2)		
Aspects which protect the natural environment, including biodiversity, or conserve or enhance the natural, built or historic environment (Step 3a)	SDS1: Climate Mitigation and Adaptation – Reducing Carbon and Energy Use SDS4: Green Network SDS8: Green Belt and the Countryside ENV1: Designated Environmental Resources ENV2: Green Belt and the Countryside ENV3: Safeguarding and Enhancing the Green Network ENV4: Safeguarding and Enhancing Open Space ENV6: Trees and Woodland ENV7: Biodiversity ENV8: Water Quality and the Water Related Environment RES3: Development Proposals in the Green Belt and Countryside HER1: Development which affects the Character of Conservation Areas HER2: Demolition in Conservation Areas HER4: Alteration, Extension and Demolition of Listed Buildings	<p>These policies are designed to protect, conserve or enhance the natural, built or historic environment. None of these policies actively encourages development and can have no effect on any European site.</p> <p>The SDP HRA highlights the Green Network Spatial Priority at Port Glasgow. The only known proposal included as part of this Priority is to link the waterfront at Coronation Park with the Clyde Muirshiel Regional Park. While this could potentially lead to some increased use of the coastal path between Newark and Kelburn, which borders the Inner Clyde SPA, this is an existing path and it is unlikely that any impacts would be significant. This issue will be considered further in the refresh of the Core Paths Plan.</p>

	<p>HER 5: The Setting of Listed Buildings HER 6: Enabling Development HER 7: Development affecting Archaeological Sites HER8: Gardens and Designed Landscapes</p>	
<p>Aspects which will not lead to development or other change (Step 3b)</p>	<p>ECN3: Character and Amenity of Areas for Business and Industrial Use ECN5: Home Working TRA4: Developer Contributions RES4: Provision of Affordable Housing RES5: Proposals for Changes to Properties in Residential Use TCR1: Network of Centres TCR2: Sequential Approach to Site Selection for Developments of Town Centre Uses TCR4:Greenock Town Centre: Retail Core TCR8: Use of Conditions HER3: Proposed and Amended Conservation Areas</p>	<p>These policies mainly provide criteria for the assessment of development, and do not promote development themselves. The implementation of these policies will therefore have no impact on any European sites.</p>
<p>Aspects which make provision for change but which could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site (Step 3c)</p>	<p>SDS6: Promoting Our Town Centres ECN 1: Business and Industrial Areas ECN 2: Business and Industrial Development Opportunities ECN6: Tourist Facilities and Accommodation TRA2: Sustainable Access TRA3: New Roads and Parking Proposals RES2: Development on Urban Brownfield Land RES3 : Residential Development Opportunities TCR3: Town Centre Uses</p>	<p>These policies promote development but, due to the location and nature of the development they promote, with many having a positive impact and there being no link or pathway to the European sites, would not conceivably undermine the conservation objectives of those sites. See Appendix 2 – Screening of Schedules for further explanation of MAC2 James Watt Dock/Garvel Island and APC2 Inner Lower Port Glasgow.</p> <p>The Business and Industrial Areas include sites along the coast, and the policy allows for a wide range of potential developments that could affect the Inner Clyde SPA. The SDP highlights the SEIL at Inchgreen as having potential to</p>

	<p>TCR5: Greenock Town Centre: Outer Area TCR6: Town Centre/Retail Development Opportunities TCR12: Greenock Town Centre Action Plan MAC1-7: Major Areas of Change APC:1-2 Areas of Potential Change DOS1-3: Development Option Sites</p>	<p>impact the Inner Clyde SPA, but concludes that this does not warrant changing the designation in the SDP. Following consultation, SNH have advised that, based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would be unlikely to have significant effects.</p> <p>The parts of the coastal route adjacent to the Inner Clyde Estuary SPA are already completed and any new development on the route would be downstream of the SPA and so have no impact upon it. The coastal route is also a Core Path and so has been subject to HRA as part of the Core Paths Plan, which contains mitigation measures to ensure proposals do not cause significant effects. When the Core Path Plan is reviewed, the new plan will also be subject to HRA and any new paths will be assessed for likely significant effects.</p>
<p>Aspects which make provision for change but which could have no significant effect on the European site (minor residual effects), because any potential effects would be so restricted that they would not undermine the conservation objectives for the site (Step 3d)</p>		
<p>Aspects which are too general so that it is not known where, when or how the aspect of the plan may be implemented, or where any potential effects may occur, or which European sites, if any, may be affected (Step 3e)</p>	<p>SDS7: Regeneration and Renewal Priorities ECN4: Business and Industrial Development Proposals Outwith Designated Areas TRA1: Managing the Transport Network RES1: Safeguarding the Character and Amenity of Residential Areas RES6: Non-Residential Development Proposals within Residential Areas RES7: Residential Development in the</p>	<p>These policies apply across a range of sites or throughout the Inverclyde Area and promote a range of types of development. This means that it is not possible to know what may be developed and the specific locations that could be affected.</p> <p>Business and Industrial Development Proposals Outwith Designated Areas could take place in many areas throughout Inverclyde, and could take many different forms. It is therefore difficult to anticipate what impact such</p>

	<p>Green Belt and Countryside TCR7: Assessing Development Proposals for Town Centre Uses TCR9: Residential Use Above Commercial Properties TCR10: Shopping Facilities to meet Local Needs TCR11: Retailing as an Ancillary Use ENV5: Securing Open Space by Planning Agreements INF1: Renewable Energy Developments INF2: Energy Efficiency INF3: Waste Management Facilities INF4: Reducing Flood Risk INF5: Sustainable Urban Drainage Systems INF6: Communications Infrastructure INF7: Requirement for, and Assessment of, Proposals for Mineral Extraction</p>	<p>development would have on the European sites.</p> <p>TRA1 makes provision for the management of development that would impact upon the transport network, which runs throughout both the urban and rural Inverclyde and is made up of both strategic and local roads. The policy could therefore be applied throughout the area, particularly the urban areas, and any impact on European sites is therefore hard to determine.</p> <p>The Open Space policy includes the reprovision of recreational facilities lost due to development. Without knowing what this reprovision would consist of and where it would take place it is impossible to know what the impact on the European sites may be.</p> <p>There are over 240 listed buildings throughout the Inverclyde area and HER4 could apply to any of them, making it impossible to determine if either of the European sites would be affected.</p> <p>TCR7 applies across the Inverclyde Area and it is therefore impossible to determine what affect it could have on the European sites.</p> <p>The residential policies, except RES11, apply across the built-up area of Inverclyde, while RES11 applies throughout the Greenbelt and Countryside, making any affects of development on the European sites impossible to predict without specific locations.</p> <p>INF2 applies throughout the Inverclyde area and therefore any impact on the European sites is impossible to predict.</p>
--	---	---

STAGES 6 AND 7: Applying Mitigation Measures, Rescreening the Plan and Deciding if Appropriate Assessment Required

- 2.7** As all the policies and proposals in the Inverclyde LDP were 'screened out', further mitigation measures are not necessary at this stage.

- 2.8** There are a number of other plans that could potentially have an impact on the European Sites identified in this Assessment such as the approved Glasgow and Clyde Valley Strategic Development Plan and the Renfrewshire Local Development Plan: Proposed Plan. However as no policies or proposals were identified under Step 3 (d) of the screening process as having minor residual effects on the European sites identified, no cumulative or in-combination assessments have been carried out.

- 2.9** Following consultation with SNH on the outcome of the screening exercise, agreement was reached that, as there is no connectivity between the proposals in the LDP and the SPAs, the Plan is unlikely to have a significant effect on any European Site either alone or in combination with other Plans or Projects. An Appropriate Assessment, therefore, is not required.

CONCLUSION

- 3.1** The Inverclyde LDP is unlikely to have a significant effect on any European site, a conclusion that was reached after consultation with SNH. As the plan is unlikely to have any significant effects, no appropriate assessment, or cumulative or in-combination assessments were carried out.

APPENDICES

APPENDIX 1: Map of Special Protection Areas - Inverclyde

APPENDIX 2: Screening of Schedules

Development Sites	Inner Clyde Estuary and Renfrewshire Heights SPAs
<p><i>Green Network: Opportunities for Enhancement</i></p> <p>1: Former Inverkip Power Station 2: Gourock Bay 3: Spango Valley, Greenock 4: Peat Road/Hole Farm 5: Central East Greenock 6: The Harbours, Greenock 7: James Watt Dock, Greenock 8: Inner Lower Port Glasgow 9: Woodhall (phase 2), Port Glasgow</p>	<p>Aspects which protect the natural environment, including biodiversity, or conserve or enhance the natural, built or historic environment (Step 3a)</p> <p>For site 7 – James Watt Dock, Greenock, SNH have advised that based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would not be likely to have significant effects due to a lack of connectivity.</p> <p>For site 8 – Inner Lower Port Glasgow, although the area of this policy extends to within around 50 metres of the Inner Clyde SPA, SNH has advised that due to the position of the A8 road it will act as a buffer and help ensure any impacts are unlikely.</p>
<p><i>Housing Opportunities</i></p> <p><u>Port Glasgow</u></p> <p>2: Arran Avenue 3: Woodhall (phase 2) 4 Former St Stephen’s School 5: Former Barmoss Nursery 6: Clune Brae 7: Barr’s Brae 8: Former Gourock Ropeworks 9: Highholm Street 10: Lower Mary Street 11: Former Broadstone Hospital 12: Former Lilybank School 13: Kingston Dock</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>
Greenock Central East	There is no link or pathway between the site and the SPA and therefore

<p>14: James Watt Dock (east) 16: Sinclair Street 17: Carwood Street 18: Garvald Street 19: Former King's Glen School 20: Luss Avenue/Renton Road 21: Kilmacolm Road 22: Strone (brownfield) 23: Strone (Greenfield) 24: Wellington Park 25: Killochend Drive 26: Former Tate & Lyle (SE) 27: Former Tate & Lyle (NE) 28: Drumfrochar Road 30: Former Wellington School 32: Regent Street 33: Victoria/East India Harbour 34: West Blackhall Street 35: Argyle Street</p>	<p>the development of the site would have no conceivable effect (Step 3c)</p> <p>For site 14 – James Watt Dock (east), SNH have advised that based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would not be likely to have significant effects due to a lack of connectivity.</p>
<p><u>West Greenock</u> 36: Houston Street 37: Union Street 38: Former Greenock Academy 39: Former Holy Cross School</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>
<p><u>Greenock South West</u> 42: Earnhill Road (phase 2) 43: Former Ravenscraig School 44: Former St Gabriel's School</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>
<p><u>Gourock</u></p>	<p>There is no link or pathway between the site and the SPA and therefore</p>

<p>46: Cove Road (Tarbet Street) 47: Riverside Gardens, Gourrock Bay 48: Pierhead, Shore Street 49: Shore Street 50: Kempock House, Kirn Drive 51: Cloch Road (phases 1&2) 52: Levan Farm (phase 3)</p>	<p>the development of the site would have no conceivable effect (Step 3c)</p>
<p><u>Inverkip</u> 53: Bridgend 54: The Glebe 55: Kip Marina 56: Hill Farm</p> <p><u>Wemyss Bay</u> 58: The Meadows</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>
<p><u>Kilmacolm</u> 59: Leperstone Avenue 60: Smithy Brae 61: Whitelea Road 64: Former Quarry, Port Glasgow Road</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>
<p><i>Business and Industrial Opportunities</i> <u>Strategic Economic Locations</u> Inverclyde Waterfront SEIL Ocean (Container) Terminal Strategic Freight Transport Hub</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>
<p><u>Local Business and Industrial Areas</u> Faulds Park, Gourrock Larkfield Industrial Estate, Greenock</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>

<p>Spango Valley (Valley Park), Greenock Drumfrochar Industrial Estate, Greenock Lynedoch Industrial Estate, Greenock Baker Street/Ingleston Street, Greenock Cappielow Industrial Estate, Greenock Kingston Industrial Estate, Port Glasgow Newark, Port Glasgow Kelburn Business Park, Port Glasgow.</p>	<p>The development site at Newark, although as little as 240 metres from the Inner Clyde SPA, has been discussed with SNH who have agreed that development will not cause a significant effect due to the location of the parkland around Newark Castle creating a lack of connectivity.</p> <p>The development site at Kelburn, although as little as 50 metres from the Inner Clyde SPA, has been discussed with SNH who have agreed that development will not cause a significant effect due to the A8 road and (in part) Kelburn Park creating a lack of connectivity.</p> <p>In addition, any birds using the areas near to these sites will be habituated to the easing industrial activities which the plan seeks to safeguard.</p>
<p><i>Community, Schools and Leisure Proposals and Opportunities</i> 2: Off A78 (T), Inverkip 4: Inverkip Road, Greenock 5: Rankin Park, Greenock 7: Sinclair Street, Greenock 9: Woodhall (phase 2), Port Glasgow 10 Kilmacolm Road, Port Glasgow</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>
<p><i>Town Centre/Retail Development Opportunities</i> 1: Ker Street/West Blackhall Street, Greenock 2: 25 West Stewart Street, Greenock 3: 4 West Stewart Street, Greenock 4: Nelson Street, Greenock 5: Gourrock Pierhead 6: Shore Street, Gourrock 7: Port Glasgow Waterfront 8: Bay Street, Port Glasgow 9: Kip Park, Main Street, Inverkip 10: Cumberland Road, Greenock</p>	<p>There is no link or pathway between the site and the SPA and therefore the development of the site would have no conceivable effect (Step 3c)</p>

<p><i>Housing Opportunities</i> 1: Former Broadfield Hospital, Port Glasgow 31: Former Highlanders Academy, Greenock 62: Lochwinnoch Road, Kilmacolm 63: Former Balrossie School, Kilmacolm 65: Woodside Care Home, Quarriers Village</p>	<p>The development would take the form of conversion of existing buildings and there is no link or pathway between the site and the SPA (Step 3c and 3b)</p>
<p><i>Housing Opportunities</i> 15: James Watt Dock/Garvel Island, Greenock Central East 29: Broomhill, Greenock Central East 40: Peat Road/Hole Farm, Greenock South West 41: Ravenscraig Hospital, Greenock South West 45: Valley Park, Greenock South West 57: former Inverkip Power Station, Wemyss Bay</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p> <p>For site 15 – James Watt Dock/Garvel Island, Greenock Central East, SNH have advised that based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would not be likely to have significant effects due to a lack of connectivity.</p>
<p><i>Business and Industry Opportunities</i> <u>Economic Mixed Use Areas</u> Fort Matilda, Greenock Carnock Street, Greenock Ratho Street/MacDougal Street, Greenock Pottery Street/East of Gibshill Road, Greenock Anderson Street, Port Glasgow Former Inverkip Power Station Crescent Street, Greenock James Watt Dock, Greenock Port Glasgow Industrial Estate (Central)</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p> <p>For the site at James Watt Dock, Greenock SNH have advised that based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would not be likely to have significant effects due to a lack of connectivity.</p>
<p><u>Business and Industrial Areas with Potential for Change</u> Former Tate & Lyle Sites, Greenock Regent Street, Greenock Spango Valley (South West), Greenock</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p> <p>For the site at Inner Lower Port Glasgow, although the area of this</p>

<p>John Street, Greenock Sinclair Street, Greenock Port Glasgow Industrial Estate (West) Port Glasgow Industrial Estate (South) Inner Lower Port Glasgow</p>	<p>policy extends to within around 50 metres of the Inner Clyde SPA, SNH has advised that due to the position of the A8 road, it will act as a buffer and help ensure that any impacts are unlikely due to a lack of connectivity.</p>
<p><i>Areas of Change</i> <u>Major Areas of Change</u> 1: The Harbours, Greenock 2: James Watt Dock/Garvel Island, Greenock 3: Gourock Bay, Gourock 4: Former Inverkip Power Station, Wemyss Bay 5: Woodhall, Port Glasgow 6: Peat Road/Holefarm, Greenock 7: Spango Valley, Greenock</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p> <p>For site 2 – James Watt Dock/Garvel Island, Greenock, SNH have advised that based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would not be likely to have significant effects due to a lack of connectivity.</p>
<p><u>Areas of Potential Change</u> 1: Central East Greenock 2: Inner Lower Port Glasgow</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p> <p>For site 2 – Inner Lower Port Glasgow, although the area of this policy extends to within around 50 metres of the Inner Clyde SPA, SNH has advised that due to the position of the A8 road, it will act as a buffer and help ensure that any impacts are unlikely due to a lack of connectivity.</p>
<p><u>Development Option Sites</u> 1: Regent Street, Greenock 2: John Street, Greenock 3: Sinclair Street, Greenock</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p>
<p><i>Tourism Opportunities</i> 1: Gourock Bay 2: The Harbours, Greenock</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p>

<p>3: James Watt Dock, Greenock</p>	<p>For site 3 – James Watt Dock, Greenock, SNH have advised that based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would not be likely to have significant effects due to a lack of connectivity.</p>
<p><i>Community, Schools and Leisure Proposals and Opportunities</i> 1: Former Inverkip Power Station 3: Spango Valley, Greenock 6: Broomhill, Greenock 8: Gibshill, Greenock</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p>
<p><i>Town Centre/Retail Development Opportunities</i> 11: The Harbours, Greenock 12: Inverkip Power Station, Wemyss Bay 13: Spango Valley, Greenock 14: James Watt Dock, Greenock</p>	<p>The size of the site, or its inclusion within a wider redevelopment area, makes it difficult to know what exact areas will be developed or the timescales for development (Step 3e)</p> <p>For site 14 – James Watt Dock, Greenock, SNH have advised that based on relevant research elsewhere, development activities of the nature proposed which are outwith a 300 metre radius of the Inner Clyde SPA would not be likely to have significant effects due to a lack of connectivity.</p>