



**INVERCLYDE LOCAL DEVELOPMENT PLAN**  
2014

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**STRATEGIC ENVIRONMENTAL ASSESSMENT - ENVIRONMENTAL REPORT**



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## NON TECHNICAL SUMMARY

This Environmental Report accompanies the Inverclyde Local Development Plan 2014 and forms the Strategic Environmental Assessment of the Plan. The Plan qualifies for assessment as it could have significant environmental effects as defined under the Environmental Assessment (Scotland) Act 2005. This Report has been prepared in accordance with that Act.

The preparation of a Local Development Plan is a statutory obligation for all Councils under The Planning etc. (Scotland) Act 2006, and it follows extensive stakeholder consultation.

The scope and level of detail of information for inclusion in the Environmental Report was agreed with the Consultation Authorities. It was also agreed that the following environmental resources could be significantly affected by the implementation of the Local Development Plan and should be considered in the Environmental Report:

- Biodiversity, Flora & Fauna;
- Population and Human Health;
- Soil;
- Water Environment;
- Climatic Factors, including Air;
- Material assets;
- Cultural heritage including architectural and archaeological heritage;
- Landscape; and
- The inter-relationship between the above aspects.

The period for consultation for the Proposed Plan and the Environmental Report was 8 weeks, the same as the Main Issues Report and Interim Environmental Report.

The environmental information held by the Council and a constraints map of the Inverclyde area were used as the basis for the assessment.

A pre-Main Issues Report engagement exercise was conducted where stakeholders were invited to assist in highlighting major issues in the Inverclyde area and reasonable options for dealing with these issues, along with any potential development sites they would like to have included in the Local Development Plan. This was used as a base for the Main Issues Report, which identified the key issues facing Inverclyde and set out options, indicating the Council's preferred options where appropriate, as to how these issues could be addressed in the Local Development Plan. The sites were published as a Background Report to the Main Issues Report. An environmental assessment was carried out on all the options and sites, including the preferred and reasonable alternatives, based on the environmental issues scoped in, the current state of the environment and possible implications for the environment. This was published alongside the plan in the form of the Interim Environmental Report. In response to the Main Issues Report consultation, a number of additional sites were suggested for inclusion in the Proposed Plan and these were subject to a further post-Main Issues Report consultation and were assessed through an addendum to the Interim Environment Report. A record of this assessment, and the reasoning behind which were included in the Proposed Plan are shown in Appendix H.

The environmental assessment shows that, overall, the plan should have a positive impact on the environment. The main positive impacts are for population and human health through the provision of new housing and employment opportunities and as a secondary effect of improvements to air and water quality and more and improved green and open spaces. The main negative impacts are on biodiversity, flora and fauna and landscape, as the result of the development of greenfield sites, some of which contain areas covered by an environmental designation, or are in prominent locations. Where negative impacts have been identified, the need for mitigation measures has been indicated along with suggestions of what could be undertaken where this is possible.

An assessment of cumulative impacts has also been undertaken by grouping the policies into five geographical areas and analysing the identified impacts on each environmental issue.

Monitoring will be undertaken as part of the ongoing Local Development Plan process as well as by other Council Services as part of their statutory obligations and this will feed in to the Environmental Assessment monitoring, particularly where negative impacts have been identified. Where monitoring indicates that mitigation measures are not effective, or that there are unexpected negative impacts, this will be taken into account in the preparation of the next Local Development Plan.

## BACKGROUND

### Introduction

**1.1** This Environmental Report forms the Strategic Environmental Assessment of the Inverclyde Local Development Plan 2014. It has been prepared in accordance with The Environmental Assessment (Scotland) Act 2005.

**1.2** The Inverclyde Local Development Plan 2014 was prepared under The Planning etc. (Scotland) Act 2006 for the Inverclyde Council area by the Regeneration and Planning Service.

**1.3** The Environmental Report is being published in conjunction with the Local Development Plan. Both documents have been deposited at the Inverclyde Council Customer Service Centre, Municipal Buildings, Greenock, all Inverclyde Council libraries and on the Council's website, [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)

### Requirement to Prepare a Local Development Plan

**1.4** The Planning etc. (Scotland) Act 2006 is the statutory basis for development plans, and it consists of a hierarchy of three types of plan, 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 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 2014 was prepared by Inverclyde Council and it accords with the Glasgow and the Clyde Valley Strategic Development Plan, which was approved on the 29<sup>th</sup> of May 2012.

### Requirement to Undertake a Strategic Environmental Assessment

**1.6** The Environmental Assessment (Scotland) Act 2005 applies to plans, programmes and strategies, 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 (para.4(1) of the Act). The Act requires such plans, programmes and strategies to be accompanied by an Environmental Report. The Inverclyde Local Development Plan 2014 qualifies under section 5(3) of the Act, because it is a statutory requirement and is subject to preparation and adoption by a responsible authority, Inverclyde Council. The Plan is prepared for town and country planning and land use and its implementation is likely to impact on all aspects of the environment.

**1.7** The Main Issues Report, a consultative document, is considered by Scottish Ministers to be a focus for the SEA, allowing a full exploration of proposals and alternatives at an early stage in the Local Development Plan process (see PAN 1/2010). An Environmental Report was, therefore, published alongside the Inverclyde Main Issues Report (May 2011) as well as the Post Main Issues Report, a supplementary consultation undertaken in November 2011. An updated Environmental Report was published alongside the Proposed Plan in May 2013 to assess the policies and sites included at this stage. This Environmental Report is a revision of those reports, taking account of material changes made since the two consultations, and including the modifications made to the policies and sites by the Reporters through the LDP Examination process.

**1.8** This Environmental Report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005 and PAN 1/2010: Strategic Environmental Assessment of Development Plans. The SEA Act and PAN provide the context for this Environmental Report and the Strategic Environmental Assessment Tool Kit – version 1/2006, produced by the Scottish Government, has provided guidance in the Report's preparation.

### Stages in the Strategic Environmental Assessment

**1.9** The Local Development Plan did not require to be Screened, due to its likely environmental impact, and the Strategic Environmental Assessment commenced with the Scoping. Scoping of the Local Development Plan, see [Appendix A](#), was carried out and submitted to the Consultation Authorities in August 2010. The Consultation Authorities comments and the Council's response to these are shown in [Appendix C](#). An Interim Environmental Report was then published alongside the Main Issues Report for consultation in May 2011. Through this consultation, a response was received from the Council's Environment and Safety Service stating that the Council's air quality monitoring had been updated and now showed some exceedences and requested that climatic factors be scoped in to the assessment. This consultation also resulted

in a number of new sites being submitted to be considered for inclusion in the plan. This led to an additional report being published for consultation, the Post Main Issues Report Additional Suggested Development Sites report, accompanied by an addendum to the Interim Environmental Report assessing these sites in November 2011. The comments made to the Interim Environmental Report and the addendum are included in [Appendix D](#). A further Environmental Report was published alongside the Inverclyde Local Development Plan: Proposed Plan for consultation between the 31<sup>st</sup> of May and 26<sup>th</sup> of July 2013. The comments made to the Environmental Report and the Council's response to these are detailed in the [post-adoption SEA Statement](#), while details of modifications to the plan following Examination and the impact of these on the Strategic Environmental Assessment are shown in [Appendix E](#).

## The Environmental Report

**1.10** The Environmental Report is divided into six chapters, with this introductory chapter setting out the statutory requirement for the Report, the stages undertaken in the Strategic Environmental Assessment process and the content of the remainder of the document.

**1.11 Chapter 2** provides information on the Local Development Plan, including the Plan's purpose, its relationship with other plans, programmes and strategies and the comparative timetable in preparing the Local Development Plan and undertaking the Strategic Environmental Assessment.

**1.12 Chapter 3** describes the current state of the environment in Inverclyde, the major issues and problems identified in the area and the likely state of the environment and public health without the implementation of the Local Development Plan.

**1.13 Chapter 4** sets out the methodology used in the Strategic Environmental Assessment of the Local Development Plan and the preferred options and alternatives considered.

**1.14 Chapter 5** summarises and concludes the environmental assessment of the Local Development Plan policies and development sites, as detailed in [Appendix I](#), and the environmental mitigation which might be required.

**1.15 Chapter 6** sets out the next stages in the Strategic Environmental Assessment process and the consultation period for the Environmental Report.

**1.16** Hereafter, the following acronyms are used in this report:

- 'SEA' for Strategic Environmental Assessment;
- 'SEA Act' for The Environmental Assessment (Scotland) Act 2005;
- 'ER' for Environmental Report;
- 'CA' for Consultation Authorities;
- 'LDP' for Inverclyde Council Local Development Plan 2014;
- 'MIR' for Main Issues Report;
- 'Planning Act' for The Planning etc. (Scotland) Act 2006; and
- 'Proposed Plan' for the Inverclyde Council Local Development Plan: Proposed Plan.

## THE INVERCLYDE LOCAL DEVELOPMENT PLAN

### The Local Development Plan

**2.1** This is the first LDP for the Inverclyde Authority area and is a statutory requirement for the Council under the Planning Act. The LDP covers the entire Authority area, see [Appendix F](#). It supersedes the current Inverclyde Local Plan 2005, adopted in January 2006. The preparation of the LDP formally commenced in March 2009 with the publication of a Development Plan Scheme and a Participation Statement, both statutory requirements under The Planning Act. These two documents, updated annually, set the intended programme for preparing and reviewing the LDP and state when, how and with whom consultation will take place.

**2.2** The LDP informs the development of land in the Inverclyde Council area. The process of preparing a LDP consists of a number of stages:-

- **Development Plan Scheme and Participation Statement**
- **Monitoring Statement** (published with the Main Issues Report)
- **Pre-MIR public engagement exercise**
- **Main Issues Report**
- **Proposed Plan** and proposed **Action Programme**
- **Statement of Conformity with Participation Statement** and a **Note of Representations on the Proposed Plan** and how they have been taken into account in the Proposed Plan, including any Modifications.
- **Examination of Proposed Plan** by a Scottish Government Reporter
- **Modifications to Proposed Plan** (in accordance with the Reporter's recommendations) and a **Statement of Explanation** for any recommendations not accepted
- **Advertise intention to adopt LDP**
- **LDP adopted by Inverclyde Council**
- **Action Programme** (within 3 months of LDP being adopted)

**2.3** The Local Development Plan, to which this ER relates, is informed by the responses to the MIR and Interim ER as well as the Proposed Plan and Reporter's Modifications. The MIR and accompanying Interim ER were published for consultation from the 27<sup>th</sup> of May to the 22<sup>nd</sup> of July 2011. The responses to this identified additional potential sites for development which led to further consultation, along with an addendum to the Interim ER, from the 4<sup>th</sup> of November to the 16<sup>th</sup> of December 2011. The responses to both these consultations were taken into account in the development of the Proposed Plan, which was published for consultation along with a revised Environmental Report from the 31<sup>st</sup> of May to the 26<sup>th</sup> of July 2013. An examination of the Plan, and unresolved objections to it, was carried out by Reporters from the Directorate for Planning and Environmental Appeals (DPEA) from the 3<sup>rd</sup> of January to the 11<sup>th</sup> of June 2014 and a number of modifications were suggested. These modifications were incorporated into the Local Development Plan, which was adopted on the 29<sup>th</sup> of August 2014.

**2.4** The Local Development Plan is a land use document that directs development to the most appropriate locations, and identifies and protects areas that should not be developed. It identifies where the main areas of change should be and includes policies and proposals which provide the framework upon which all planning applications will be determined. It provides guidance to developers, investors and all other stakeholders, including the general public, who have an interest in their local area, town and environment.

**2.5** The Local Development Plan is made up of:

- a Written Statement, which sets out the purpose and context of the Plan, the Strategic Development Strategy for Inverclyde and the detailed policies that will achieve this;
- a Proposals Map, that illustrates how the policies apply spatially;
- Supplementary Guidance, which provides further clarification on specific policy matters; and
- an Action Programme, which sets out the specific actions that will be taken to implement each policy and indicates the responsible person/body and timescales.

2.6 The Written Statement is split into a number of chapters. **Chapter 1** sets out the purpose and the process of the LDP and where it sits in the wider legislative and policy context. **Chapter 2** outlines the broad spatial strategy, and contains policies relating to overarching matters that apply across the authority area and locational principles to be adopted by development proposals. **Chapter 3** identifies the main areas of change, both potential and proposed and those continued from the previous Plan from new areas. **Chapters 4-10** contain the main body of land use policies, grouped to tie in directly with the approved GCV Strategic Development Plan.

2.7 It should be noted that the Plan (Written Statement, Proposals Map and Supplementary Guidance) and its policies need to be read as a whole – certain site specific policies in **Chapters 4-10** may also be covered by more generic policies in **Chapter 2** and broader regeneration policies in **Chapter 3**. All policies will be considered together in the decision making process for planning applications.

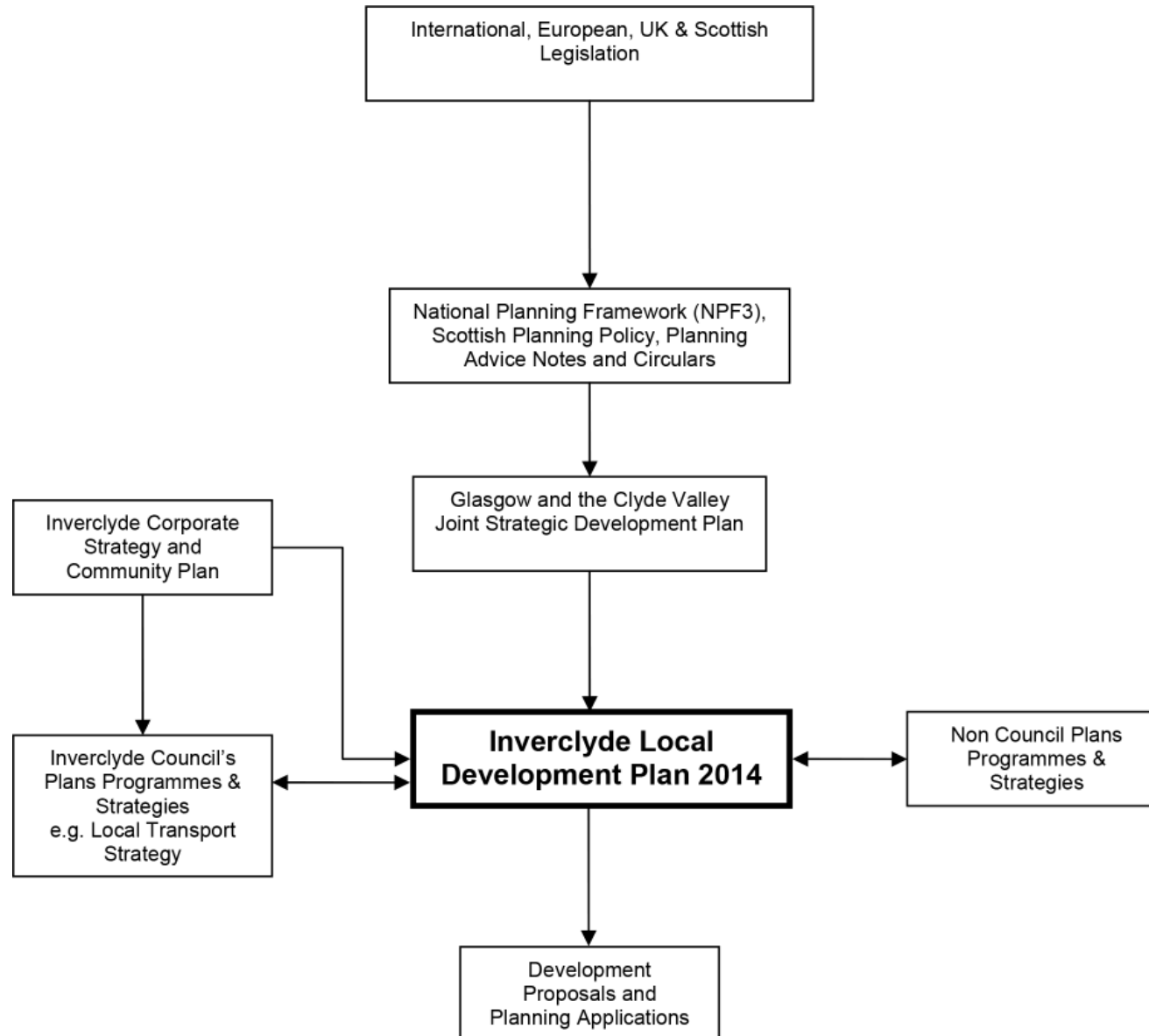
## The Hierarchy of Plans, Programmes and Strategies

2.8 The LDP sits within a hierarchy of plans, programmes and strategies as shown in **Figure 1**. This wide range of international, European, national and local plans, programmes and strategies that influence the LDP and their environmental objectives require to be fully taken into account. Some of the objectives contained in higher levels of legislation have been transposed down to the UK and Scottish level and, where this is the case, the latter have been considered to be more pertinent to this locally-based Plan. The LDP will, in turn, be a material consideration in development proposals and in the assessment of planning applications.

2.9 **Appendix G** lists the plans, programmes and strategies, which are relevant to the LDP. These have been taken into account in the preparation of the LDP, the scoping of environmental issues, the setting of environmental objectives in the SEA Scoping Report, and the analysis of the policies and sites in the ER.



FIGURE 1: INTER-RELATIONSHIP of LOCAL DEVELOPMENT PLAN with OTHER PLANS, PROGRAMMES and STRATEGIES



## The Timetable for the Local Development Plan and Strategic Environmental Assessment

2.10 The SEA Act requires the environmental assessment process to be fully integrated with the preparation of the Inverclyde LDP. The processes, wherever possible, were run in tandem. Table 1 below timetables the LDP and the SEA processes. The SEA process and findings, wherever possible, influenced the LDP and vice versa.

TABLE 1: TIMELINE FOR LOCAL DEVELOPMENT PLAN AND STRATEGIC ENVIRONMENTAL ASSESSMENT		
	LDP	SEA
March 2009	Publication of the Development Plan Scheme and Participation Statement.	
March 2010 (to be update annually thereafter)	Publication of an updated Development Plan Scheme and Participation Statement.	
June 2009 – Autumn 2010	Pre MIR consultation with the community, local businesses and other Services within the Council. Conduct land use surveys, audits and reviews.	SEA Scoping Report for consultation with the Consultation Authorities (August 2010).
July 2010 – May 2011	Preparing Monitoring Statement and Main Issues Report.	Consultation Authorities' response to Scoping Report. Preparing Environmental Report.
May 2011	Publish the Main Issues Report and Monitoring Statement. Consult with the community, partners and other interested parties for a period of 8 weeks from 27 May to 22 July.	Publish the Interim Environmental Report and consult with the community and the Consultation Authorities for the same 8 weeks.
October 2011	Publish and consider representations on Main Issues Report.	Consultation Authorities' and other responses to Interim Environment Report
November 2011	Publish Post Main Issues Report: Additional Suggested Development Sites for consultation for 6 weeks from 4 November to 16 December.	Publish addendum to Interim Environment Report assessing additional sites for same 6 week period.
March 2012	Publish and consider representations on Post Main Issues Report.	Responses to addendum to Interim Environment Report.
May 2013	Committee report on LDP: Proposed Plan.	Preparation of updated SEA Environmental Report.
May-July 2013	Publish LDP: Proposed Plan. Consult for a period of 8 weeks from 31 <sup>st</sup> May to 26 <sup>th</sup> July.	Publish Environmental Report and Appropriate Assessment, if required, for same 8 week consultation period.
August-November 2013	Consideration of representations, and include any pre-examination (non-notifiable) modifications.	Consideration of responses to Environmental Report.
November 2013	Submit LDP: Proposed Plan with modifications to Scottish Ministers.	Revised or supplement Environmental Report and Appropriate Assessment, if required, and submit to SEA Gateway.
January-June 2014	LDP: Proposed Plan examination.	
June 2014	Consider Reporters' Recommendation to modify the plan and make modifications as necessary.	Update Environmental Report to reflect modifications to the Plan.
July 2014	Advertise Intention to Adopt Inverclyde Local Plan: Proposed Plan (as modified)	
August 2014	Adopt Local Development Plan.	Adopt Environmental Report (and Appropriate Assessment, if appropriate).
Autumn 2014	Publish Action Programme.	Post Adoption Statement.
	Monitor and Review.	

## STATE OF THE ENVIRONMENT

### The Inverclyde Profile and Current State of the Environment

**3.1** In order to assess the possible effects of the strategies, policies, proposals and their alternatives identified in the MIR, a reliable picture of the current state of the environment was compiled. **Appendix B** lists the sources of that information and **Table 2** sets out a summary of the Environmental Baseline information for Inverclyde. A fully comprehensive and current record of information is retained by the Regeneration and Planning Service of Inverclyde Council. The policies and sites in the LDP have been assessed using this information and by referring to the environmental constraints map, **Appendix K**, which illustrates the Council's natural environment and built heritage designations.

### Existing Environmental Problems and Potential Problems

**3.2** The environmental problems and potential problems in the Inverclyde area have been identified in **Table 2**.

### Strategic Environmental Assessment Objectives

**3.3** Environmental objectives for the ER were developed based on the environmental issues scoped in, the current state of the environment and the environmental and potential problems in the Inverclyde area (see **Table 2**). These objectives have been used to assess what likely impact the policies and sites considered in the LDP would have on the environment, compared with the current state of the environment as indicated by the current environmental baseline information (see policies and sites environmental assessment, **Appendix I**).

TABLE 2. THE ENVIRONMENT AND ENVIRONMENTAL PROBLEMS AND OBJECTIVES FOR THE STRATEGIC ENVIRONMENTAL ASSESSMENT				
SEA ISSUES	BASELINE INFORMATION	INFORMATION SOURCE	PROBLEMS and POTENTIAL PROBLEMS	OBJECTIVES FOR SEA
<b>Biodiversity, Flora, Fauna</b>	<p>Clyde and Clyde Estuary, lochs, rivers and smaller watercourses.</p> <p>2 Special Protection Areas/Ramsar Site; 7 Sites of Special Scientific Interest.</p> <p>Clyde Muirshiel Regional Park, (that part within Inverclyde); 2 Local Nature Reserves and 3 Gardens and Designed Landscapes.</p> <p>52 Sites of Importance for Nature Conservation.</p> <p>32 Tree Preservation Orders.</p> <p>Amenity open spaces and public parks.</p> <p>Diverse fauna including Priority Species such as Hen Harriers.</p>	<p>Inverclyde Council</p> <p>Scottish Natural Heritage</p> <p>Scottish Environment Protection Agency</p>	<ul style="list-style-type: none"> <li>• Potential disturbance to protected designations from new development.</li> <li>• Potential loss of green space by new development.</li> <li>• Potential disturbance to species by new development.</li> <li>• Habitat destruction.</li> <li>• Inadequate management of environmental assets, causing the loss of important local species. Invasive plant species, such as giant hogweed, are threatening the local native species.</li> </ul>	<ul style="list-style-type: none"> <li>• Comply with the Local Biodiversity Action Plan.</li> <li>• Minimise the impact of development on green space and protected natural designations.</li> <li>• Protect biodiversity, wildlife and natural habitats.</li> <li>• Encourage appreciation of local wildlife and habitats without damaging them.</li> <li>• Support better environmental management.</li> </ul>
<b>Population &amp; Human Health</b>	<p>Inverclyde had a population of 80,210 in 2009 (81,500 in the 2011 census).</p> <p>88% of residents live in the main urban area of Greenock/Port Glasgow and Gourock. The landward area of Inverclyde, mainly comprising Clyde Muirshiel Regional Park, is sparsely populated.</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>2010 figures showed that Inverclyde had an unemployment rate of 6.9%, which is higher than the Scottish average. The area experienced a minimal rise of 0.2% between 2009 and 2010 (in September 2012 it had risen to 11.6%).</p> <p>5,900 people claimed incapacity benefit and employment and support allowance in 2010. In August 2012 this had risen to 6,050 (11.9% compared to 8% in Scotland).</p> <p>There are high levels of health problems, including obesity and smoking related diseases. Alcohol and drug misuse are particular problems in Inverclyde, particularly amongst the more disadvantaged population, where deaths and hospital admissions related to alcohol and drug misuse are more than double the national average.</p>	<p>Inverclyde Council</p> <p>General Register Office for Scotland</p> <p>Scottish Neighbourhood Statistics</p>	<ul style="list-style-type: none"> <li>• Major population decline, there has been a loss of 28,897 persons (27%) between 1971 and 2009.</li> <li>• The level of deprivation could get worse. The number of neighbourhoods in Inverclyde in the 5, 10, 15 and 20 percent most deprived neighbourhoods in Scotland has increased in each category since the 2004 assessment. There have been two assessments since 2004, the 2006 and the 2009 assessment.</li> <li>• Lack of suitably located employment land to attract businesses, industry and offices investment into the area.</li> <li>• The ill health record in the Authority area could remain or worsen.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve the environment for communities and the quality of life of residents.</li> <li>• Land for proposed development should be made available in sustainable locations</li> <li>• Support walking, cycling and horse riding and require provision for same in new development, where appropriate.</li> <li>• Safeguard adequate green space for activities and sports grounds.</li> </ul>

TABLE 2. THE ENVIRONMENT AND ENVIRONMENTAL PROBLEMS AND OBJECTIVES FOR THE STRATEGIC ENVIRONMENTAL ASSESSMENT				
SEA ISSUES	BASELINE INFORMATION	INFORMATION SOURCE	PROBLEMS and POTENTIAL PROBLEMS	OBJECTIVES FOR SEA
<b>Soil</b>	<p>Contaminated land is a major issue in Inverclyde due to its history of shipbuilding, manufacturing and industry.</p> <p>In 2010, there were 115 vacant and derelict sites, being 121ha of land in Inverclyde. 66% of that land has been unused for more than 10 years, 33% for more than 15 years.</p> <p>In 2012 there were 116 vacant and derelict sites covering 141ha. 56% of these had been unused for more than 10 years, and 53% more than 15 years.</p>	Inverclyde Council	<ul style="list-style-type: none"> <li>• Soil compaction arising from new development.</li> <li>• Substances used in construction and redevelopment could potentially contaminate the soil.</li> <li>• Vacant and derelict land could remain unused, detracting from the appearance and amenity of the urban area.</li> </ul>	<ul style="list-style-type: none"> <li>• Good working practices and ground maintenance and landscaping should be a requirement of development.</li> <li>• Encourage development or environmental works on vacant and derelict sites.</li> </ul>
<b>Water</b>	<p>The River Clyde and Clyde Estuary border two sides of the Authority area. There are lochs, the Greenock Cut, rivers and smaller watercourses.</p> <p>Many areas are subject to flooding, including the main access route, the A78. Inverclyde has set in place a Flood Action Plan and work is commencing according to the priorities set out in that Plan.</p> <p>A system is being developed to improve the management of the five Council owned reservoirs that feed into the Greenock Cut canal system. This will better manage the peak flows in key watercourses running through Inverclyde.</p> <p>The classification of water bodies in Inverclyde by SEPA as part of the River Basin Management Planning process, shows that a number fall below good status, and identifies the pressures on these bodies, as well as those that achieve good status.</p>	<p>Inverclyde Council</p> <p>Scottish Environment Protection Agency</p> <p>Scottish Water</p>	<ul style="list-style-type: none"> <li>• Rivers and other smaller watercourses are subject to flooding and flooding events are predicted to increase in frequency and severity due to the effects of climate change.</li> <li>• Potential pollution from new developments.</li> <li>• Potential increase to pressures on water bodies from development, or the creation of new pressures keeping those bodies from achieving good status.</li> </ul>	<ul style="list-style-type: none"> <li>• Comply with the Flood Action Plan.</li> <li>• Avoid, or set in place mitigation measures to limit, potential flood risk from or to any new development.</li> <li>• Ensure that proposed new development adequately address the issue of drainage and water use.</li> <li>• Water quality should be maintained or improved.</li> </ul>
<b>Climatic Factors including Air</b>	<p>Air Quality Objectives for NO2 have been exceeded in 1 location and monitoring is ongoing to determine if further measures are required to bring these back within limits.</p> <p>Renewable energy based companies have already relocated to the area. Inverclyde has been identified in the National Renewables Infrastructure Plan as a potential offshore renewables site.</p> <p>In 2007 Inverclyde Council became a signatory of <b>'Scotland's Climate Change Declaration'</b>. Amongst the actions, the declaration commits signatories to producing a plan to reduce emissions from their operations and to ensure that emission reduction measures are included in the Council's plans and strategies.</p>	<p>Inverclyde Council</p> <p>Scottish Government</p> <p>Scottish Environment Protection Agency</p>	<ul style="list-style-type: none"> <li>• Substantial energy consumption in new developments.</li> <li>• Lack of renewable energy use in new developments.</li> <li>• The potential of Inverclyde's location for renewable energy production may not be realised</li> <li>• Increased traffic/congestion from development, particularly in areas along the A8 where air quality standards are not being met.</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable measures in construction and energy efficiency in new development should be encouraged through the promotion of the use of renewable energy and energy efficiency.</li> <li>• Ensure that emission reduction measures are included in the LDP to accord with Scotland's Climate Change Declaration.</li> <li>• Ensure new developments promote the use of active travel and public transport through the use of green travel plans and impact assessments.</li> </ul>

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SEA ISSUES	BASELINE INFORMATION	INFORMATION SOURCE	PROBLEMS and POTENTIAL PROBLEMS	OBJECTIVES FOR SEA
<b>Material Assets</b>	<p>Public buildings, schools, libraries, community centres, sports centres, swimming pools, a museum and art gallery and Council leased properties and land.</p> <p>Major transport infrastructure including road, rail, bus, cycling and walking networks. Identified Core Paths.</p> <p>A wide range of parks, (including Gourock Park, Battery Park, and Coronation Park) playing fields and facilities within the district.</p> <p>Numerous grass and blaes football and rugby pitches and children's play areas located throughout the Authority area in parks and housing areas.</p> <p>The Green Network, including water bodies and courses.</p>	Inverclyde Council	<ul style="list-style-type: none"> <li>Development pressure on publicly owned premises, land and facilities.</li> </ul>	<ul style="list-style-type: none"> <li>The protection of premises, land and facilities for the community.</li> <li>Take recognition of the Local Transport Strategy and the Core Paths Plan.</li> </ul>
<b>Cultural Heritage (Including Architectural and Archaeological Heritage)</b>	<p>33 Scheduled Monuments;</p> <p>244 listed buildings, 25 Cat A listed, 145 Cat B listed and 74 Cat C;</p> <p>5 Conservation Areas;</p> <p>3 Gardens and Designed Landscapes.</p>	<p>Inverclyde Council</p> <p>Historic Scotland</p>	<ul style="list-style-type: none"> <li>New development could potentially impact on the historical environment and its setting.</li> <li>Vandalism of the built heritage.</li> </ul>	<p>The following questions should be asked before deciding on a policy or proposal:</p> <ul style="list-style-type: none"> <li>Will the allocation impact on any scheduled monument and/or its setting?</li> <li>Will the allocation affect any locally important archaeological site?</li> <li>Will the allocation affect any listed building and/or its setting?</li> <li>Will the allocation affect a Conservation Area?</li> <li>Will the allocation affect a Garden and Designed Landscape?</li> </ul> <p>Objectives:</p> <ul style="list-style-type: none"> <li>New development in proximity to heritage sites should not detract from the appearance, setting or accessibility of that designation.</li> <li>Protect and, where appropriate, enhance the historic environment.</li> <li>Advocate signage and advice to instil interest in the built heritage and to prevent damage being done.</li> <li>Promote the appropriate reuse of listed buildings.</li> </ul>
<b>Landscape</b>	<p>The main urban areas of Greenock, Gourock and Port Glasgow sit on a coastal strip on the southern banks of the River Clyde. Development is constrained by the steep inclining hills behind the towns. The villages of Inverkip and Wemyss Bay also sit on the coast. Kilmacollm and Quarriers Village are the only inland settlements.</p> <p>Only 18% of the land area (16,200ha) of Inverclyde is within the urban area. The remaining rural area is primarily within Clyde Muirshiel Regional Park.</p>	Inverclyde Council	<ul style="list-style-type: none"> <li>New development within the Green Belt and Countryside and the reduction of other areas of open space and the green network.</li> <li>New development harming the skyline and landscape setting of the settlements.</li> <li>Increase in vacant and derelict land and a decrease in its take up.</li> </ul>	<ul style="list-style-type: none"> <li>Protect the Green Belt and Countryside from unnecessary development.</li> <li>Ensure that green space provision is maintained and where possible enhanced.</li> <li>Encourage good design which will not affect the amenity of the area.</li> <li>Protect environmental designations.</li> <li>Encourage development on vacant and derelict locations.</li> </ul>

## The Environment Without the Local Development Plan

**3.4** The aim of Inverclyde LDP is to direct new development to the most sustainable locations and to protect sensitive environmental designations, as required by the Planning Act. Previously, development proposals for Inverclyde were considered against the policies and proposals in the adopted Inverclyde Local Plan 2005. Although the aims of the former Local Plan continue to be of relevance to the Inverclyde area, some of the objectives and policies in the Plan were becoming increasingly out of date and did not take account of changed circumstances and priorities. Were the LDP not to be undertaken, future proposals would continue to be considered against an outdated Local Plan. It would also become more difficult to use the adopted Plan as a defence against development proposals considered to be unacceptable if the policies were no longer seen as relevant. This situation could lead to unsustainable development taking place which could harm the environment of the Inverclyde area.

## THE STRATEGIC ENVIRONMENTAL ASSESSMENT PROCESS

### Assessment Methodology

**4.1** The methodology used in the assessment of the LDP has been formulated from:

- the guidance in the SEA Act. Schedule 3 of the Act sets out the information required in the Environmental Report;
- the advice in PAN 1/2010: Strategic Environmental Assessment of Development Plans;
- the advice and example tables contained in the SEA Toolkit; and
- other Council plans, programmes and strategies that have been subject to SEA.

**4.2** The policies and sites brought forward from the Main Issues Report stage and the adopted Local Plan have each been assessed in the tables in [Appendix I](#). They have been assessed against the environmental issues scoped in, the state of the environment and its constraints and the environmental problems and potential problems in the Inverclyde area as detailed in [Table 2](#). A

commentary on each assessed policy and site provides appraisal and any appropriate mitigation measures required. Paragraphs 5.2 – 5.8 provide a summary of the appraisal.

**4.3** Protected green spaces and the green network were not been included in the Interim ER as their selection was dependant on the outcome of the issues raised in the MIR, especially Main Issues 8 and 9 and the development strategy. These are now included in Chapter 8 of the LDP (policies ENV3 and ENV4) and are assessed in [Appendix I](#).

**4.4** Details of a Green Belt Review carried out in Inverclyde was included as a background paper to the MIR. Scottish Planning Policy requires Local Development Plans to establish a detailed Green Belt boundary which reflects the long term development strategy and provides clarity and certainty on where development can and cannot take place. The Inverclyde Green Belt Review was carried out to achieve that clarity and mainly corrects anomalies and inconsistencies in the Green Belt boundaries around settlements. There were three substantial changes made however. Two removed areas from the Green Belt to allow for development, and one brought an area into the Green Belt to better reflect the settlement area. An assessment of these changes is included in [Appendix I](#).

### Alternatives

**4.5** The SEA process requires that “reasonable alternatives” be considered. The preparation of the Plan is a statutory requirement under the Planning Act, and must therefore be undertaken. The Planning Act also requires that for each issue raised in the MIR, the Council set out its preferred option and reasonable alternatives for consideration through the consultation process. These alternative options were the subject of the Interim ER where each was environmentally assessed.

**4.6** For each of these options, a decision was made and one selected to be included in the Proposed LDP. A table showing the options considered and giving the reason for which was selected are shown in [Appendix H](#).

## ENVIRONMENTAL ASSESSMENT OF THE LOCAL DEVELOPMENT PLAN

### Areas of the Local Development Plan Considered in this Environmental Report

5.1 The areas of the LDP which are being considered in this ER and environmentally assessed in [Appendix I](#) and outlined in [Table 3](#).

TABLE 3 AREAS OF LDP CONSIDERED	
Chapter	Policies and Sites
<b>1: Purpose, Process and Policy Context</b>	No matters require to be considered in the environmental assessment
<b>2: Spatial Strategy</b>	<ul style="list-style-type: none"> <li>• Policy SDS1: Climate Mitigation and Adaptation – Reducing Carbon and Energy Use</li> <li>• Policy SDS2: Integration of Land Use and Sustainable Transport</li> <li>• Policy SDS3: Placemaking</li> <li>• Policy SDS4: Green Network</li> <li>• Policy SDS5: Development Within the Urban Area</li> <li>• Policy SDS6: Promoting our Town Centres</li> <li>• Policy SDS7: Regeneration and Renewal Priorities</li> <li>• Policy SDS8: Green Belt and the Countryside</li> </ul>
<b>3: Major Areas of Change and Potential Change</b>	<ul style="list-style-type: none"> <li>• Policies MAC1-7: Major Areas of Change (SG)</li> <li>• Policies APC1-2: Areas of Potential Change (SG)</li> <li>• Policies DOS1-3: Development Option Sites (SG)</li> </ul>
<b>4: Economy and Employment</b>	<ul style="list-style-type: none"> <li>• Policy ECN1: Business and Industrial Areas (Schedule 4.1)</li> <li>• Policy ECN2: Business and Industrial Development Opportunities (Schedule 4.1)</li> <li>• Policy ECN3: Character and Amenity of Areas for Business and Industrial Use</li> <li>• Policy ECN4: Business and Industrial Proposals Outwith Designated Areas</li> <li>• Policy ECN5: Working from Home</li> <li>• Policy ECN6: Tourist Facilities and Accommodation (Schedule 4.2)</li> </ul>
<b>5: Transport and Connectivity</b>	<ul style="list-style-type: none"> <li>• Policy TRA1: Managing the Transport Network</li> <li>• Policy TRA2: Sustainable Access</li> <li>• Policy TRA3: New Roads and Parking Proposals</li> <li>• Policy TRA4: Developer Contributions</li> </ul>
<b>6: Housing and Communities</b>	<ul style="list-style-type: none"> <li>• Policy RES1: Safeguarding the Character and Amenity of Residential Areas (SG)</li> <li>• Policy RES2: Development on Urban Brownfield Sites</li> <li>• Policy RES3: Residential Development Opportunities (Schedule 6.1)</li> <li>• Policy RES4: Provision of Affordable Housing (SG)</li> <li>• Policy RES5: Proposals for Changes to Properties for Residential Use (SG)</li> <li>• Policy RES6: Non-Residential Development within Residential Areas (Schedule 6.2)</li> <li>• Policy RES7: Residential Development in the Green Belt and Countryside (SG)</li> </ul>
<b>7: Town Centres and Retailing</b>	<ul style="list-style-type: none"> <li>• Policy TCR1: Network of Centres</li> <li>• Policy TCR2: Sequential Approach to Site Selection for Town Centre Uses</li> <li>• Policy TCR3: Town Centre Uses</li> <li>• Policy TCR4: Greenock Town Centre: Retail Core</li> <li>• Policy TCR5: Greenock Town Centre: Outer Area</li> <li>• Policy TCR6: Town Centre/Retail Development Opportunities (Schedule 7.1)</li> <li>• Policy TCR7: Assessing Development Proposals for Town Centre Uses (SG)</li> <li>• Policy TCR8: Use of Conditions</li> <li>• Policy TCR9: Residential Use Above Commercial Properties</li> <li>• Policy TCR10: Shopping Facilities to meet Local Needs</li> <li>• Policy TCR11: Retailing as an Ancillary Use</li> <li>• Policy TCR12: Greenock Town Centre Action Plan</li> </ul>



TABLE 3 AREAS OF LDP CONSIDERED	
Chapter	Policies and Sites
<b>8: Natural Heritage and Environmental Resources</b>	<ul style="list-style-type: none"> <li>• Policy ENV1: Designated Environmental Resources (Schedule 8.1)</li> <li>• Policy ENV2: Assessing Development Proposals in the Green Belt and the Countryside (SG)</li> <li>• Policy ENV3: Safeguarding and Enhancing the Green Network (SG)</li> <li>• Policy ENV4: Safeguarding and Enhancing Open Space</li> <li>• Policy ENV5: Securing Open Space by Planning Agreements</li> <li>• Policy ENV6: Trees and Woodland</li> <li>• Policy ENV7: Biodiversity</li> <li>• Policy ENV8: Water Quality and the Water Related Environment</li> </ul>
<b>9: Built Heritage and Townscape</b>	<ul style="list-style-type: none"> <li>• Policy HER1: Development which affects the Character of Conservation Areas (SG)</li> <li>• Policy HER2: Demolition in Conservation Areas</li> <li>• Policy HER3: Proposed New and Amended Conservation Areas</li> <li>• Policy HER4: Alteration, Extension and Demolition of Listed Buildings (SG)</li> <li>• Policy HER5: The Setting of Listed Buildings</li> <li>• Policy HER6: Enabling Development</li> <li>• Policy HER7: Development affecting Archaeological Sites</li> <li>• Policy HER8: Gardens and Designed Landscapes</li> </ul>
<b>10: Energy Planning and Service Infrastructure</b>	<ul style="list-style-type: none"> <li>• Policy INF1: Renewable Energy Developments (SG)</li> <li>• Policy INF2: Energy Efficiency</li> <li>• Policy INF3: Waste Management Facilities</li> <li>• Policy INF4: Reducing Flood Risk</li> <li>• Policy INF5: Sustainable Urban Drainage Systems</li> <li>• Policy INF6: Communications Infrastructure</li> <li>• Policy INF7: Requirement for, and Assessment of, Proposals for Mineral Extraction</li> </ul>

## Assessment of the Policies and Sites

5.2 The Policies and Sites are environmentally assessed in [Appendix I](#).

5.3 The spatial strategy sets the land use planning framework for the Inverclyde area and is the most important chapter assessed in the ER as it sets the direction for the more detailed policies that follow. This means that if these policies have an overall negative environmental impact then the entire plan must also. The policies in Chapters 2 and 3 follow on from the Council's preferred option in the MIR, which was assessed as likely to have a positive or little impact on the environment of Inverclyde.

5.4 In general, the findings of the assessment show that the main positive benefits are for population and human health from the provision of new housing, some of which will be affordable, and most of which will be located on brownfield sites. The extent of this benefit will be dependent on the housing being available at the right price, in the right areas, to allow people to live in the locations that best suit their needs. There are also positive impacts on soil,

where contamination is addressed by new development, the water environment where development will result in improved water quality or address known flooding issues, and climatic factors where policies will, directly or indirectly, result in reduced greenhouse gas emissions. Other positive benefits come from the use or sale of council assets, the protection and enhancement of environmental assets such as open spaces and green networks and the creation of better living environments through the application of better landscaping standards.

5.5 The majority of negative impacts occur on the few instances where development is suggested on greenfield sites. This is mainly through the loss of countryside that could provide habitats for flora and fauna, and which may form part of green links and networks that benefit biodiversity by allowing species migration. The other main impact due to Greenfield development is on the landscape, where sites are prominent either due to being located in the Green Belt or Countryside, or on the urban edge. There are potential negative impacts on the water environment where water bodies are already under pressure and which development may add to, although this is dependent on the location of the development in relation such to water bodies. There

are also potential negative impacts on climatic factors where development would lead to an increase in traffic, and therefore related emissions, particularly on the main routes through Inverclyde where air quality is already under pressure. Where negative impacts are anticipated, or potentially could occur, mitigation measures would be required to be put in place in order for the development to be considered to be in accordance with the Development Plan.

**5.6** Where policies or sites are anticipated to have some significant environmental impacts, they have been grouped by geographical area to assess whether there may be any cumulative impacts on specific environmental resources. This is shown in [Appendix J](#).

**5.7** Cross-boundary effects with neighbouring authorities, Renfrewshire and North Ayrshire, were considered and the LDP is not expected to have any significant environmental effect on these areas. Neither are there expected to be any adverse effects caused by the issues raised on neighbouring EU Member States.

## Mitigation

**5.8** The possible requirement for mitigation is suggested in the tables on some of the policies and sites in [Appendix I](#). Where negative impacts are anticipated, the requirement for mitigation measures should be investigated, and they should be agreed and put in place where necessary, by the developer before development commences. This will be administrated through the development management process.

## NEXT STEPS

### Habitats Regulation Appraisal of Plans

**6.1** Inverclyde has two SPA sites, the Inner Clyde Estuary and Renfrewshire Heights (see constraints map, [Appendix K](#)). The Inner Clyde Estuary site is also identified as a Ramsar site. Guidance on the Habitats Regulation Appraisal of Plans advises that implications for the SPA/Ramsar site should be considered during the preparation of the LDP and the HRA Report is published alongside this ER. Following screening in consultation with Scottish Natural Heritage it was decided that there was no connectivity between the proposals in the LDP and the SPAs and therefore an Appropriate Assessment was not required.

### Monitoring

**6.2** Regular monitoring is a crucial element in the implementation of all development plans. Together with national planning policy (SPP), it forms the justification for the development strategy and the policies and proposals contained within this Plan. LDPs require to be reviewed every five years, and the direction and substance of the policies contained within the Plan will be influenced by accurate and regular monitoring. It will also help to identify those policies that require to be revisited.

**Table 4** below shows the indicators and data sources that will be used to monitor the impact of the Plan on each SEA objective. This, along with the Action Programme that accompanies the LDP, constitutes the monitoring regime that will be undertaken as part of the ongoing development plan process.

TABLE 4 MONITORING FRAMEWORK			
SEA Objective	Indicator	Data Source	Frequency of updating
Biodiversity, Flora and Fauna	Adverse impacts on National and/or International natural heritage designations	SNH <a href="http://gateway.snh.gov.uk/sitelink/">http://gateway.snh.gov.uk/sitelink/</a>	Annually
	Impact on local natural heritage designations Impact on the wider biodiversity, flora and fauna	Inverclyde Council 'Biodiversity Duty Report' (to be published December 2014)	Every 3 years.
Population and Human Health	Changes in population, household size and tenure	Glasgow and the Clyde Valley Housing Market Partnership 'Housing Need and Demand Assessment',  Inverclyde Housing Land Supply  Inverclyde Council 'Housing Land Survey'	Every 5 years  Annually Annually
	Impact on Open Space Provision	Inverclyde Open Space Strategy (to be developed)	To be determined
Soil	Loss of deep peat and prime agricultural soils	GIS data on distribution of deep peat soils (James Hutton Institute)  GIS data on distribution of prime agricultural land (James Hutton Institute)	Annually  Annually
	Remediation of contaminated land	Inverclyde Council - Contaminated Land Officer  Inverclyde Council - Monitoring of planning applications for wind turbines and development in the greenbelt.	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 in Greenhouse Gas Emissions	Inverclyde Council – 'Carbon Management Plan'  Department of Energy and Climate Change 'UK Greenhouse Gas Emissions Statistics'	Annually  Annually
Material Assets	Impact on Council assets	Inverclyde Council – Property Monitoring	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

## APPENDIX A

SCOPING OF ENVIRONMENTAL ISSUES			
ENVIRONMENTAL ISSUES	SCOPED IN	SCOPED OUT	IF SCOPED OUT WHY
Biodiversity, Flora, Fauna	IN		
Population & Human Health	IN		
Soil	IN		
Water	IN		
Climactic Factors including Air	IN		
Material Assets	IN		
Cultural Heritage (Including Architectural and Archaeological Heritage)	IN		
Landscape	IN		
Inter-relationship	IN		

## APPENDIX B

ENVIRONMENTAL BASELINE DATA SOURCES	
ENVIRONMENTAL BASELINE DATA	SOURCE OF INFORMATION
Lochs, rivers and watercourses and their quality	Inverclyde Council / SEPA
Special Protection Areas/Ramsar Site	Inverclyde Council/SNH
Tree Preservation Orders	Inverclyde Council
Flooding information	Inverclyde Council / SEPA
Special Areas of Conservation	Inverclyde Council / SNH
Sites of Special Scientific Interest	Inverclyde Council / SNH
Regional Park	Inverclyde Council / Clyde Muirshiel Regional Park
Green Belt	Inverclyde Council
Local Nature Reserves	Inverclyde Council
Sites of Importance for Nature Conservation	Inverclyde Council
Gardens and Designed Landscapes	Inverclyde Council / Historic Scotland
Corridors of wildlife/landscape importance	Inverclyde Council
Woodlands and Areas of Ancient or Semi-Natural Woodland	Inverclyde Council / SNH
Public and amenity open space	Inverclyde Council
Footpaths and Rights of Way	Inverclyde Council
Listed Buildings	Inverclyde Council / Historic Scotland

ENVIRONMENTAL BASELINE DATA	SOURCE OF INFORMATION
Conservation Areas	Inverclyde Council
Archaeological sites	Inverclyde Council
Local Biodiversity Action Plan	Inverclyde Council / SNH
Water Quality	Inverclyde Council / SEPA / Scottish Water
Demographic information, human health, deprived communities	Inverclyde Council / NRS
Vacant and Derelict Land	Inverclyde Council / Scottish Government.
Contaminated Land	Inverclyde Council

## APPENDIX C: Comments from Consultation Authorities on the Scoping Report and Council's Response

MAIN COMMENTS AND RECOMMENDATIONS MADE BY THE CONSULTATIVE AUTHORITIES TO INVERCLYDE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT SCOPING REPORT			
	CONSULTATIVE AUTHORITIES' COMMENTS AND RECOMMENDATIONS		COUNCIL RESPONSE
CA	Comment/ Recommendation	Reason	
<b>SEPA</b>			
1	SEPA notes that 'Air' has been scoped out as a SEA issue and that the reasons for this are clearly stated.		Noted
<b>SNH</b>			
1	Identify a Green Network along with Plan policies that will enhance and protect it	Provides the first step from which the most appropriate locations for future built development can be determined	A Green Network has been identified in Inverclyde through the Glasgow and the Clyde Valley Strategic Development Plan. The details of the Green Network are being considered in the MIR and the Proposed LDP will set out the Network as concluded from the MIR consultation.
2	Use generic maps as well as an analysis to illustrate the alternatives being considered		Mapping has been used.
3	Link all the issues raised, positive or negative		This has been done where appropriate.
<b>HS</b>			
1	Para 6.4 states that "Each strategy, policy or proposal option and reasonable alternatives identified for possible inclusion in the MIR will be assessed against the environmental issues scoped in." The ER should include a detailed assessment of proposed land allocations and their alternatives.	To ensure that any significant effects are recognised as early as possible and that any mitigation measures can be considered.	This has been done where appropriate.
2	The 6 week consultation period should commence from receipt of the relevant documents by the SEA secretariat		The consultation period was agreed with the CAs as appropriate at 6 weeks. This period has been increased to 8 weeks and the relevant documents will be forwarded to the SEA Gateway at the beginning of that time.
3	Send paper copies of the Environmental Report and the LDP		Hard copies of the LDP and SEA will be sent at the commencement of the consultation period.

4	The " <i>Memorandum of Guidance on Listed Buildings and Conservation Areas</i> " has now been withdrawn and new guidance notes will ultimately replace it.		Noted.
5	Table 3: baseline information. Baseline data should be collated for each of the relevant features of the historic environment listed (see HS comment 13) below. Where available, information on locally important archaeological sites should also be included.		See HS comment 13. There are 14 Unscheduled Archaeological Sites (thought to be of national importance), 9 Outstanding Areas of Regional Industrial Archaeological Significance; and 4 Archaeological sites of Regional and Local Importance and other sites. These sites have been shown on the environmental constraint map, Appendix H, and where relevant on the mapping in Appendices F and I (appendix references now changed).
6	Use the term ' <i>historic environment</i> ' as opposed to ' <i>historical buildings</i> '	There is the potential for scheduled monuments, gardens and designed landscapes and unscheduled archaeology to be impacted by new development. These are included in the term 'historic environment'	Amended.
7	Refer to SHEP for a definition of the historic environment		Noted.
8	Use separate maps showing the baseline data for the historic environment in relation to the current situation, and in relation to the proposed land allocations.	This will assist consultees in identifying and/or verifying potential impacts on the historic environment.	A current environmental constraints map for the Authority area has been provided in Appendix H. Maps showing issues and their options and constraints have been included in Appendix F, where appropriate, and suggested sites and constraints are shown in Appendix I (appendix references now changed).
9	Set out in the Environmental Report which parts of the plan have been assessed (e.g. any objectives, aims and growth options)		See para. 5.1
10	The Environmental Report should make a clear distinction between objectives relating to the Plan (which will be detailed within the MIR) and the environmental objectives that they are assessed against.		Noted and amended.



11	Amend the objective ' <i>protect and enhance Inverclyde's built heritage</i> ' to ' <i>protect and, <u>where appropriate</u>, enhance the historic environment</i> '	This will ensure that all of the appropriate features are considered when undertaking the assessment. This is required as certain aspects of the historic environment do not lend themselves to enhancement.	Amended.
12	Amend the objective ' <i>promote the reuse of listed buildings</i> ' to ' <i>promote the <u>appropriate</u> reuse of listed buildings</i> '.		Amended
13	Splitting the historic environment topic into individual questions highlighting the potential for positive and negative effects. It is suggested that the objectives given could be broken down further using questions. For example: <ul style="list-style-type: none"> <li>• Will the allocation impact on any scheduled monument and/or its setting?</li> <li>• Will the allocation affect any locally important archaeological site?</li> <li>• Will the allocation affect any listed building and/or its setting?</li> <li>• Will the allocation affect a Conservation Area?</li> <li>• Will the allocation affect a Garden and Designed Landscape?</li> </ul>	This can assist as it provides a systematic process for reviewing each allocation and assists in targeting any mitigation that may be required (e.g. specifying developer requirements for the allocation to protect the site/setting of a scheduled monument)	Individual questions have been included in the strategic environmental assessment objectives and used in the assessment of issues and their options and suggested sites.
14	The Environmental Report is to document and explain the likely environmental consequences of alternative options as opposed to justifying a preferred course of action. That should be done in the MIR		This Environmental Report assesses each issue's option and comments on where that option could result in a negative environmental impact, irrelevant of whether that option is the preferred one or an alternative.
15	In the comments column it would be helpful to set out any assumptions made during the assessment.		Noted.

16	For monitoring purposes, indicators should not just come from the LDP ie " <i>% of planning applications on a listed building, conservation area or scheduled monument refused or withdrawn</i> " or ' <i>the number of applications approved where significant effects were predicted</i> '.		The setting of monitoring indicators is not appropriate at this stage in the LDP process.
17	In the Environmental Report clearly describe any changes made to the LDP as a result of the environmental assessment, and set out any recommendations or expectations for lower level plans, projects or activities. Identify in the report who will be responsible for ensuring that the mitigation measures are taken forward as the plan is implemented.		Any changes will be made to the LDP as a result of the Environmental Report and will be recorded in the Environmental Report to accompany the Proposed LDP. Recommendations for lower level plans and any mitigation measures responsibility will be addressed in the Environmental Reports to accompany the Proposed LDP or the Adopted LDP, and/or in the Post-Adoption Statement as appropriate.

## Appendix D: Comments from Consultation Authorities and Others on the Interim Environmental Report and Addendum and Council's Response

MAIN COMMENTS AND RECOMMENDATIONS MADE BY THE CA TO INVERCLYDE COUNCIL'S LOCAL DEVELOPMENT PLAN: MAIN ISSUES REPORT: INTERIM ENVIRONMENTAL REPORT AND LATER PUBLISHED ADDENDUM		
CA COMMENTS AND RECOMMENDATIONS		COUNCIL RESPONSE
LDP Main Issues Report Environmental Report		
HS		
1	Historic Scotland responded that it was content that the comments provided at the scoping stage had largely been taken into account during the preparation of the interim Environmental Report and that the interim Environmental Report provides a clear explanation of how the environmental assessment of the Main Issues Report was undertaken.	
2	<i>Main Issue 13</i> It was noted that a 'significant positive impact' has been predicted for cultural heritage as a result of the proposed enabling development policy for Gardens and Designed Landscapes. Within the commentary section, this positive impact is identified as being as a result of the retention of the listed buildings. The predicted 'significant positive impact' does not reflect the potential for a negative direct / indirect impact on the Inventory Gardens and Designed Landscapes themselves, as a result of an enabling policy.	Noted
3	<i>Suggested Development Site 4: Milton Wood, Lochwinnoch Road</i> The assessment predicts 'no significant environmental effects' on cultural heritage. It is not clear how the potential for any negative direct / indirect impacts on Duchal House Garden and Designed Landscape have been reflected in this assessment.	Noted. This site is not being included for development in the Proposed Plan.
4	<i>Suggested Development Site 30: Fort Matilda Industrial Estate</i> There are 'no significant environment effects' predicted within the Environmental Report. The category B-listed Former Torpedo Works (HB no. 50579) is within the development site. It is noted the potential for a negative impact on this asset depending on any proposed redevelopment, for example, if it was to involve significant alteration or demolition of the listed building.	Noted. The policies of the Proposed Plan protect listed buildings, such as the former Torpedo Works, from demolition or improper development that could have a negative impact upon them or their setting. Any development would be required to accord with these policies.

Interim Environmental Report Addendum		
6	The commentary within the matrices and the Constraints Maps, which make reference to listed buildings and scheduled monuments, is useful in explaining the rationale behind the predicted impacts. However the designation of Inventory designed landscapes have not been included.	Noted. The boundaries of the Gardens and Designed Landscapes are included in the Proposals Map and the Environmental Constraint Map.
7	<i>Suggested Development Site 36: Hazelmere Road, Kilmacolm</i> Reference could be made in the commentary section to the need for consideration of impacts on the setting of the category B listed building on the adjacent site to the North.	Noted. This site is not being included for development in the Proposed Plan.
8	<i>Suggested Development Site 38: Smithy Brae, Kilmacolm</i> The potential impacts on cultural heritage are stated to be 'unknown' for this site, with the commentary referring to the 'loss of prominent central building'. There would not appear to be any listed buildings within this site and it would appear to be outwith the Kilmacolm Conservation Area. As such, the explanation for this conclusion could be clarified, for example, does this relate to the potential impact on the setting of adjacent listed buildings?	Noted and site will be further assessed.
9	<i>Suggested Development Site 41: Ravenscraig Hospital, Greenock.</i> The assessment predicts a potentially significant negative environmental effect on cultural heritage from this potential development site. Again further clarification would be useful in the commentary section in relation to the predicted impact, i.e. is this prediction based on the demolition of the listed building or impacts on its setting? This is of relevance, as for example, we would suggest that the appropriate reuse of this building and consideration of its setting in any proposal may result in a potentially positive impact for cultural heritage.	Noted and site will be further assessed.
10	<i>Suggested Development Site 41: Ravenscraig Hospital, Greenock.</i> The commentary does not acknowledge the existence of the Loch Thom-Overton, water cut scheduled monument which is directly adjacent to the south boundary of the development site or the potential for direct/indirect impacts on this asset.	Noted. The site boundary has been revised in the Proposed Plan and is no longer adjacent to the Greenock Cut. Any potential impact on the Cut should therefore be avoided.

SEPA		
1	SEPA considered that the MIR Interim ER provided a concise assessment of work carried out to date on the preparation of the Inverclyde Local Development Plan.	Noted.
2	Paragraph 2.4 highlights that the Main Issues Report deals with areas of change in policy direction and land use and, where no substantive changes are proposed, these matters will not be dealt with in the Environmental Report. While we would generally agree with this approach there have been a number of recent legislative changes with respect to the water environment and you may therefore wish to assess whether the existing policies etc. are appropriately aligned with these changes.	Noted and changes in legislation, including those regarding the water environment, have been considered in the assessment of all strategies, policies and identified locations and sites in the Proposed Plan.
3	Advised to include the Water Environment (Controlled Activities) (Scotland) Regulations 2011 in Appendix E (now Appendix G). These regulations relate directly to activities which may affect the water environment and therefore have the potential to influence the overall design of a development proposal.	The document has been included in Appendix G and was considered in the assessment of the strategies, plans and identified locations and sites in the Proposed Plan.
4	While there are a number of references to waste legislation in Appendix E (now Appendix G), it is not clear that the issue is dealt with in any detail by either this interim Environmental Report or the MIR. This position should be clarified.	The issue of waste has been dealt with further in the Proposed Plan and the Environmental Report to accompany it.
5	To improve clarity in the Environmental Report, include some discussion on the expected impacts on air quality from proposed regeneration proposals.	Further information on air quality has been made available since the publication of the Main Issues Report Interim Environmental Report. The Council has scoped air quality in and the issue has been considered in the analysis in the Environmental Report.
6	Appendices F and G (now Appendix H) provide concise easy to follow environmental information which should aid transparency in decision making as the local development plan progresses. Once decisions have been made these tables could be expanded to include the finalised reasoning for the option selected.	The finalised reasoning for the options selected is provided in Appendix H of this report.
7	Appendices F and G (now Appendix H) refer to potential mitigation. It would be useful if they also identified the body responsible for providing it.	Noted and body responsible for suggested mitigation provided, as appropriate.
8	The provision of adequate drainage infrastructure to support new development is a key consideration for the assessment of potential adverse effects of development on the water environment. SEPA would consider any allocations which do not connect to the public sewage system as having a significant negative effect against the water environmental receptor and would ask that this is taken into account as plan preparation progresses.	Noted and agreed.

Interim Environmental Report Addendum		
9	With regard to flood risk management, there may be an issue with clarity. It is noted that some sites will require a flood risk assessment and that mitigation would be expected to address any flooding and drainage issues identified. SEPA considers that the use of this statement does not explicitly convey the principle of avoidance in the first instance in respect of flood risk and you may therefore wish to revisit the use of this wording.	The commentary has been reworded and policy in the Plan explicitly states that areas at risk of flooding should not only be developed in exceptional circumstances.
10	With regard to potential flood risk it is considered that this should be identified in the constraints maps in Section 3. The inclusion of potential flood risk would be a very useful and early marker for potential developers as it would identify potential limitations with regard to site layout and design.	Noted. Potential flood risk is addressed in policy in the Proposed Plan, but is not identified on the Proposals Map. Reference to SEPA's online flood maps is made in the Proposed Plan.
<b>SNH</b>		
1	SNH consider that the Environmental Report (ER) provides a detailed assessment of the Main Issues Report (MIR)	Noted
2	Where mitigation has been suggested it should be dealt with within the Proposed Plan. Where it is difficult to define specific measures at this stage it should be included in the revised Environmental Report and also included within the Proposed Plan	Mitigation measures are mainly to be implemented through the development management system. The relevant policies in the plan set out criteria that development must demonstrate can be met before planning permission is granted.
3	Reference is made within Section 6: 'Next Steps' to the Habitats Regulations Appraisal. SNH have produced guidance to help plan makers carry out Habitats Regulations Appraisal (HRA) of their plans and ensure these meet the requirements of the Habitats Regulations.	The Habitats Regulation Appraisal has been published with the Proposed Plan and Environmental Report. The Guidance which has been referred to: <ul style="list-style-type: none"> <li>• The Conservation (Natural Habitats, &amp;c.) Regulations, 1994;</li> <li>• Habitats Regulations Appraisal Of Plans. Guidance For Plan-Making Bodies in Scotland;Version 2.0, August 2012</li> <li>• Habitats Regulations Appraisal (HRA); Advice sheet No. 1 (Version 1) and Advice sheet No. 2 (Version 1), July 2012;</li> </ul>
4	Main Issues Chapter 4 – Main Issue 3: Port Glasgow Industrial Estate Agree with the suggested mitigation for Option 1, particularly that green networks should be retained or strengthened where possible. We would also suggest that a masterplan is brought forward for the development of the site.	Noted. The site is being retained for Business and Industry, but identified as having 'potential for change'. Should the entire site be developed for alternative uses in the future, a masterplan would be sought.

OTHER MAIN COMMENTS AND RECOMMENDATIONS MADE TO INVERCLYDE COUNCIL'S LDP MAIN ISSUES REPORT ENVIRONMENTAL REPORT AND ADDENDUM	
COMMENTS AND RECOMMENDATIONS	COUNCIL RESPONSE
<b>LDP Main Issues Report Environmental Report</b>	
<p>A comment was received from Inverclyde Council Environment and Safety Service with concerns that air was scoped out in the Environmental Report accompanying the Main Issues Report. This Service is responsible for monitoring air quality in Inverclyde.</p> <p>To fulfil the Council's statutory obligation under Part IV of the Environment Act 1995, a Review and Assessment of air quality throughout Inverclyde has been carried out annually. Previous rounds of this Review and Assessment up until the 2009 Assessment concluded that the annual mean objectives levels were met for the 7 pollutants, which are required to be tested. There was no requirement to proceed to a Detailed Assessment for any pollutants contained in the Air Quality Scotland Regulations 2000.</p> <p>However, the 2009 Review and Assessment showed Nitrogen dioxide levels to be above the annual mean objective of 40 µg/m<sup>3</sup> at one location in Greenock, East Hamilton Street (41.3 µg/m<sup>3</sup>). Following the publication of those results, a further site was also found to be exceeding the level, Inverkip Street at Kilbain St. roundabout, Greenock. Further monitoring of these areas is continuing to be carried out.</p> <p>It was requested by the Environment and Safety Service that air be scoped back in the environmental report to accompany the Proposed Plan.</p>	<p>Based on the outcomes up until 2009, air quality was scoped out in the Scoping Report, August 2010, and the Interim Environmental Report, May 2011, for the Inverclyde Local Development Plan.</p> <p>The results of the 2010 Review and Assessment have not been published yet but the advice from Environment and Safety Service suggests that the levels of Nitrogen dioxide for that year might have been met.</p> <p>However, due to the slight exceedances which have been experienced in the area and with the possibility of a similar result in future Review and Assessments, the Environment and Safety Service have requested that air be scoped in the Environmental Report to accompany the Proposed Plan. This has been agreed and air is included as a consideration in the environmental analysis of the strategies, policies and identified sites in the Proposed Plan.</p>
<p>Comments were also received from Mr and Mrs Crighton regarding the assessment of the site they had proposed for development and that was included in the MIR and assessed along with the other suggested development sites. They ask why their site is referred to as Dougliehill Road, rather than Valley View Farm; assert that it is a brownfield rather than Greenfield site and that it is not isolated, as described in the assessment. They also dispute the assessment of its impact on the landscape and the water environment, particularly the assertion that there is run-off through the site and ask for clarification of where on Dougliehill Road there are problems with drainage.</p>	<p>Suggested sites were generally referred to by the road they were accessed– from throughout the assessment, maps were included to indicate their exact position. The site should be referred to as within the Green Belt rather than Greenfield, but this would not change the assessment of the impact of development of this site on biodiversity, flora and fauna. The site is included within the Green Belt and is outwith the main settlement areas and is therefore isolated in this sense. The existing house can be seen from the A8 as it sits on the top of the hill. It makes up 1 of a small number of individual buildings within the Green Belt on the outskirts of Port Glasgow, which are mainly associated with agricultural uses. A grouping of residential units on this site would be visually obtrusive and impact on the otherwise rural/agricultural character of this area. The comments on the impact on the water environment were based on discussions with the Council's roads service, who have responsibility for flooding issues across the Council area.</p>

## APPENDIX E: Environmental Assessment of Modification made to the Plan through the Examination

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO	SEA Implications
1. Climate Change	No modifications	3	No implications
2. A Sustainable Spatial Strategy	No modifications	6	No implications
3. Transport	<p>1. Add the following text to the end of Policy ENV3: “(e) Inverclyde Coastal Route: Inverkip Power Station – Ardgowan Road/ Brueacre Road; Kempock Point, Gourcock; and James Watt Dock – Graving Dock, Greenock”.</p> <p>2. Identify the three links mentioned above with a letter (e) on Figure 8.2.</p> <p>3. Adjust the key to Figure 8.2 to show existing links as the green dashed line, and proposed and potential links as the black dashed line.</p>	14	Inclusion of existing routes within Policy and within Figure 8.2 and correction of error in key, no SEA implications.
4. Housing Development Strategy	<p>1. Amend the title of Policy RES2 to 'Development on Urban Brownfield Sites'.</p> <p>2. Amend Policy RES7 to read:</p> <p>“Policy RES7 - Residential Development in the Green Belt and Countryside</p> <p>The development of new dwellings in the Green Belt and Countryside, as identified on the Proposals Map, will only be supported if the proposal is for either:</p> <p>(1) a single or small group of dwellings not adjoining the urban area; or</p> <p>(2) the conversion of redundant non-residential buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding.</p> <p>In addition, all proposals must fall within one of the following categories:</p>	19	Change in title of policy and change in text for clarification. No change in meaning of policy. No SEA implications.



	<p>(a) demolition and replacement of habitable dwellings with cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale of the existing building and is sympathetic to the character, pattern of development and appearance of the area; or</p> <p>(b) [as in <i>Proposed Plan</i>]</p> <p>(c) conversion of redundant non-residential buildings, where [continue as in <i>Proposed Plan</i>]</p> <p>[Criteria (d) and (e) as in <i>Proposed Plan</i>]</p> <p>Further detailed policy relating to this type of development is contained in the Supplementary Guidance on Planning Application Advice Notes."</p>		
5. Housing Land Supply and Residential Development Opportunities	No modifications	29	No implications
6. Affordable Housing	No modifications.	42	No implications
7.1. Housing Sites in Proposed Plan- Kilmacolm & Quarrier's Village	No modifications	54	No implications
7.2. Housing Sites in Proposed Plan – Port Glasgow	No modifications	63	No implications
7.3. Housing Sites in Proposed Plan – Greenock	No modifications apart from the re-designation of the former Holy Cross School site (r39) as open space instead of it being proposed for residential development – and for its removal from Schedule 6.1 (as well as making consequential changes to the tables summarising housing land allocation totals).	67	Re-designation of housing site to Open Space. Requires no physical change to the site and so no implications for SEA.
7.4. Housing Sites in Proposed Plan – Gourock & Wemyss Bay	No modifications	81	No implications
8. Smithy Brae, Kilmacolm	No modifications	92	No implications

9.1. Housing Sites Not Included in the Proposed Plan: Milton Wood (Police House Field site), Kilmacolm	No modifications	103	No implications
9.2. Housing Sites Not Included in the Proposed Plan – Old Hall, off Quarry Drive, Kilmacolm	No modifications	111	No implications
9.3. Housing Sites Not Included in the Proposed Plan: The Plots, Port Glasgow Road, Kilmacolm	No modifications	118	No implications
9.4. Housing Sites Not Included in the Proposed Plan: Valley View Farm, Dougliehill Road, by Port Glasgow	No modifications	124	No implications
9.5. Housing Sites Not Included in the Proposed Plan: Urban Sites: Barr's Brae, Port Glasgow; Dunvegan Avenue, Gourock; fmr Kilmacolm Institute, The Cross, Kilmacolm and Gillburn Road, Kilmacolm	No modifications	132	No implications
10. Town Centres	Replace the wording of Policy TCR7 (g) with the following;  (g) that no appropriate, suitable and available sequentially preferable site exists;	139	Minor change in wording, with no change in meaning of policy. No SEA implications.
11. Local Centres and Neighbourhood Shops	No modifications	149	No implications
12. Environmental Designations	No modifications	152	No implications

13. Green Network	<p>Replace Policy SDS4 with the following new wording:</p> <p><b>“Policy SDS4 – Green Network</b>  The sustainable development strategy will be assisted and place making strengthened by safeguarding and where possible enhancing the existing green network of routes, as well as access to this network. Accordingly, new development, in particular large-scale renewal and regeneration projects, should embed 'greening' principles to contribute to the strategic and local green network wherever appropriate opportunities arise.”</p>	154	<p>Rewording of policy with no change in meaning. No SEA implications.</p>
14. Open Space	No modifications	156	No implications
15. Tree Preservation Orders	No modifications	160	No implications
16. Conservation Areas	No modifications	167	No implications
17. Gardens and Designed Landscapes (Enabling Development )	<ol style="list-style-type: none"> <li>1. Delete paragraph 9.8.</li> <li>2. Delete the text of Policy HER7, with the exception of the first sentence.</li> <li>3. Add an additional policy after Policy HER5 to read:</li> </ol> <p><b>“Enabling Development</b></p> <p>Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it is the only means of retaining the listed building. The resulting development should be of a high design quality, protect the listed building and its setting and be the minimum necessary to enable its conservation and re-use. The new development should be designed to retain and enhance the special interest, character and setting of the listed building. The Council will adopt further detailed policy on this topic, setting out the criteria that will be used to assess individual proposals, as supplementary guidance.”</p>	178	<p>Splits Policy HER7 into 2 policies with no change in outcome for the Gardens and Designed Landscapes.</p> <p>The new ‘Enabling Policy’ will impact upon all listed buildings and further detail will be provided through Supplementary Guidance, which will be the subject of SEA as it is developed.</p> <p>The assessment of the Enabling Policy as included in the Inverclyde Local Development Plan: Proposed Plan (as modified) is shown below.</p> <p>As this is a policy that should only be used in exceptional circumstances, and other policies in the Plan should allow any negative impacts to be mitigated, it is not expected that this policy will have any influence over the environmental impact of the LDP overall.</p>

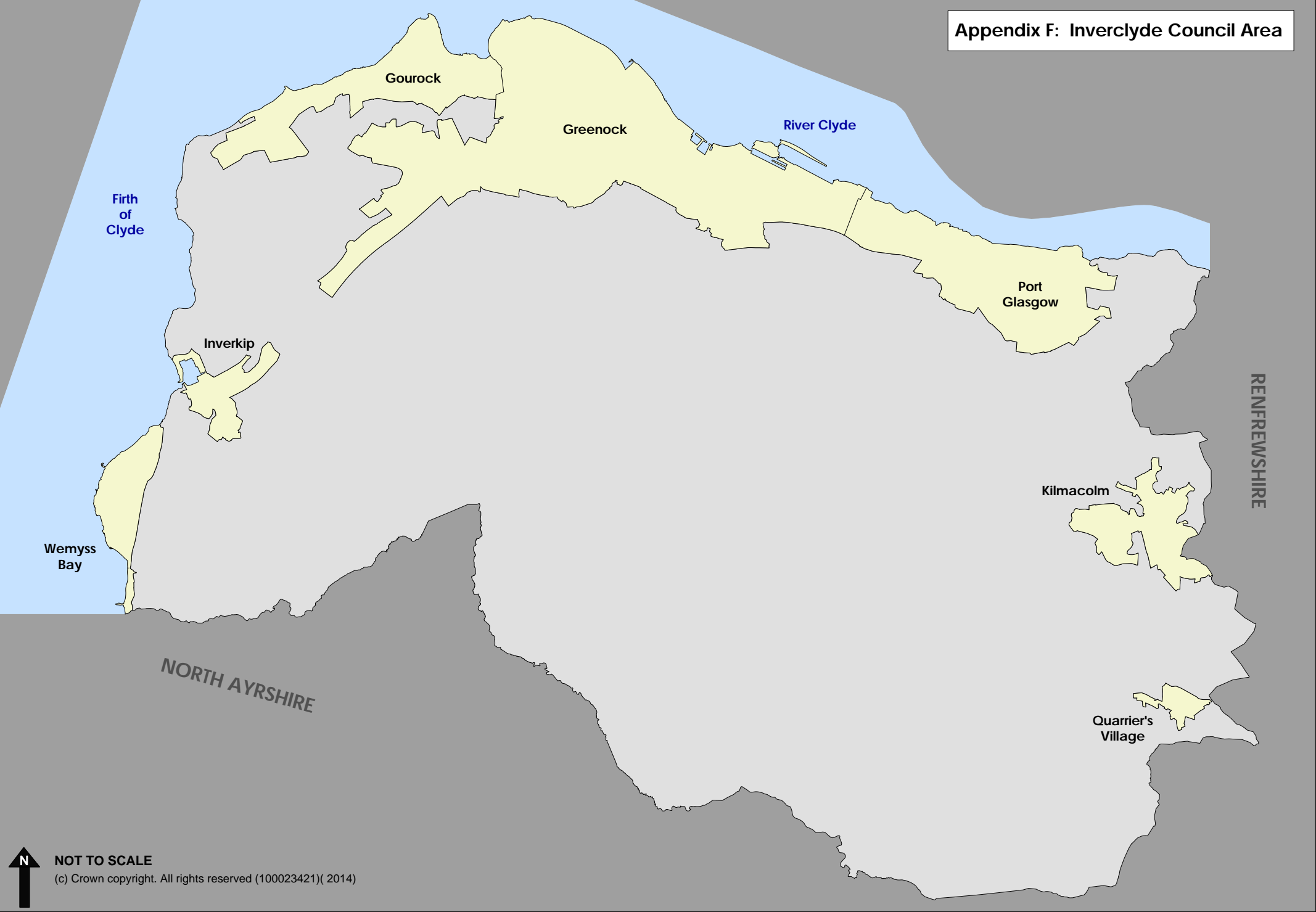
**HER6: Enabling Development**

BFF	PHH	S	WE	CF	MA	CH	L	IR	
P-	P+	P-	?	0	0	+	0	0	<p>Potential negative impact on biodiversity dependant on the site specifics.            Potential positive impact on population and human health from provision of new housing, some of which may be affordable.            Potential negative impact on soil dependent on site.            Unknown impact on water environment as dependant on site.            Positive impact on cultural heritage as development will support the retention of a listed building that is otherwise under threat.</p> <p>Any negative impacts on biodiversity and soil will depend on the value of these environmental aspects for specific sites. Where this is an issue, Policies ENV7 and ENV2 protect biodiversity and soils from development that would have significant negative impacts.</p>

18. Renewable Energy	<p>1. Amend the first sentence of Policy ENV1 (b) to read:  <i>“Development adversely affecting the Clyde Muirshiel Regional Park and other strategic and local natural heritage resources will not normally be permitted.”</i></p> <p>2. Amend the proposals map key to refer to Policy ENV1 alongside the notation for the regional park boundary.</p> <p>3. Amend the first part of Policy INF1 to read: <i>“The Council will support development required for the generation of energy from renewable sources, unless any economic, environmental and social benefits of the proposal are outweighed by significant adverse effects upon: ...”</i></p>	178	Emphasises Clyde Muirshiel Regional Park as a strategic resource, no SEA implications.
19. Energy Efficiency	<p>Delete the first paragraph of policy INF2 and replace it with:</p> <p>“Support will be given to all new buildings designed to ensure that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards* is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 15% by the end of 2016.”</p> <p>A footnote should also be added after the fifth bullet point as follows:</p> <p>“* It is recognised that Building Standards may change during</p>	186	Clarifies Building Standards requirements and allows flexibility for future changes, no SEA implications

	the lifetime of this Plan. The requirements are therefore percentages of the Building Standards in operation at the time applications are determined."		
20. Miscellaneous	No modifications	189	No implications

Appendix F: Inverclyde Council Area



NOT TO SCALE

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## APPENDIX G: Plans, Programmes and Strategies used in the Preparation of the Inverclyde Local Development Plan

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
<b>International Level</b>	
<b>Multilateral Convention on Biological Diversity (Rio Convention) (1992)</b>	The conservation of biological diversity and the sustainable use of its components through the development of national plans, strategies or programmes for this purpose and integrating, as far as possible and as appropriate, these aims into relevant sectoral or cross-sectoral plans, programmes and policies. Also requires the identification of key resources and their protection, with monitoring of potentially damaging processes and activities undertaken where necessary.
<b>United Nations Framework Convention on Climate Change (1992)</b>	The stabilization of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system. Such a level should be achieved within a time frame sufficient to allow ecosystems to adapt naturally to climate change, to ensure that food production is not threatened and to enable economic development to proceed in a sustainable manner.
<b>Kyoto Protocol to the United Nations Framework Convention on Climate Change (1998)</b>	Ensure aggregate anthropogenic carbon dioxide equivalent emissions of greenhouse gases do not exceed their assigned amounts, with a view to reducing the overall emission of such gases by at least 5 per cent below 1990 levels in the commitment period 2008 to 2012.
<b>The Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971) (as amended in 1982 and 1987)</b>	Also known as the Ramsar Convention. Planning should be formulated and implemented so as to promote the conservation of the wetlands included in the list and, as far as possible, ensure the wise use of wetlands in the relevant territory.
<b>Rio Declaration on Environment and Development (1992)</b>	Sets out the principles of sustainable development. States that in order to achieve sustainable development, environmental protection should constitute an integral part of the development process. Endorses the use of the precautionary approach and the 'polluter pays' principle as well as environmental impact assessment of activities, subject to a decision of a competent national authority, which are likely to have significant adverse impacts on the environment.
<b>European Level</b>	
<b>The Second European Climate Change Programme (2005)</b>	The first Programme set out to identify the most environmentally effective and most cost-effective policies and measures that can be taken at European level to cut greenhouse gas emissions. The second Programme seeks to explore further options in synergy with the EU's 'Lisbon strategy' for increasing economic growth and job creation. New issues include carbon capture and geological storage, CO2 emissions from light-duty vehicles, emissions from aviation and adaptation to the effects of climate change.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
Directive 2009/147/EC on the conservation of wild birds (2009)	The conservation of all species of naturally occurring birds in their wild state and their nests, eggs and habitats in the European Territory of the Member States to which the treaty applies. Establishes Special Protection Areas.
Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (1992) (as amended 2007)	Contribute towards ensuring bio-diversity through the conservation of natural habitats and wild fauna and flora in the European territory. Natural habitats and species of wild fauna and flora of Community interest should be maintained at, or restored to, favourable conservation status. Economic, social and cultural requirements and regional and local characteristics should be taken into account. Establishes Special Areas of Conservation.
Marine Strategy Framework Directive 2008/56/EC (2008)	To achieve or maintain good environmental status in the marine environment by the year 2020 at the latest through the introduction of Marine Strategies on an ecosystem-based approach to the management of human activities.
Climate Change White Paper (2009)	To improve the EU's resilience to deal with the impact of climate change. Sets out a framework to achieve this objective and a set of actions.
Renewed EU Sustainable Development Strategy (2006)	Builds on the first SDS to account for new challenges as well as those continuing and for an enlarged EU. Sets out actions to meet objectives of environmental protection, social equity and cohesion, economic prosperity and meeting international obligations.
Directive 2008/98/EC on Waste (2008)	Lays down measures to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.  Clarifies key concepts such as the definitions of waste, recovery and disposal, to strengthen the measures that must be taken in regard to waste prevention. Introduces an approach that takes into account the whole life-cycle of products and materials and not only the waste phase, and focuses on reducing the environmental impacts of waste generation and waste management, thereby strengthening the economic value of waste. Encourages the recovery of waste and the use of recovered materials in order to conserve natural resources
European Environment and Health Strategy (2003)	Seeks to fill the knowledge gap on the link between environment and health in line with the objectives of sustainable development and integrate information on the state of the environment, the ecosystem and human health. Aims to achieve a better understanding of the environmental threats to human health, particularly for children, to identify the disease burden caused by environmental factors in the EU. This will be used to plan policy responses to the challenges that emerge.
European Landscape Convention (2000)	To promote landscape protection, management and planning, and to organize European co-operation on landscape issues.
Water Framework Directive (2000) as amended	Establishes a framework for the protection of water with an aim to achieve good status for all waters by 2015. Defines River Basins as the appropriate scale for measuring water status and the use of River Basin Management Plans to set out the actions needed to achieve good status.



NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
<b>National Level</b>	
<b>National Planning Framework 3 (2014)</b>	Sets out the strategic development priorities of the Scottish Government to support sustainable economic growth and improved competitiveness and connectivity; climate change and enhanced natural and built environmental quality; improved opportunities and a better quality of life; and the development of the knowledge economy to 2030.
<b>Scottish Planning Policy (2014)</b>	Sets out the purpose of planning as to promote and facilitate development while protecting and enhancing the natural and built environment to achieve sustainable economic growth. Sets out the broad principles underlying the modernised planning system and the framework to implement them. Sets out policies for different subjects.
<b>Designing Places (2001)</b>	Sets out the Government's aspirations for design and the role of the planning system in delivering these. Aims to raise standards of urban and rural development.
<b>Designing Streets (2010)</b>	States that good street design should derive from an intelligent response to location and requires a design-led approach. Seeks to ensure that specific interests are no longer promoted without an appreciation of the wider context.
<b>Scottish Government Economic Strategy (2011)</b>	Sets out the Government's purpose as to increase sustainable economic growth by building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too. The strategy continues the fundamental principles from the 2007 Strategy, prioritising accelerated economic recovery. Sets out 6 strategic priorities to drive sustainable economic growth and a more resilient and adaptable economy and key actions for each.
<b>National Transport Strategy (2006)</b>	Sets out a vision for the transport system in Scotland and key strategic outcomes - to improve journey times and connections, reduce emissions and improve quality, accessibility and affordability - to achieve this. These set the context for transport policy making and should inform decision making and become guiding principles when developing strategy and prioritising resources.
<b>Climate Change (Scotland) Act (2009)</b>	Sets a target for the year 2050, an interim target for the year 2020, and to provide for annual targets, for the reduction of greenhouse gas emissions. Gives Ministers powers to impose climate change duties on public bodies. Make further provision about mitigation of and adaptation to climate change. Makes provisions about energy efficiency and the reduction and recycling of waste.
<b>The UK Climate Change Programme (2006)</b>	Designed to deliver the UK's Kyoto Protocol target and move the UK close to the domestic goal to reduce carbon dioxide emissions by 20% below 1990 levels by 2010. It also aims to put the UK on a path to cutting carbon dioxide emissions by some 60% by 2050 or thereabouts, with real progress by 2020.
<b>Scotland's Climate Change Adaptation Framework (2009)</b>	Provides a focus and drive to foster innovative ways to adapt to climate change. Sets out the overarching model for adapting to climate change in Scotland and summarises climate change adaptation in key sectors. Aims to lead planned adaptation across all sectors to increase the resilience of Scotland's communities, and the natural and economic systems on which they depend, to the impacts of climate change through: <ul style="list-style-type: none"> <li>• Improving the understanding of the consequences of a changing climate and both the challenges and opportunities it presents</li> <li>• Equipping stakeholder with the skills and tools needed to adapt to the changing climate</li> <li>• Integrating adaptation into wider regulation and public policy so that it is a help, not a hindrance, to addressing climate change issues.</li> </ul>
<b>Nature Conservation (Scotland) Act (2004)</b>	Makes it the duty of 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 to any other sites considered by the Scottish Ministers to be of special interest, and how they are to be implemented and monitored.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
<b>Scottish Biodiversity Strategy (2004)</b>	Presents a 25 year strategy to conserve and enhance biodiversity in Scotland. Complements the UK Biodiversity Action Plan to ensure the approach to conservation of biodiversity is as comprehensive and well informed as possible and 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.
<b>Wildlife and Countryside Act (1981) (as amended)</b>	The protection of wildlife (birds, and some animals and plants), the countryside, National Parks, and the designation of protected areas, and public rights of way.
<b>Marine and Coastal Access Act (2009)</b>	Establishes the Marine Management Organisation and sets out its objectives and responsibilities. Makes provision for the preparation of Marine Policy Statements, Marine Plans and Marine Conservation Zones (MCZs). Sets out: the requirement for a licence for certain marine activities; the management of inshore fisheries; amendments to other fisheries acts.
<b>Marine (Scotland) Act (2010)</b>	Sets out the Scottish Marine Area and a duty to protect and enhance its health where possible. Makes provision about marine plans and their implementation and marine licences. Also provides 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.
<b>A Strategy for Marine Nature Conservation in Scotland's Seas (2011)</b>	A 10-25 year strategy including prioritised action for the next 5 years. Designed to facilitate co-operation in pursuit of shared marine objectives in the UK and to meet national and international obligations, including the achievement of Good Environmental Status under the Marine Strategy Framework Directive and the promotion of sustainable economic growth. Utilises a 3 pillar approach of wider seas policies and measures, species conservation and site protection an outlines how it is being implemented. Sets a target date of 2012 for the completion of the Marine Protected Area network.
<b>Scottish Historic Environment Policy (2011)</b>	Sets out Scottish Ministers' policies for the historic environment, provides greater policy direction for Historic Scotland and provides a framework that informs the day-to-day work of organisations that have a role in managing the historic environment.
<b>Ancient Monuments and Archaeological Areas Act (1979)</b>	Makes provision for the protection of scheduled ancient monuments and areas of archaeological importance.
<b>Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997)</b>	Sets out the approach for designating listed buildings and conservation areas and sets out the duties and responsibilities these designations convey for different parties.
<b>Better Health, Better Care Action Plan (2007)</b>	Sets out a programme of comprehensive and targeted actions to accelerate progress toward health improvement, tackling health inequality and improving the quality of health care over a 10 year period. In particular it sets out the Government's plans to help break the link between early life adversity and adult disease. Aims to help people to sustain and improve their health, especially in disadvantaged communities, ensuring better, local and faster access to health care

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
<b>Scotland's Zero Waste Plan (2010)</b>	Sets the strategic direction for waste policy in Scotland. Gives the lead for future direction, setting a long-term vision of how everyone can help change our approach and attitude to waste to start seeing it as a potential resource. Intended to create a stable framework that will provide confidence for the investment necessary to deliver a zero waste Scotland over the next 10 years. Focuses on the key areas of activity – resource streams, economic opportunity, resource management sector, education and awareness - and sets strategic directions for these for the medium term up to 5 years, with specific actions setting out immediate priorities: <ul style="list-style-type: none"> <li>• 70% of all Scotland's waste recycled and a maximum of 5% taken to landfill by 2025;</li> <li>• Landfill bans for specific types of waste;</li> <li>• Source segregation and separate collection of specific types of waste;</li> <li>• Restrictions on inputs to energy from waste facilities.</li> </ul>
<b>Land Reform (Scotland) Act (2003)</b>	Sets out people's access rights and the responsibilities they have to take on in order to exercise these rights as well as local authority, landowner and others functions and responsibilities. States that SNH must draw up the Scottish Outdoor Access Code, and establishes the rights of bodies representing rural and crafting communities to buy the land with which those communities have a connection.
<b>The Scottish Soil Framework (2009)</b>	Aims to ensure more sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland and encourages better policy integration. Sets out a wide range of activities to contribute toward 13 soil outcomes and states that a Soil Focus Group will be established to facilitate activities.
<b>Flood Risk Management (Scotland) Act (2009)</b>	Makes provision for establishing a framework for the assessment and mapping of flood risks and planning in relation to the management of flood risks, and the implementation of the European Directive on the assessment and management of flood risks. Introduces flood hazard and risk maps and local and national flood risk management plans. Amends the Reservoirs Act 1975.
<b>The River Basin Management Plan for the Scotland river basin district 2009-2015 (2009)</b>	Outlines the actions to be taken to improve waters currently under pressure and to protect those already in good condition. The overall aim is for 98% of water bodies to be in good or better condition by 2027. States that the effects of climate change and changing demands for water will also have to be taken into account. The improvements are phased up until 2027 to allow time to plan and implement the solutions needed and ensure they are effective, practicable, proportionate and sustainable, it will also enable effective prioritisation and regular monitoring of progress.
<b>Water Environment and Water Services (Scotland) Act (2003)</b>	Makes provision for 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.
<b>Regional Level</b>	
<b>A Catalyst for Change: The Regional Transport Strategy for the west of Scotland 2008-21 (2008)</b>	Sets out Strathclyde Passenger Transport's strategic direction to 2021 and the vision, goals, objectives and strategic priorities for transport in the west of Scotland. The strategic priorities are key areas for action over the lifetime of the Strategy and create a framework for the delivery of transport improvements. They provide the context for prioritisation within the Delivery Plan, a five year implementation programme of interventions to be delivered by Strathclyde Passenger Transport. Six of the 17 strategic priorities are identified as the particular focus for the first Delivery Plan, and indicators that will be used to measure delivery are also highlighted.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
<b>Glasgow &amp; Clyde Valley Area Waste Plan (2003)</b>	Considers all waste streams, but focuses on municipal solid waste and introduces the Best Practicable Environmental Option (BPEO) for dealing with this waste. This is to be delivered through a staged approach, reducing the quantity of biodegradable municipal solid waste in landfill to 75% by 2010, 50% by 2013 and 25% by 2020 of 1995 levels. The plan focuses primarily on the 2010 target, but considers the situation beyond in more general terms. Aims to develop waste management systems that will control waste generation, reduce the environmental impact of waste production, improve resource efficiency, stimulate investment and maximise the economic opportunities arising from waste.
<b>Glasgow &amp; the Clyde Valley Landscape Assessment (1999)</b>	Provides a detailed description and analysis of the study area in written, diagrammatic and map form, identifying natural and human influences and the extent to which each have shaped the landscape. Outlines the key features that contribute to landscape character and identify character areas. Considers pressures and opportunities for landscape change and assess the sensitivity and robustness of character areas to landscape change, including those elements most prone to change. Identifies links between urban areas and their surroundings, and how the surroundings provide a setting for the urban areas.
<b>Improving the quality of Scotland's water environment: Clyde area management plan 2010-2015</b>	Supplements the RBMP or the Scotland River Basin District. Focuses on local actions and highlights opportunities for partnership working. Designed to provide a co-ordinated approach to the delivery of protection and improvements to the water environment in the Clyde area. Seeks to maintain at good status those water bodies that already meet that criteria and to secure continuous improvement in the ecological status of those that are currently at less than good status in order for 91% to be classed as good by 2027. For those where the achievement of good status is not feasible by 2027, all reasonably achievable improvements will be made.
<b>Glasgow and the Clyde Valley Strategic Development Plan (2012)</b>	Sets out a long-term Spatial Vision, made up of 5 key components, and related Spatial Development Strategy to deliver it through 5 spatial frameworks made up of core and environmental components, directing development to sustainable locations.
<b>Clyde Muirshiel Park Authority Park Strategy 2008-2011 Extension to 2012 (2010)</b>	Sets out the vision and charter aims, which the development and implementation of the strategy is fundamental to achieving. Translates the charter aims into 6 strategic aims, which are specific commitments enabling the pursuit of the park vision in six areas of activity. A number of objectives are described for each aim and the principle actions anticipated over the 3 year planning period are shown. Sets out the guiding principles, which will be used in the implementation of the strategic aims.
<b>Local Level</b>	
<b>Inverclyde Corporate Plan 2007-2011 and 2011-12</b>	Focuses on improving the Council's services and the area and communities of Inverclyde by identifying how to work towards renewing the economic, physical and social prospects of Inverclyde, its communities and its people. Sets out the Council's corporate vision, which is supported by a number of core values and underpinned by four principles. Five strategic outcomes are identified to help deliver the corporate vision, and the challenges and opportunities for each outcome along with the key actions needed to achieve them and how performance will be measured are also set out.
<b>Inspiring Inverclyde: Inverclyde Alliance Community Plan 2008-2018</b>	Sets out the Alliance's shared vision and the outcomes that have been identified to achieve it. Aims to deliver better, more co-ordinated services that ultimately have a positive impact on the wellbeing of the area and its people. Sets out how the agencies and communities in the area will deliver together on a limited number of important issues to make a difference to Inverclyde and its prospects for the future.
<b>Inverclyde Alliance Single Outcome Agreement 2012-2017</b>	Sets out the Community Planning Partnership vision and 8 strategic local outcomes to deliver this visions.. It is the delivery plan for the next 5 years of its Community Plan (above).

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
<b>Inverclyde Open Space Audit and Action Plan</b>	Among its objectives are: <ul style="list-style-type: none"> <li>• Stimulate higher levels of use of spaces, particularly amongst young people;</li> <li>• Inspire use by using and designing spaces creatively;</li> <li>• Improve personal safety (both perceived and actual);</li> <li>• Involve local people through provision of employment and training;</li> <li>• Make more of the natural heritage value of spaces.</li> </ul>
<b>Lower Clyde River Valley Project Nature Conservation Strategy (1995)</b>	Among its objectives are: <ul style="list-style-type: none"> <li>• Promote the protection of important nature conservation sites and rare species of wildlife;</li> <li>• Highlight the importance of wildlife corridors;</li> <li>• Make recommendations regarding the integration of nature conservation with other planning interests;</li> <li>• Promote and encourage habitat management and habitat creation;</li> <li>• Promote and encourage the involvement of local schools and communities in nature conservation activities.</li> </ul>
<b>Local Biodiversity Action Plan (2004)</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Raise awareness of the value of biodiversity and the identified species to landowners, managers and the general public.</li> </ul>
<b>Inverclyde Local Housing Strategy (2011)</b>	Sets out an overarching view of the Inverclyde housing system and draws together all aspects of housing across all tenures. It covers the period 2011 to 2016. Among the issues being addressed are: <ul style="list-style-type: none"> <li>• The supply, and access to, all tenures of housing;</li> <li>• Neighbourhood popularity and problems;</li> <li>• Fuel poverty and carbon emissions;</li> <li>• Housing quality.</li> </ul>
<b>Inverclyde Council Local Transport Strategy (2011)</b>	Among its objectives are: <ul style="list-style-type: none"> <li>• Reduce social inequalities by improving accessibility</li> <li>• 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</li> <li>• Reduce carbon emissions linked to transport by reducing reliance on private cars and developing sustainable transport solutions</li> </ul>
<b>'Routes to Regeneration' Inverclyde Access Strategy (2002)</b>	The Strategy is a framework for the future planning, development and management of access within Inverclyde. Its aim is to achieve a well-used socially inclusive access network which contributes to improved health and civic pride among local people and which plays a key role in the economic and physical regeneration of Inverclyde
<b>Inverclyde Council Core Paths Plan (2009)</b>	Aims to create a path network that meets people's needs, which they can understand, follow easily and use with confidence and which safeguards the essential operation and economic interests of land managers.
<b>Inverclyde Area Renewal Strategy and Plans</b>	There are three Plans covering Greenock East End, Greenock South and West and Port Glasgow. Under the overarching authority-wide 'Strategy for Change' the Plan aim to improve these areas and halt the long term depopulation of Inverclyde. They comprise a series of recommendations, priority projects, and an action plan detailing the phasing of development projects and other initiatives.

NAME OF PLANS, PROGRAMMES AND STRATEGIES	KEY ENVIRONMENTAL OBJECTIVES
<b>Inverclyde Green Network Strategy (2008)</b>	Sets out the framework for the development of a Green Network in Inverclyde. Sets out a vision and aims alongside six delivery actions that should be undertaken to help develop the structures in which the Green Network can be delivered. Spatial priorities are also identified in an 'action zone' framework. Five distinct Green Network Zones have been defined to help target actions and resources for delivery. A spatial analysis of these areas identified a green network hierarchy of resources with 7 areas identified as of regional importance.
<b>The Inverclyde Greenspace Strategy (2008)</b>	Sets out the policies and measures required to protect and improve the Council's greenspaces.
<b>Inverclyde Sports Pitches Plan (2008)</b>	Reviewed key leisure sites and identifies which sports are thriving in Inverclyde in order to align investment priorities. Aims to increase sports pitch capacity in terms of facility space and availability.
<b>Inverclyde Council Play Area Strategy (2010)</b>	A strategy for the provision, management and maintenance of local authority play areas within Inverclyde to inform future investment decisions.
<b>Strategy for Sport and Physical Recreation (2007)</b>	Focuses on enhancing the opportunities for increased physical recreation and sporting participation. Aims to ensure that the value of sport and physical recreation to Inverclyde and its people is maximised over the next 5-10 years. Sets out a vision for sport and recreation and 4 strategic goals, each with further proposed action areas and specific actions.
<b>Inverclyde's Tourism Strategy and Action Plan 2009-2016</b>	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.
<b>2012 Air Quality Updating and Screening Assessment for Inverclyde Council (2012)</b>	To review and assess local air quality to determine whether national objectives set out in the Air Quality (Scotland) Regulations 2000 (as amended) are likely to be achieved.
<b>The School Estate Management Plan (2007)</b>	<p>Its main objective is to rationalise the provision of primary and secondary schools in line with current rolls and future roll projections. The condition and age of many school properties in Inverclyde no longer meet the requirements of the education service</p> <p>Among the Plan's aims:</p> <ul style="list-style-type: none"> <li>• improve accommodation and provide a secure and healthy environment;</li> <li>• support the social and economic regeneration of Inverclyde;</li> <li>• Promote Social Inclusion through the provision of access for the disabled</li> <li>• Provide modern schools which are wind and watertight with consequently low maintenance requirements</li> </ul>

## APPENDIX H

### Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

#### Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 3	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
Development Strategy											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

**Development Strategy: Retain strategy from Adoped Plan of re-use of brownfield land or release Green Belt sites suggested in pre-MIR consultation for development. THE PREFERRED OPTION IS OPTION 1**

OPTION 1: Retain the Development Strategy as set out in the adopted Inverclyde Local Plan which is based upon the primary overriding principle of Scottish Planning Policy, that of sustainable development. There are two main objectives:

(1) To optimise brownfield development within the existing built-up areas, so as to support urban containment; and  
 (2) To maximise and focus the majority of development within the centre and east of Inverclyde by 'channelling demand' to these areas of regeneration.

+	+	0	0	0	0	0	0	+	+
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Positive impact on biodiversity, flora and fauna; population and human health; and landscape as development would be guided to the most appropriate locations to protect important habitats and green/open spaces and while enhancing currently vacant and derelict sites and being accessible and well located to meet people's needs. Benefits would be cumulative and synergistic as the strategy were implemented.

OPTION 2: Release new development sites in the Green Belt. Consider suggested Development Sites that land owners, developers or agents for the

-	+	-	-	0	0	0	-	-
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Negative impact on biodiversity, flora and fauna as Green Belt sites developed. Positive impact on population and human health through the provision of more housing. Negative impact on soil due

Main Issues Chapter 3  Development Strategy	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

owners consider have potential to be developed for an alternative use to that identified in the adopted Plan.

to contamination from development.  
 Negative impact on the water environment due to development impact on watercourses.  
 Negative impact on landscape due to Green Belt development.  
 Inter-relationships - overall negative impact.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and to protect the water environment from contamination and flooding.  
 Important greenspaces and networks should be protected and strengthened where appropriate. Sympathetic development and landscaping should aim to minimise landscape impacts.  
 Disbenefits would be cumulative and synergistic as the strategy were implemented.

### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP.



# APPENDIX H Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 4	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
<b>Economy</b>										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 1: Spango Valley (Valley Park): Different options for redevelopment of Spango Valley**      **THE PREFERRED OPTION IS OPTION 2**

OPTION 1: A mix of uses over the entire site reflecting the proposed prison at the former Greenock High School and Glenburn School site, as well as the proposed uses recommended by the representatives of the two main owners of the site, should be identified in the new Local Development Plan. The following specific uses would therefore be considered to be acceptable at Spango Valley:

- Prison
- Business and industrial uses
- Commercial uses to support residential and business uses
- Affordable residential development

0	+	P+	0	0	0	0	-	0
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Positive impact on population and human health due to increased provision of affordable housing.  
 Potential positive impact on soil as any contamination would be dealt with in the development and any green areas and gardens would improve the soil quality.  
 Negative impact on landscape due to development but sympathetic development and landscaping works could mitigate this.  
 Impacts would be long term and not easily reversed.

OPTION 2: The entire Spango Valley area should be the subject of a

P+	+	+	P+	0	0	0	-	0
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Potential positive impact on biodiversity, flora and fauna as new green areas are proposed.

Main Issues Chapter 4	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
Economy										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

comprehensive masterplan, to address the proposed prison site (and the development details as they emerge), the remaining business uses within the IBM site and the vacant land at both the IBM and Sanmina sites. Consideration needs to be given to the requirement for additional business and industrial land, housing needs and demand, leisure and recreation opportunities, appropriate renewable energy opportunities and other uses compatible with a Green Belt location, as well as the relationship between all these uses. In regard to any potential for housing development, particular focus should be on matters relating to access to facilities (schools, shops, community facilities) and the potential limitations of sunlight due to the topography on the adjacent land.

Positive impact on population and human health due to increased provision of affordable housing  
 Potential positive impact on soil as new green areas proposed  
 Potential positive impact on water environment as is currently as site at risk of flooding and this would be addressed through the development and would be alleviated by increased greenspace. Spango Burn subject to pressures from pollution and morphological alterations that development should try to alleviate.  
 Negative impact on landscape due to development but sympathetic development and landscaping works could mitigate this.  
 Any master plan would have an EIA carried out for it. Impacts would be long term and not easily reversed.

OPTION 3: The new Local Development Plan should retain all land currently identified in the adopted Local Plan (2005) for business and industry purposes, with the exception of site which has been approved for the prison facility.

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Negative impact on landscape due to development but sympathetic development and landscaping works could mitigate this.  
 Impacts would be long term and not easily reversed.

### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP.

<b>Main Issues Chapter 4</b>	<b>ENVIRONMENTAL ISSUES</b>											
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b> Biodiversity, Flora and Fauna	<b>CH</b> Cultural Heritage	
<b>Economy</b>										<b>PHH</b> Population, Human and Health	<b>L</b> Landscape	
										<b>S</b> Soil	<b>IR</b> Inter-Relationship	
										<b>WE</b> Water Environment		
										<b>CF</b> Climatic Factors		
									<b>MA</b> Material Assets			



<b>Main Issues Chapter 4</b>	<b>ENVIRONMENTAL ISSUES</b>											
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b> Biodiversity, Flora and Fauna	<b>CH</b> Cultural Heritage	
<b>Economy</b>										<b>PHH</b> Population, Human and Health	<b>L</b> Landscape	
										<b>S</b> Soil	<b>IR</b> Inter-Relationship	
										<b>WE</b> Water Environment		
										<b>CF</b> Climatic Factors		
									<b>MA</b> Material Assets			

**Option taken forward to Proposed LDP**

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H

## Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 4	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Economy										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

### Main Issue 3: Port Glasgow Industrial Estate: Changes in designation of different areas of Port Glasgow Industrial Estate THE PREFERRED OPTIONS ARE OPTIONS 1 and 2

OPTION 1: An alternative designation for housing and community uses should be identified for that part of Port Glasgow Industrial Estate which lies to the south of Auchinleck Lane to the edge of the Green Belt.

-	+	-	0	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of currently undeveloped site. Surveys to identify important species and habitats should be undertaken and measures to avoid their disturbance or replacement should be used. Green networks should be retained or strengthened where possible  
 Positive impact on population and human health due to increased provision of new (affordable) housing.  
 Negative impact on soil due to contamination from development . High quality soils should be avoided.  
 Potential negative impact on landscape through localised impact on views.  
 Impacts would be long term and difficult to reverse.

OPTION 2: An alternative use designation as Green Belt should be identified for that part of Port Glasgow Industrial Estate which lies to the south of Auchinleck Lane to the edge of the

+	+	+	0	0	0	0	0	+	+
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Positive impact on biodiversity, flora and fauna; population and human health; soil; and landscape as the site is protected from development that would otherwise have negative impacts.

Main Issues Chapter 4	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Economy										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

Green Belt.

OPTION 3: An alternative use for housing should be identified for the main part of Port Glasgow Industrial Estate which lies to the north of Dubbs Road.

P +	+	0	0	0	0	0	0	0	0
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Potential positive impact on biodiversity, flora and fauna through the creation of green corridors through housing area  
Positive impact on population and human health due to increased provision of new (affordable) housing.

OPTION 4: All land identified for business and industrial purposes as being within Port Glasgow Industrial Estate in the adopted Inverclyde Local Plan 2005 should be retained.

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### Option taken forward to Proposed LDP

Following further internal discussions it was decided to retain the business designation for this site in order to ensure an adequate supply of industrial land throughout the authority. There were no responses to this issue in the MIR consultation and, although the preferred options would have resulted in some positive environmental impacts, this option has no environmental impacts.





<b>Main Issues Chapter 4</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Economy</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

•strategic areas, i.e. areas within Inverclyde Riverside SEIL. These areas should be promoted in the first instance for a specialised use(s) and/or protected for Use Classes 4, 5 and 6;

•business and industrial areas. These areas, in addition to Use Classes 4, 5 and 6, would be allowed development that would contribute to permanent employment creation or be clearly supportive of the operation of existing businesses in the area. These uses would not include residential use or uses usually associated with a Town Centre

OPTION 3: Protect strategic areas for Use Classes 4, 5 and 6 and/or for specialised use(s), and retain the existing policy protection in other business and industrial areas as in the adopted Local Plan, in the designated business and industrial areas.

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### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP.



Main Issues Chapter 5	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
Town Centres										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

garage on Ker Street/West Blackhall Street (site submitted through pre-MIR consultation),

OPTION 4: or b) part of sub-division G

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OPTION 5: or c) all of sub-division G, as indicated in Figure 8.

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### Option taken forward to Proposed LDP

The proposed change in Option 1 was taken forward to the Proposed Plan, along with Option 4b to include part of sub-division G of the Outer Mixed/Commercial Area. This was option was selected based on the outcomes of the MIR consultation and changing circumstances in that area, where more units had become vacant, making this a better option to support the wider town centres strategy. There were no environmental impacts from any of the options.

# APPENDIX H Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 5	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Town Centres										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

**Main Issue 5:Greenock Town Centre Boundaries: Change to Greenock Town Centre Central Shopping Area division boundary THE PREFERRED OPTION IS OPTION 1**

OPTION 1: Retain the Primary Shopping Area designation, and the accompanying policy to ensure that it remains primarily in use for retailing. Extend the Primary Shopping Area north to include all of Hamilton Gate. All other sub-divisions remain the same.

0	0	0	0	0	0	0	0	0
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Change to policy will not change development on the ground.

OPTION 2: Retain the Primary Shopping Area designation, and the accompanying policy to ensure that it remains primarily in use for retailing. Extend the Primary Shopping Area north to include all of Hamilton Gate. Remove all other divisions within the Central Shopping Area.

0	0	0	0	0	0	0	0	0
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**Option taken forward to Proposed LDP**

Main Issues Chapter 5	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Town Centres										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

Option 2 was taken forward to the Proposed LDP as it was decided, after further internal consultation, that the policy objective of maintaining a 'retail core' within the main shopping area could be achieved without the need for further division within the Central Shopping Area. There were no replies to this specific issue in the MIR consultation and there are no anticipated environmental impacts from either option.



Main Issues Chapter 5  Town Centres	ENVIRONMENTAL ISSUES																
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage	PHH Population, Human and Health	L Landscape	S Soil	IR Inter-Relationship	WE Water Environment	CF Climatic Factors

OPTION 3: Extend the boundary to include the Tesco Extra site to the link road to the Brown St/William St roundabout. The rest of the site would become edge-of-centre with no formal town centre/retailing designation.

0	0	0	0	0	0	0	0	0	0
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OPTION 4: Designate the whole site created by the realignment of the A8 trunk road as a Commercial Centre.

0	0	0	0	0	0	0	0	0	0
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OPTION 5: Retain the Port Glasgow Town Centre boundary as it is and assess new development proposals outwith the boundary, including on the Tesco Extra site, as edge-of-centre in terms of the sequential test.

0	0	0	0	0	0	0	0	0	0
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### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP





Main Issues Chapter 5	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Town Centres										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

**Option taken forward to Proposed LDP**

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H

## Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 5	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Town Centres										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 7:Gourock Town Centre Relief Road: Protect the line of the possible relief road to take traffic off Kempock St THERE IS NO PREFERRED OPTION**

OPTION 1: Identify the line of the Kempock Street Relief Road to be protected from development (see map), while acknowledging that it is unlikely to be constructed within the lifetime of the new Plan. This would not prevent its construction at some time in the future when funding may be available.

0	0	0	0	0	0	0	0	0	0
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The only area that could be developed has recently been landscaped.  
If a development goes ahead it will be subject to EIA.

OPTION 2: Remove all reference to the Kempock Street Relief Road, and any potential restriction on development along its line. All land along the line of the proposed road would be covered by town centre policies, with no other impediments to development.

0	0	0	0	0	0	0	0	0	0
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**Option taken forward to Proposed LDP**

Main Issues Chapter 5	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Town Centres										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

No preferred option was identified. Planning permission has now been granted to develop the relief road scheme so it is being taken forward in the Plan to reflect this.

# APPENDIX H

## Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 6	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Environment										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

### Main Issue 8: Open Spaces in the Urban Area: Change in the way open spaces are protected in the Plan. THE PREFERRED OPTIONS ARE OPTIONS 1 and 2

OPTION 1: Protect all areas of open space irrespective of size to ensure the maximum provision of open space throughout Inverclyde.

+	+	0	0	0	0	0	0	0	0
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Positive impact on biodiversity, flora and fauna due to increased number of protected areas.  
Positive impact on population and human health through the positive physical and mental health benefits of increased open space.

OPTION 2: Consider other uses for certain areas of open space that do neither contribute to the visual amenity of the area, nor provide for recreational uses, in order to focus on open space which does contribute to the amenity of the area.

-	0*	P-	?	0	0	0	0	0	0
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Negative impact on biodiversity, flora and fauna due to the loss of open space as sites developed. Surveys should be undertaken where important species or habitats may be affected and measures taken to replace habitat or avoid their disturbance and green networks should be protected or created where possible.  
Overall neutral impact on population and human health as there would be a positive benefit from any (affordable) housing, but a negative impact from the loss of open space. Important open space should be protected and new open space provided as part of development of any site.  
Potential negative impact on soil due to contamination from development. High quality soils should be protected.

Main Issues Chapter 6  Environment	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

Unsure of impact on water environment as presently unsure of exact sites, but mitigation measures would be put in place where there was an anticipated negative impact. Negative impacts from development would be long term and difficult to reverse.

OPTION 3: Keep the open space designations and policies as they are in the adopted Local Plan 2005, as they already perform the required function.

0	0	0	0	0	0	0	0	0	0
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### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 6	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Environment										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 9: Green Network and Area Renewal: Application of principles from erz report to new development to provide an improvement to the green network. THE PREFERRED OPTION IS OPTION 1**

OPTION 1: Apply the principles of the erz report to all new developments in designated regeneration areas to ensure the best outcome in terms of providing a green network.

+	+	P+	P+	P+	0	0	P+	+
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Positive impact on biodiversity, flora and fauna as creates corridors and green links  
 Positive impact on population and human health through increased wellbeing  
 Potential positive impact on soil through possible improvements to contaminated land  
 Potential positive impact on the water environment due to knock on effects from improvements to surrounding land  
 Potential positive impacts on climatic factors due to changes in building orientation increasing passive heating and lighting  
 Potential positive impact on landscape in local areas  
 Inter-relationships - overall positive impact on environment that would be cumulative as the principles were implemented across the authority.

OPTION 2: Apply the principles of the erz report to selected new developments in the regeneration areas, where

+	+	P+	P+	P+	0	0	P+	+
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Positive impact on biodiversity, flora and fauna as creates corridors and green links  
 Positive impact on population and human health through

<b>Main Issues Chapter 6</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Environment</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

appropriate, where they would have the most impact.

increased wellbeing  
 Potential positive impact on soil through possible improvements to contaminated land  
 Potential positive impact on the water environment due to knock on effects from improvements to surrounding land  
 Potential positive impacts on climatic factors due to changes in building orientation increasing passive heating and lighting  
 Potential positive impact on landscape in local areas  
 Inter-relationships - overall positive impact on environment.

OPTION 3: Continue to apply the existing principles adopted by the Council which coincide, to varying degrees, with those of the erz report.

0	0	0	0	0	0	0	0	0	0
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**Option taken forward to Proposed LDP**

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 6	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Environment										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 10: Inverkip Conservation Area: Change to Conservation Area boundary THE PREFERRED OPTION IS OPTION 1**

OPTION 1: Amend the existing boundary at three locations:

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Positive impact on cultural heritage through an improvement to the quality of the built environment within the boundary that would be cumulative as houses were improved over time.

Move the boundary to the north of nos. 1 and 2 Fran Terrace;  
 Move the boundary to the north and east of Drumarg' bungalow; and  
 Move the boundary to the west of 75-79 Crawford Lane

to remove a number of modern buildings from within the Conservation Area

OPTION 2: Retain the existing Inverkip Conservation Area boundary as it is appropriate.

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**Option taken forward to Proposed LDP**



Main Issues Chapter 6	ENVIRONMENTAL ISSUES												
	Environment	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH
										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H

## Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 6	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Environment										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 11: New Conservation Area for Kilmacolm: Creation of a new Conservation Area at Kilmacolm Cross THE PREFERRED OPTION IS OPTION 1**

OPTION 1: Create a new conservation area around the Cross taking in commercial and community uses which would afford additional protection to the buildings within this boundary. The boundary of the new conservation area would run north of the church hall on Port Glasgow Road, down the rear of the hall and the Kilmacolm Old Kirk, along Market Street along the rear of properties from Market Street to no. 2 Bridge of Weir Road, west along the rear boundary of the Community Centre and Nos. 1 and 2 Lochwinnoch Road to Duchal Road back along Lochwinnoch Road to Hunter Drive, along the rear of properties on Lochwinnoch Road up to Smithy Brae and along the rear of properties on Port Glasgow Road back towards the church hall.

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Positive impact on cultural heritage through an improvement to the quality of the built environment within the boundary that would be cumulative as houses were improved over time.

Main Issues Chapter 6  Environment	ENVIRONMENTAL ISSUES																
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage	PHH Population, Human and Health	L Landscape	S Soil	IR Inter-Relationship	WE Water Environment	CF Climatic Factors

OPTION 2: As Option 1 above with the inclusion of the grounds and building of the Pullman Tavern on the west side of Lochwinnoch Road as it was the former railway station building.

0	0	0	0	0	0	0	+	0	0
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Positive impact on cultural heritage through an improvement to the quality of the built environment within the boundary that would be cumulative as houses were improved over time.

OPTION 3: A boundary drawn up in consultation with the Scottish Civic Trust and Kilmacolm Civic Trust to take account of the alternative views of the community.

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Positive impact on cultural heritage through an improvement to the quality of the built environment within the boundary that would be cumulative as houses were improved over time.

OPTION 4: No new conservation area as this area does not require further protection over and above that provided by the Local Plan policies.

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### Option taken forward to Proposed LDP

Option 2 was taken forward to the Proposed LPD following a boundary review by the Scottish Civic Trust (Assessment of Proposed Kilmacolm Cross Conservation Area, Consultation Draft November 2012), which recommended that as the best option. All of the options have the same, positive, anticipated environmental impact on cultural heritage by protecting historically significant buildings.



Main Issues Chapter 6	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Environment										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 6	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Environment										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 13: Enabling Policy for Historic Buildings: Policy relating to development to support historic buildings THE PREFERRED OPTION IS OPTION 1**

OPTION 1: A policy for enabling development is included in the new Plan which relates to Gardens and Designed Landscape designations only. This would focus policy on Ardgowan House, Duchal House and Finlaystone House, being the most significant historic buildings and their estates in the Green Belt.

-	0*	-	?	0	0	+	P-	0
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Negative impact on biodiversity, flora and fauna due to loss of Green Belt.  
 Overall neutral impact on population and human health as the positive impact of access to new housing would be offset by the negative impact of the loss of greenspace.  
 Negative impact on soil due to contamination from development.  
 Unknown impact on water environment as would be dependent on specific sites.  
 Positive impact on cultural heritage through the retention of the building.  
 Potential negative impact on landscape dependent on specific site of development. Mitigation would be expected to protect or replace any important species, habitats and soils and to protect the water environment where appropriate. Important greenspaces and networks should be protected and strengthened where appropriate.  
 Sympathetic development and landscaping would minimise landscape impacts.  
 Negative impacts would be long-term and difficult to

<b>Main Issues Chapter 6</b>	<b>ENVIRONMENTAL ISSUES</b>										
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b> Biodiversity, Flora and Fauna	<b>CH</b> Cultural Heritage
<b>Environment</b>										<b>PHH</b> Population, Human and Health	<b>L</b> Landscape
										<b>S</b> Soil	<b>IR</b> Inter-Relationship
										<b>WE</b> Water Environment	
										<b>CF</b> Climatic Factors	
										<b>MA</b> Material Assets	

reverse.

OPTION 2: A policy for enabling development is included in the new Plan which relates to Gardens and Designed Landscape designations and also those classified as Buildings at Risk in the Green Belt. This policy would include those buildings where development proposals are advanced to secure them from further decline, as well as the most significant historic buildings and their estates in the Green Belt.

-	0*	-	?	0	0	+	P-	0
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Negative impact on biodiversity, flora and fauna due to loss of Green Belt.  
 Overall neutral impact on population and human health as the positive impact of access to new housing would be offset by the negative impact of the loss of greenspace.  
 Negative impact on soil due to contamination from development.  
 Unknown impact on water environment as would be dependent on specific sites.  
 Positive impact on cultural heritage through the retention of the building.  
 Potential negative impact on landscape dependent on specific site of development.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and to protect the water environment where appropriate. Important greenspaces and networks should be protected and strengthened where appropriate. Sympathetic development and landscaping would minimise landscape impacts.  
 Negative impacts would be long-term and difficult to reverse.

OPTION 3: No policy is added to the Plan and Inverclyde Council continue to look at planning proposals and applications as they are submitted on their individual merits

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**Option taken forward to Proposed LDP**

Main Issues Chapter 6	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Environment										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

The preferred option was taken forward to the Proposed LDP.



# APPENDIX H Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

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Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 7	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Housing										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

**Main Issue 14: Affordable (Low Cost) Housing: Means of identifying sites for low cost housing THE PREFERRED OPTION IS OPTION 1**

OPTION 1: To fully reflect and provide for the housing needs and demand identified in the GCV HNDA, the LDP should identify and protect housing development opportunity sites which are best suited for Affordable Housing (social rented and intermediate, low cost housing), to distinguish them from mainstream private sector housing sites.

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Positive impact on population and human health through increased access to new affordable housing in appropriate sites.

OPTION 2: In recognition of the land allocations already made in the adopted Local Plan and their remaining capacities, the LDP should identify and protect only those housing development opportunity sites which are best suited to Affordable Housing that are in Inverclyde Council or RSL ownership.

0	+	0	0	0	0	0	0	0
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Positive impact on population and human health through increased access to new affordable housing in appropriate sites.

<b>Main Issues Chapter 7</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b> Biodiversity, Flora and Fauna	<b>CH</b> Cultural Heritage	<b>PHH</b> Population, Human and Health	<b>L</b> Landscape
<b>Housing</b>										<b>S</b> Soil	<b>IR</b> Inter-Relationship	<b>WE</b> Water Environment	
										<b>CF</b> Climatic Factors		<b>MA</b> Material Assets	

OPTION 3: To maintain flexibility in the residential land allocations in the LDP, retain the existing approach where no distinction is made in terms of housing tenure.

<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**Option taken forward to Proposed LDP**

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H

## Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 7	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
Housing										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 15: Undeveloped Housing Sites on the Settlement Edge: Re-designation of undeveloped housing sites for affordable housing or green belt. THE PREFERRED OPTION IS OPTION 2**

OPTION 1: Identify and protect those of the above sites that are considered appropriate for affordable housing to distinguish them from mainstream private housing sites. It should be noted that many of these sites may be most appropriately developed for 'intermediate' low cost housing.

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Positive impact on population and human health as allows people who can't afford market housing (and those who don't qualify for social housing) an opportunity to own a house. Benefits would be long term.

OPTION 2: In addition to Option 1, identify and protect those of the above sites where the introduction of a quota of affordable housing in addition to mainstream private housing would be considered appropriate. It should be noted that the affordable housing could include a mix of both social rented and 'intermediate' low cost housing.

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Positive impact on population and human health as allows people who can't afford market housing (and those who don't qualify for social housing) an opportunity to own a house. Benefits would be long term.

Main Issues Chapter 7  Housing	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

OPTION 3: Retain the above sites as general housing development opportunity sites as they are currently identified in the adopted Inverclyde Local Plan.

0	0	0	0	0	0	0	0	0	0
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OPTION 4: Remove the current 'housing development opportunity' designation from the above sites and designate those that are appropriate as Green Belt.

+	0	P+	0	0	0	0	+	+
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Positive impact on biodiversity, flora and fauna as protects sites from development.  
 Overall neutral impact on population and human health as the negative impact from the loss of new housing is balanced by the positive impact of increased access to greenspace  
 Potential positive impact on soil where sties are protected from development  
 Positive impact on landscape as sites protected from development  
 Inter-relationships - overall positive impact.

### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP.

# APPENDIX H

## Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 7	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
<b>Housing</b>										BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

**Main Issue 16: Port Glasgow Inner Lower Study Area: Designation of Clune Brae/Nether Auchenleck site THE PREFERRED OPTION IS OPTION 1**

OPTION 1: Should the currently designated housing development site at Clune Brae/Nether Auchenleck be removed from the Plan, with greater flexibility given to potential uses of the site? While alternative uses could include an element of housing in certain specific parts of the site, greater emphasis could be placed upon the green network and linkages through the site, and opportunities for leisure and recreational uses. Appropriate renewable energy opportunities could also be explored.

+	0	P+	0	P+	0	0	+	+
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Positive impact on biodiversity, flora and fauna due to the increase in green space  
 Overall neutral impact on population and human health as the negative impact of fewer new houses would be offset by a better environment  
 Potential positive impact on soil, but little information on current quality.  
 Potential positive impact on climatic factors if developed for renewable energy.  
 Positive impact on landscape due to less intensive development.  
 Inter-relationships - overall positive impact

OPTION 2: Should the currently designated housing development site at Clune Brae/Nether Auchenleck remain in the Plan as a potential housing

0	0	0	0	P+	0	0	0	0
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Main Issues Chapter 7	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
Housing										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

development opportunity?

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**Option taken forward to Proposed LDP**

The preferred option was taken forward to the Proposed LDP.



Main Issues Chapter 7  Housing	ENVIRONMENTAL ISSUES																
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage	PHH Population, Human and Health	L Landscape	S Soil	IR Inter-Relationship	WE Water Environment	CF Climatic Factors

OPTION 3: Lynedoch and Ingleston  
Should the general business and industrial areas of Lynedoch and Ingleston (currently designated Policy B1 in the adopted Local Plan) be made more flexible, as stated in Preferred Option 1 (bullet point 3) under Main Issue 4 of this report.

0	+	0	0	0	0	0	0	0	0
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Positive impact on population and human health due to the Introduction of new housing. Benefits would be long term.

OPTION 4: Lynedoch and Ingleston  
Should the general business and industrial areas of Lynedoch and Ingleston remain designated and protected for Use Classes 4, 5 and 6 only, as in the adopted Local Plan.

0	0	0	0	0	0	0	0	0	0
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### Option taken forward to Proposed LDP

The preferred option was taken forward to the Proposed LDP.



# APPENDIX H

## Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage	L Landscape	IR Inter-Relationship
										PHH Population, Human and Health			
										S Soil			
										WE Water Environment			
										CF Climatic Factors			
										MA Material Assets			

Site 1. East of former Bridge of Weir Hospital, Quarriers Village: Proposed development for housing.

-	+	-	P -	0	0	0	P -	0
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Negative impact on biodiversity, flora and fauna through development of greenfield site.  
 Positive impact on population and human health through the provision of new housing.  
 Negative impact on soil due to contamination from development.  
 Potential negative impact on the water environment as site adjacent to a water course that could be affected by development.  
 Potential negative impact on the landscape from development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and to protect the water environment where appropriate from contamination and flooding problems. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

This site is not being included in the Proposed LDP.

Site 2. West of former Bridge of Weir Hospital, Quarriers Village (1): Proposed development for housing.

-	+	-	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
 Positive impact on population and human health due to provision of new housing.  
 Negative impact on soil due to contamination from development.  
 Potential negative impact on landscape from development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 3. West of former Bridge of Weir Hospital, Quarriers Village (2): Proposed development for housing.

-	+	-	-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna from development of greenfield site.  
 Positive impact on population and human health due to provision of new housing.  
 Negative impact on soil through contamination from development.  
 Negative impact on water environment as site is known to flood,  
 Potential negative impact on landscape from development of greenfield site

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>										
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b> Biodiversity, Flora and Fauna	<b>CH</b> Cultural Heritage
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b> Population, Human and Health	<b>L</b> Landscape
										<b>S</b> Soil	<b>IR</b> Inter-Relationship
										<b>WE</b> Water Environment	
										<b>CF</b> Climatic Factors	
										<b>MA</b> Material Assets	

Mitigation would be expected to protect or replace any important species, habitats and soils and to address the flooding issues on the site. Sympathetic development and landscaping would help minimise landscape impacts. . Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 4. Milton Wood, Lochwinnoch Rd, Kilmacollm: Proposed development for housing and school extension.

-	+	-	P-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site, which is also part of a SINC. Positive impact on population and human health through provision of new housing and school extension. Negative impact on soil through contamination by development. Potential negative impact on water environment as adjacent cycle way drains into site. Adjacent to Gryfe Water which is assessed as poor at this point due to pollution and morphological alterations. Potential negative impact on landscape from development of greenfield site. Mitigation would be expected to protect or replace any important species and habitats and to take account of the sites SINC designation. Soils should also be protected, as should the water environment where appropriate to help address the pressures identified to be negatively impacting on water quality and to alleviate any flooding issues. Important greenspaces and networks should be protected and strengthened where appropriate. Sympathetic development and landscaping would minimise landscape impacts.

Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 5. Lochwinnoch Road, Kilmacolm:  
Proposed development as a private school.

-	+	-	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna through development of greenfield site, which is also part of a SINC. Positive impact on population and human health due to provision of new school. Negative impact on soil due to contamination by development. Potential negative impact on landscape due to development of greenfield site. Mitigation would be expected to protect or replace any important species and habitats and take account of the site's SINC designation, along with soils. Important greenspaces and networks should be protected and strengthened where appropriate. Sympathetic development and landscaping would minimise landscape impacts. Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 6. North Denniston Farm, Kilmacolm: Proposed development for housing.

-	+	-	P-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Positive impact on population and human health due to provision of new housing. Negative impact on soil due to contamination by development. Potential negative impact on water environment as site has

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

known drainage issues.  
 Potential negative impact on landscape by development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and to address the drainage issues with the site. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

This site was requested to be deleted from consideration in the Post MIR Additional Suggested Development Sites consultation and therefore is not being included in the Proposed LDP.

Site 7. Bridge of Weir Road, Kilmacolm:  
 Proposed development for housing.

-	+	-	P -	0	0	P -	P -	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Potential negative impact to water environment as site has known drainage/flooding issues.  
 Potential negative impact to cultural heritage as adjacent to conservation area.  
 Potential negative impact to landscape by development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and to address the drainage issues. Sympathetic development and landscaping would minimise landscape and cultural heritage impacts.  
 Impacts would be long term and difficult to reverse.

Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

This site was requested to be deleted from consideration in the Post MIR Additional Suggested Development Sites consultation and therefore is not being included in the Proposed LDP.

Site 8. West of Quarry Drive, Kilmacolm:  
Proposed development for housing.

-	+	-	-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Negative impact on water environment due to known flooding and drainage problems.  
Potential negative impact on landscape due to development of greenfield site.  
Mitigation would be expected to protect or replace any important species, habitats and soils and address the flooding and drainage issues. Sympathetic development and landscaping would minimise landscape impacts.  
Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 9. Planetreeyetts, Kilmacolm:  
Proposed development for housing.

-	+	-	-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Negative impact on water environment due to known

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b> Biodiversity, Flora and Fauna	<b>CH</b> Cultural Heritage	<b>L</b> Landscape	<b>IR</b> Inter-Relationship
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b> Population, Human and Health			
										<b>S</b> Soil			
										<b>WE</b> Water Environment			
										<b>CF</b> Climatic Factors			
										<b>MA</b> Material Assets			

flooding and drainage issues.  
 Potential negative impact on landscape due to development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and address the flooding and drainage issues. Sympathetic development and landscaping would minimise landscape impacts. Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 10. South of the cemetery, Kilmacolm: Proposed development for housing.

-	+	-	-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Negative impact on water environment due to known flooding and drainage problems.  
 Potential negative impact on landscape due to development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and to protect the water environment and alleviate the known flooding and drainage issues. Sympathetic development and landscaping would minimise landscape impacts. Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

Site 11. Former quarry, Port Glasgow Road, Kilmacolm: Proposed development for housing.

-	+	-	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Potential negative impact on landscape due to development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

Following representations to the MIR and Post-MIR consultations, and internal discussions, this site has been included in the Proposed LDP. The negative impacts identified in the assessment will be taken into account in determining the details of any planning permission submitted for the site to ensure appropriate mitigation measures are put in place to minimise them.

Site 12. Whitelea Crescent, Kilmacolm: Proposed development for housing.

-	+	-	-	0	0	0	0	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site, which is part of a SINC.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Negative impact on water environment due to known flooding issues.  
 Mitigation would be expected to protect or replace any important species and habitats and take account of the site's SINC designation. Soils and the water environment



<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>										
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF Biodiversity, Flora and Fauna</b>	<b>CH Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH Population, Human and Health</b>	<b>L Landscape</b>
										<b>S Soil</b>	<b>IR Inter-Relationship</b>
										<b>WE Water Environment</b>	
										<b>CF Climatic Factors</b>	
									<b>MA Material Assets</b>		

should also be protected so as to alleviate the known flooding issues.  
Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 13. The 'plots' site, Port Glasgow Road, Kilmacolm: Proposed development for housing.

-	+	-	0	0	0	0	0	P -	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Potential negative impact on landscape due to development of greenfield site.  
Mitigation would be expected to protect or replace any important species, habitats and soils. Sympathetic development and landscaping would minimise landscape impacts.  
Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 14. Balrossie, Kilmacolm: Enabling policy associated with proposed conversion of former school and new build housing.

-	+	-	0	0	0	0*	0*	P -	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Overall neutral impact on cultural heritage as the positive

Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

impact of retaining the listed building may be offset by the negative impact on its setting by the newbuild housing. Potential negative impact on landscape due to development of greenfield part of site. Mitigation would be expected to protect or replace any important species, habitats and soils. Sympathetic development and landscaping would minimise landscape and cultural heritage impacts. Impacts would be long term and difficult to reverse.

This site is being taken forward in the Proposed Plan as identified in the Adopted Local Plan. The site has been further assessed as part of the Environment Report accompanying the Proposed LDP.

Site 15. Parkhill Farm (1), Port Glasgow:  
Proposed development for housing.

-	+	-	P -	0	0	0	P -	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Potential negative impact on water environment due to potential flooding/drainage issues.  
Potential negative impact to landscape due to development of greenfield site.  
Mitigation would be expected to protect or replace any important species, habitats and soils and to alleviate flooding/drainage issues if appropriate. Sympathetic development and landscaping would minimise landscape impacts.  
Impacts would be long term and difficult to reverse.

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

This site is not being included in the Proposed LDP.

Site 16. Parkhill Farm (2), Port Glasgow:  
Proposed development for housing.

-	+	-	P-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site, which is part of a SINC. Positive impact on population and human health through provision of new housing. Negative impact on soil due to contamination by development. Potential negative impact on water environment due to potential drainage issues. Potential negative impact on landscape due to development of greenfield site. Mitigation would be expected to protect or replace any important species, habitats and soils and to alleviate any drainage issues where appropriate. Account should be taken of the reasons for the site's SINC designation. Sympathetic development and landscaping would minimise landscape impacts. Impacts would be long term and not easy to reverse.

This site is not being included in the Proposed LDP.

Site 17. Barr's Brae (1), Port Glasgow:  
Proposed development for housing.

-	+	-	-	0	0	0	0	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Positive impact on population and human health through provision of new housing. Negative impact on soil due to contamination by development. Negative impact on water environment due to run-off issues.

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

Mitigation would be expected to protect or replace any important species, habitats and soils and address the run-off issues.  
Impacts would be long term and difficult to reverse.

This site is has been granted planning permission and is therefore being taken forward in the Proposed LDP. It has been further assessed in the Environment Report accompanying the Proposed LDP.

Site 18. Barr's Brae (2), Port Glasgow:  
Proposed development for housing.

-	+	-	-	0	0	0	0	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Negative impact on water environment due to potential flooding issues.  
Mitigation would be expected to protect or replace any important species, habitats and soils. Potential flooding issues should be investigated and appropriate mitigation measures put in place. Sympathetic development and landscaping would minimise landscape impacts.  
Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 19. Mill Dam, Port Glasgow:  
Proposed development for housing.

-	+	-	-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site, which is part of a SINC.  
Positive impact on population and human health through provision of new housing.

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

Negative impact on soil due to contamination by development.  
 Negative impact on water environment as site is former reservoir with associated flooding issues.  
 Potential negative impact on landscape due to development of a greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and address the flooding and other issues associated with the site. Account should be taken of the reasons for the site's SINC designation. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse

This site is not being included in the Proposed LDP.

Site 20. Former Scott Lithgow Yard, Port Glasgow: Proposed inclusion in Port Glasgow Town Centre boundary.

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See Port Glasgow Town Centre, Main Issue 6 and options.

This site is being included in the Proposed LDP and has been assessed in the accompanying Environment Report.

Site 21. Tesco, Port Glasgow: Proposed inclusion in Port Glasgow Town Centre boundary.

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See Port Glasgow Town Centre, Main Issue 6 and options.

This site is being included in the Proposed LDP and has been assessed in the accompanying Environment Report.

Site 22. Dougliehill Road, Port Glasgow: Proposed development for housing.

-	+	-	-	0	0	0	-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.

Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Negative impact on water environment as site is directly below a reservoir with run-off through site and problems with drainage on Dougliehill Road.  
 Negative impact on landscape as site is isolated and prominent and previously undeveloped.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and address the drainage and run-off problems identified. Sympathetic development and landscaping would help minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 23. Montrose Avenue, Port Glasgow: Proposed development for housing.

-	+	-	0	0	+	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site, which is part of a SINC.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Positive impact on material assets as is a council owned site.  
 Potential negative impact on landscape due to development of a greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils. Account should be

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

taken of the reasons for the site's SINC designation. Sympathetic development and landscaping would minimise landscape impacts. Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 24. Gibshill Road, Greenock:  
Proposed development for housing.

-	+	-	0	0	+	0	P -	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site, which is part of a SINC. Positive impact on population and human health through provision of new housing. Negative impact on soil due to contamination by development. Positive impact on material assets as is council owned site. Potential negative impact on landscape due to development of a greenfield site. Mitigation would be expected to protect or replace any important species, habitats and soils. Account should be taken of the reasons for the site's SINC designation. Sympathetic development and landscaping would minimise landscape impacts. Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 25. Ratho Street/MacDougall Street, Greenock: Proposed development for housing.

0	0*	0	P -	0	0	0	0	0
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Overall neutral impact on population and human health as negative impact of loss of employment land is offset by the positive impact of the provision of new housing. Potential negative impact on water environment as a water

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
										<b>MA</b>	<b>Material Assets</b>		

course (Carts Burn) runs through the site which has pressures from flow regime and morphological alteration issues that the development should aim to alleviate. Impacts would be long term and difficult to reverse.

This site is being taken forward to the Proposed LDP for Business/Industrial uses, as in the Adopted LDP. It has been assessed in the Environment Report accompanying the Proposed LDP.

Site 26. Drumfrochar Road (former Tate & Lyle site), Greenock: Proposed development for housing.

<b>0</b>	<b>+</b>	<b>0</b>	<b>P -</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>P +</b>	<b>0</b>
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Positive impact on population and human health due to provision of new housing.  
 Potential negative impact on water environment as Eastern Line of Falls runs through site leading to potential drainage issues which should be investigated and appropriate mitigation measures put in place.  
 Potential positive impact on landscape due to re-use of derelict site.  
 Impacts would be long term and difficult to reverse.

This site is being included in the Proposed LDP and has been assessed in the accompanying Environment Report.

Site 27. Old Largs Road, Greenock: Proposed development for housing.

<b>-</b>	<b>+</b>	<b>0</b>	<b>P -</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
 Positive impact on population and human health through provision of new housing.  
 Potential negative impact on water environment as Eastern Line of Falls runs through site and requires to be surveyed.  
 Negative impact on landscape as isolated and prominent greenfield site.  
 Mitigation would be expected to protect or replace any



Main Issues Chapter 8:  Assessment of Suggested Development Sites	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

important species and habitats and to protect the water environment where appropriate. Sympathetic development and landscaping would help minimise landscape impacts. Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 28. Ker Street, Greenock: Proposed inclusion in Central Shopping Area of Greenock Town Centre.

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See Greenock Town Centre changes to Central Shopping Area boundary, Main Issue 5 and options.

This site is being included in the Proposed LDP as part of a wider revision to the town centre boundaries and has been assessed in the Environment Report accompanying the Proposed LDP.

Site 29. HM Prison, Old Inverkip Road, Greenock: Proposed development for housing.

0	+	0	0	0	0	0	0	P+	0
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Positive impact on population and human health due to provision of new housing.  
Potential positive impact on landscape through replacement of prison with new housing in a predominantly housing area.

This site is not being included in the Proposed LDP.

Site 30. Fort Matilda Industrial Estate, Greenock: Proposed redevelopment opportunity.

0	0*	0	-	0	0	0	0	0	0
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Overall neutral impact on population and human health as possible loss of employment land would be off-set by the redevelopment opportunity.  
Negative impact on water environment due to site levels that would require to be raised. Adjacent to Clyde Estuary which has been classified as moderate status through the River Basin Management Planning regime due to pollution

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>										
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF Biodiversity, Flora and Fauna</b>	<b>CH Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH Population, Human and Health</b>	<b>L Landscape</b>
										<b>S Soil</b>	<b>IR Inter-Relationship</b>
										<b>WE Water Environment</b>	
										<b>CF Climatic Factors</b>	
									<b>MA Material Assets</b>		

and morphological alterations.  
 Mitigation measures should be put in place to ensure that development does not add to or place additional pressures on the Clyde Estuary.  
 Impacts would be long term and difficult to reverse.

This site is being included in the Proposed LDP and has been assessed in the accompanying Environment Report.

Site 31. 'Cheesewedge' site, Cowal View, Gourrock: Proposed development for housing.

-	+	-	P-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Potential negative impact on the water environment due to run-off issues.  
 Potential negative impact on landscape from development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and to address the run-off issues. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

This site has been granted planning permission and so is included in the Proposed LDP and has been assessed in the accompanying Environment Report.

Site 32. Former Greenock High School & Glenburn School, Inverkip Road, Greenock: Proposed development of

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See Spango Valley, Main Issue 1 and options

<b>Main Issues Chapter 8:</b>	<b>ENVIRONMENTAL ISSUES</b>												
	<b>BFF</b>	<b>PHH</b>	<b>S</b>	<b>WE</b>	<b>CF</b>	<b>MA</b>	<b>CH</b>	<b>L</b>	<b>IR</b>	<b>BFF</b>	<b>Biodiversity, Flora and Fauna</b>	<b>CH</b>	<b>Cultural Heritage</b>
<b>Assessment of Suggested Development Sites</b>										<b>PHH</b>	<b>Population, Human and Health</b>	<b>L</b>	<b>Landscape</b>
										<b>S</b>	<b>Soil</b>	<b>IR</b>	<b>Inter-Relationship</b>
										<b>WE</b>	<b>Water Environment</b>		
										<b>CF</b>	<b>Climatic Factors</b>		
									<b>MA</b>	<b>Material Assets</b>			

new prison.

This site has been granted planning permission and so is included in the Proposed LDP and has been assessed in the accompanying Environment Report.

Site 33. IBM site, Spango Valley, Greenock: Proposed development for mixed use including business and housing.

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See Spango Valley, Main Issue 1 and options

This site is being included in the Proposed LDP and has been assessed in the accompanying Environment Report.

Site 34. Western part of former IBM site, Spango Valley, Greenock.: Proposed development for mixed use including business and housing.

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See Spango Valley, Main Issue 1 and options

This site is being included in the Proposed LDP and has been assessed in the accompanying Environment Report.

## APPENDIX H

### Local Development Plan Issues, Options and Sites: Environmental Assessment and Reasons for Options Selected

Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Positive and negative effects balance out	0*

Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
											BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
											PHH Population, Human and Health	L Landscape
											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Climatic Factors	
											MA Material Assets	

Site 35 - Park Road, Kilmacolm:  
Proposed development for housing.

-	+	-	P-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also a SINC and had been proposed to return to Green Belt in the MIR.

Positive impact on population and human health through provision of new housing.

Negative impact on soil due to contamination by development.

Potential negative impact on water environment. Drains run through site and is adjacent to the Gryffe Water. A flood risk assessment would be required .

Potential negative impact on landscape due to development of greenfield site.

Mitigation would be expected to protect or replace any important species, habitats and soils and address any flooding and drainage issues identified. Sympathetic development and landscaping would minimise landscape impacts.

Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

Site 36 - Hazelmere Road, Kilmacolm:  
Proposed development for housing.

-	+	-	P-	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also a SINCC and had been proposed to return to Green Belt in the MIR.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Potential negative impact on water environment. Drains run adjacent to site, a flood risk assessment would be required.  
Potential negative impact on landscape due to development of greenfield site.  
Mitigation would be expected to protect or replace any important species, habitats and soils and address any flooding and drainage issues identified. Sympathetic development and landscaping would minimise landscape impacts.  
Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 37 - West Glen Road, Kilmacolm:  
Proposed development for housing.

-	+	-	P-	0	0	0	0	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also in the Green Belt.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Potential negative impact on water environment, a flood risk assessment would be required. The site is below a reservoir.  
Mitigation would be expected to protect or replace any important species, habitats and soils and address any flooding and drainage issues identified.  
Impacts would be long term and difficult to reverse.

Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

This site is not being included in the Proposed LDP.

Site 38 - Smithy Brae, Kilmacolm:  
Proposed development for mixed use.

-	+	0*	P+	0	+	?	P-	P+
---	---	----	----	---	---	---	----	----

Negative impact on biodiversity, flora and fauna due to development of partly Green Belt site.  
Positive impact on population and human health through provision of new housing.  
Overall neutral impact on soil as negative impact of development of greenfield part of site balanced by positive impact of removal of contamination.  
Potential positive impact on water environment as existing flooding issues would be addressed through the development. A flood risk assessment would be required.  
Positive impact on material assets from sale of council owned building in need of repair.  
Unknown impact on cultural heritage from loss of prominent central building, outcome dependent on quality of replacement building.  
Potential negative impact on landscape due to development of greenfield site.  
Potential positive impact through inter-relationship of issues as the removal of contamination, resolution of flooding issues and potential for better quality buildings in a prominent location would outweigh the negative factors discussed above.  
Mitigation would be expected to protect or replace any important species and habitats. Sympathetic development and landscaping would minimise landscape impacts and good quality replacements for lost buildings would enhance the cultural heritage of the centre.  
Impacts would be long term and difficult to reverse.

This site is being included in the Proposed LDP in a revised form and has been assessed in the accompanying Environment Report.

Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

Site 39 - Dougliehill, Port Glasgow:  
Proposed development for housing.

-	+	-	0	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also in the Green Belt.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.  
Potential negative impact on landscape due to development of prominent greenfield site, but in a developed area.  
Mitigation would be expected to protect or replace any important species, habitats and soils. Sympathetic development and landscaping would minimise landscape impacts.  
Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 40 - Bogston Lane, Greenock:  
Proposed development for housing and commercial uses.

0	+	0	0	0	0	0	0	+	0
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Positive impact on population and human health through provision of new housing.  
Positive impact on landscape due to re-use of derelict site.  
Impacts would be long term.

This site is being included in the Proposed LDP as an economic mixed use area, and has been assessed in the accompanying Environment Report.

Site 41 - Ravenscraig Hospital,  
Greenock: Proposed development for housing.

-	+	-	?	0	0	P-	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Part of the site is also covered by a Tree Preservation Order and part is in the Green Belt and in Clyde Muirshiel Regional Park.  
Positive impact on population and human health through provision of new housing.  
Negative impact on soil due to contamination by development.

Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

Unknown impact on water environment, drains run through the site. A flood risk assessment would be required.  
 Potential negative impact on cultural heritage as one of the buildings on the site is listed.  
 Potential negative impact on landscape due to development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and address any flooding and drainage issues identified. Sympathetic development and landscaping would minimise landscape and cultural heritage impacts.  
 Impacts would be long term and difficult to reverse.

This site is being taken forward in the Proposed Plan as identified in the Adopted Local Plan. The site has been further assessed as part of the Environment Report accompanying the Proposed LDP.

Site 42 - Flatterton Farm, Greenock:  
Proposed development for housing.

-	+	-	P-	0	0	0	-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also in the Green Belt.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Potential negative impact on water environment, a flood risk assessment would be required.  
 Negative impact on landscape due to development of prominent greenfield site adjacent to a main road and on a hillside.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and address any flooding and drainage issues identified. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.



Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
										PHH Population, Human and Health	L Landscape
										S Soil	IR Inter-Relationship
										WE Water Environment	
										CF Climatic Factors	
										MA Material Assets	

This site is not being included in the Proposed LDP.

Site 43 - Dunrod West, Spango Valley, Greenock: Proposed development for mixed use.

-	P +	-	P -	0	0	0	P -	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also in the Green Belt and the Clyde Muirshiel Regional Park.  
 Potential positive impact on population and human health dependent on what is developed.  
 Negative impact on soil due to contamination by development.  
 Potential negative impact on water environment. Spango Burn runs through the site. A flood risk assessment would be required.  
 Potential negative impact on landscape due to development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and address any flooding and drainage issues identified. Sympathetic development and landscaping would minimise landscape impacts. Located within the Consultation Zone for the Gas Transmission Pipeline.  
 Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 44 - Cloch Road, Gourrock: Proposed development for housing.

-	+	-	P -	0	0	0	-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also in the Green Belt and the Clyde Muirshiel Regional Park and is partly covered by a Tree Preservation Order.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Potential negative impact on water environment as drains and small watercourses run through the site. A flood risk

Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

assessment would be required.  
 Negative impact on landscape due to development of prominent greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils and address any flooding and drainage issues identified. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 45 - Berfern, Inverkip: Proposed development for housing.

-	+	-	0	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is also in the Green Belt.  
 Positive impact on population and human health through provision of new housing.  
 Negative impact on soil due to contamination by development.  
 Potential negative impact on landscape due to development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 46 - Finnock Bog Farm East, Inverkip: Proposed development for housing.

-	+	-	0	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of greenfield site. Site is in the Green Belt.  
 Positive impact on population and human health through provision of new housing.

Post-Main Issues Sites  Assessment of Additional Suggested Development Sites	ENVIRONMENTAL ISSUES												
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
										PHH	Population, Human and Health	L	Landscape
										S	Soil	IR	Inter-Relationship
										WE	Water Environment		
										CF	Climatic Factors		
										MA	Material Assets		

Negative impact on soil due to contamination by development.  
 Potential negative impact on landscape due to development of greenfield site.  
 Mitigation would be expected to protect or replace any important species, habitats and soils. Sympathetic development and landscaping would minimise landscape impacts.  
 Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

Site 47 - Bankfoot Farm, Greenock:  
 Proposed commercial development.

P -	P +	0	P -	0	0	0	P -	0
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Potential negative impact on biodiversity, flora and fauna due to development outside of footprint of established buildings. Site is also in the Green Belt.  
 Potential positive impact on population and human health through provision of new employment opportunities.  
 Potential negative impact on water environment. Kip Water runs through/adjacent to site. A flood risk assessment would be required.  
 Potential negative impact on landscape due to change in development pattern and intensity.  
 Mitigation would be expected to protect or replace any important species and habitats and address any flooding and drainage issues identified. Sympathetic development and landscaping would minimise landscape impacts.  
 Located within the Consultation Zone for the Gas Transmission Pipeline.  
 Impacts would be long term and difficult to reverse.

This site is not being included in the Proposed LDP.

## APPENDIX I

### Local Development Plan Policies and Sites: Environmental Assessment

#### Key to Symbols:

Significant positive environmental effects	+	Potentially	P
Significant negative environmental effects	-	Don't Know	?
No significant environmental effects	0	Both positive and negative effects	+/-

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

## Chapter 2: Spatial Strategy

### SDS1: Climate Mitigation and Adaptation - Reducing Carbon and Energy Use

+	+	+	+	+	0	0	P-	+
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Positive impact on biodiversity, flora and fauna due to creation of new habitats and long term secondary benefits from lower greenhouse gas emissions and better air and water quality.

Positive secondary impact on population and human health from better air and water quality. This will particularly benefit those with respiratory problems linked to poor air quality.

Positive secondary impact on soil and the water environment from better air quality and decreased acidification.

Positive impact on climatic factors due to decreased greenhouse gas emissions.

Potential negative impact on landscape due to development of wind turbines/hydro schemes and associated infrastructure. Impacts will be long term but reversible.

Positive inter-relationship between factors as synergies form and interact to reinforce one another.

Impacts will be cumulative as the policy is applied to more sites across the area.

**Mitigation Measures: Any proposed developments would need to meet the requirements of policies INF1, which supports development for renewable energy generation where this doesn't adversely affect the landscape and ENV2 states development will only be considered favourably where it can meet certain criteria, including not adversely affecting landscape character. Appropriate mitigation measures would be a condition of any planning approval.**

Chapter	ENVIRONMENTAL ISSUES										
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Location											

**SDS2: Integration of Land Use and Sustainable Transport**

0	+	0	0	+	0	0	0	0
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Positive secondary impact on population and human health from improved air quality and better public transport/increased access to facilities/services. This will particularly benefit those with respiratory problems and those without access to a car.

Positive impact on climatic factors from reduced greenhouse gas emissions due to less vehicles on the roads/distance driven.

**SDS3: Placemaking**

0	+	0	0	0	0	+	+	0
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Positive impact on population and human health due to creation of better quality places.

Positive impact on cultural heritage as assets will be made better use of and their settings will be enhanced.

Positive impact on landscape due to enhancements to the built environment and better use of open spaces.

Impacts will be cumulative as the policy is applied to more sites across the area.

Chapter	ENVIRONMENTAL ISSUES										
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Location											

**SDS4: Green Network**

+	+	+	+	+	0	0	+	+
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Positive impact on biodiversity, flora and fauna due to improvements to existing and creation of new habitats and better connections between them/creation of green corridors.

Positive secondary impact on population and human health due to the creation of quality outdoor spaces and better access to them.

Positive secondary impact on soil due to benefits of increased greening.

Positive secondary impact on the water environment from protection/enhancement of riparian environment and improved water quality associated with increased greening. Positive secondary impact on climatic factors due to creation of new carbon sinks and benefits from increased greening.

Positive impact on landscape due to increased and better quality greenspace. Positive inter-relationships creating positive impact on environment overall.

Impacts will be cumulative as the policy is applied to more sites across the area.

**SDS5: Development Within the Urban Area**

+/-	+	P+	P+	+	0	0	+	+
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Both positive and negative impacts on biodiversity, flora and fauna as some positive impacts from removal of contamination and some negative impacts from removal of habitats dependant on biodiversity value of specific sites.

Positive impact on population and human health from regeneration of derelict sites and provision of new housing/employment opportunities.

Potential positive impact on soil from removal of any contamination, particularly cumulatively.

Potential positive impact on the water environment due to opening of any culverts, introduction of SUDS and removal of any contamination.

Positive impact on climatic factors through a reduced need to travel and associated greenhouse gases.

Positive impact on urban landscape through regeneration of derelict sites.

Positive inter-relationships creating positive impact on environment overall.

Impacts will be cumulative as the policy is applied to more sites across the area.

**Mitigation Measures: Any proposals for development will be assessed against policy ENV7 which aims to protect biodiversity from development. Necessary mitigation measures such as limits as to when the development can take place or the need to provide new habitats elsewhere will be a condition of any planning approval.**

Chapter	ENVIRONMENTAL ISSUES										
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Location											

**SDS6: Promoting our Town Centres**

0	+	0	0	+	0	0	0	0
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Positive impact on population and human health from improved accessibility to facilities/services and secondary impact from improved air quality. This will particularly benefit those with respiratory problems and those without access to a car.  
 Positive impact on climatic factors from reduced need to travel and associated greenhouse gas emissions.

**SDS7: Regeneration and Renewal Priorities**

+/-	+	P+	?	P-	0	0	0	0
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Both positive and negative impacts on biodiversity, flora and fauna as there may be positive or negative impacts depending on the biodiversity value of specific sites. These may be improved by the removal of contamination/creation of new greenspaces or made worse if development results in the loss of habitats.  
 Positive impact on population and human health from provision of new housing, including affordable housing, and services. This will particularly benefit those on housing waiting lists.  
 Potential positive impact on soil as many of the priority areas are former industrial sites that may be contaminated.  
 Unknown impact on water environment. Particularly waterfront sites may be identified on SEPA's flood risk map as at risk from coastal flooding. Where this is the case, further assessment of the impact of development on flood risk would be required through the development management process.  
 Potential negative impact on climatic factors due to cumulative effect of development on the waterfront/A8 corridor where emissions levels are already exceeding limits.

Impacts will be cumulative as the policy is applied to more sites across the area.

**Mitigation Measures: Any proposals for development will be assessed against policy ENV7 which aims to protect biodiversity from development. Necessary mitigation measures such as limits as to when the development can take place or the need to provide new habitats elsewhere will be a condition of any planning approval.**

**Air quality will continue to be monitored along the A8 and measures to encourage people to use sustainable transport are promoted by the policies SDS1, SDS2 and TRA2 to reduce car use and associated emissions. Major developments would also be required to provide a transport assessment and travel plan, showing how sustainable travel will be facilitated from the site as part of any planning application.**

Chapter	ENVIRONMENTAL ISSUES										
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Location											

**SDS8: Green Belt and the Countryside**

0	0	0	0	0	0	0	0	0
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The policy aims to control development in the existing greenbelt and countryside, which will be beneficial to the environment, but it does not actively pursue actions that will lead to positive impacts on any specific resource, e.g. the creation of new habitats, and is therefore judged to have no significant impacts.



Chapter	ENVIRONMENTAL ISSUES											
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Location												

### Chapter 3: Major Areas of Change and Potential Change

#### APC1-2 : Areas of Potential Change

APC1: Central East Greenock -  
Broomhill and Drumfrochar,  
Strone and Wellington Park

P -	+	P+	?	0	+	0	P -	0
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Further detail on the envisaged form the development of this site will take is set out in the Supplementary Guidance on Local Development Frameworks. This shows the green space elements of the site being retained and improved. The only undeveloped area of the site earmarked for development is the Strone Greenfield site where development could have a negative impact on biodiversity, flora and fauna present on that site.

Potential negative impact on biodiversity, flora and fauna through loss of habitat if Greenfield part of site is developed, part of which is also a SINC.

Positive impact on population and human health from the provision of new homes and a more coherent and integrated layout across the area.

Potential positive impact on soil through decontamination of potentially contaminated industrial sites.

Unknown impact on the water environment as dependent on the form and location of development within the site. The Eastern Line of Falls from the Greenock Cut runs through the site which has a number of maintenance issues that could be resolved through the development process.

Positive impact on material assets as parts of the site are council owned.

Potential negative impact on landscape dependent on the form of development of the southern most Greenfield site which is prominent on a hillside and on the edge of the settlement.

**Mitigation Measures: The Strone Greenfield site has been assessed separately under RES3. Negative impacts on biodiversity, flora and fauna will be investigated and minimised as necessary through the need of any application to meet the requirements of policy ENV7. The Strone Greenfield part of the site is also where any negative impacts on the landscape will be felt but these will also be minimised through the application of policies SDS3 and RES1.**

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Location											

### APC1-2: Areas of Potential Change

APC2: Inner Lower Port Glasgow (including Clune Park)	0	+	0	0	0	+	0	0	0
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Further detail on the envisaged form the development of this site will take is set out in the Supplementary Guidance on Local Development Frameworks. This shows the retention and enhancement of existing greenspace and woodland and improved access links; some demolition and enhancement of poor housing stock and the provision of new housing and the provision of new employment opportunities.

Positive impact on population and human health from provision of new housing and employment opportunities as well as improved greenspace and access links.

Positive impact on material assets through enhancement of green network.

### DOS1-3 : Development Option Sites

DOS1: Regent Street, Greenock DOS2: John Street, Greenock	0	+	0	0	0	0	0	0	0
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Potential uses that would be appropriate for the redevelopment of these sites are set out in Supplementary Guidance on Local Development Frameworks.

Positive impact on population and human health from provision of new housing.

DOS3: Sinclair Street, Greenock	P -	+	0	0	0	0	0	0	0
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Potential uses that would be appropriate for the redevelopment of this site is set out in Supplementary Guidance on Local Development Frameworks.

Potential negative impact on biodiversity, flora and fauna as part of site undeveloped and wooded.  
Positive impact on population and human health from the provision of new housing or employment.

**Mitigation Measures: A survey by the developer would be required to determine the exact impact. Necessary mitigation works are required by policies ECN3, ENV6 and ENV7.**

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Location											

### MAC1-7 : Major Areas of Change

MAC1: The Harbours, Greenock	?	+	0	P-	P-	0	?	0	0
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Further detail on the objectives of the strategy and current planning status, the envisaged form of development of the site and acceptable uses are set out in the Supplementary Guidance on Local Development Frameworks.

Unknown impact on biodiversity, flora and fauna. Black Guillemots are present in this area, so any development could impact on them. Impact would be dependent on the proposals and any negative impacts would be required to be mitigated by the developer through the development management process as was the case with the marina development at James Watt Dock, and more generally through the application of ENV7.

Positive impact on population and human health through new housing and services/facilities provision.

Potential negative impact on the water environment due to proposals for the development of a marina. Impacts dependent on the form of development, but the Outer Clyde Estuary is already under pressure from morphological alterations associated with water transport and which this could add to.

Potential negative impacts on climatic factors from increased traffic generated by development.

Unknown impact on cultural heritage as site includes the listed Scott's Dry Dock. Impact would be dependent on form of development, as may enhance the setting if made a feature.

**Mitigation Measures: Any development would be required to conform with policy ENV8 which looks for water quality to be maintained and where possible improved, policy INF4 which restricts development where it would be at risk of flooding, and policy INF5 which requires new development to be drained by SUDS.**

**A transport assessment and travel plan would be required as part of the development management process through policy TRA2 and SDS1, setting out how sustainable transport will be facilitated to and from the site.**

MAC2: James Watt Dock/Garvel Island, Greenock	P+	+	P+	-	P-	0	+	0	0
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Further detail on the objectives of the strategy and current planning status, the envisaged form of development of the site and acceptable uses are set out in the Supplementary Guidance on Local Development Frameworks.

Potential positive impact on biodiversity, flora and fauna as Black Guillemots are known to nest at the site and a condition of the planning permission for the site is that a greater number of nesting boxes be provided than are currently required, encouraging increased nesting in the future.

Positive impact on population and human health from provision of new housing and other services/facilities.

Potential positive impact on soil from removal of potential industrial contamination.

Negative impact on water environment as major new morphological alterations, including land reclamation, are proposed as part of the development and the Outer Clyde Estuary is already under pressure from such alterations. Impacts will be long term and difficult to reverse. Parts of the site are also identified as at potential risk of flooding from the sea and from the Carts Burn on SEPA's indicative flood risk map.

Potential negative impacts on climatic factors from increased traffic generated by development, particularly as exceedences of some air quality indicators have been

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Location												

detected around the area of the junction of the main road with this site.  
Positive impact on cultural heritage due to restoration of A listed Sugar Warehouse.

**Mitigation Measures: A flooding assessment was undertaken for the outline planning permission which found that, overall, the design of the development along with agreed mitigation measures should negate any flooding risk but that more detailed investigations should be undertaken as individual development sites are brought forward. This would be required as part of the development management process before detailed planning permission was granted. The development will also be subject to policies ENV8 which aims to maintain, and where possible improve, water quality and policy INF4 which restricts development that will result in an increased flood risk.**

**A transport assessment and green travel plan were submitted along with the planning application which sets out how the use of public transport and active travel measures will be encouraged and monitored, but as there is a large residential component to the development, potential remains for people to choose to travel by car.**

MAC3: Gourrock Bay

?	+	0	P-	P-	+	0	0	0
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Further detail on the objectives of the strategy and current planning status, the envisaged form of development of the site and acceptable uses are set out in the Supplementary Guidance on Local Development Frameworks.

Unknown impact on biodiversity, flora and fauna. A survey by the developer would be required to determine the exact impact and necessary mitigation works through the development management process.

Positive impact on population and human health from provision of new housing and other services/facilities.

Potential negative impact on the water environment as the site includes proposals for a marina in the Outer Clyde Estuary, which is already under pressure from morphological alterations, which could be increased by this development. Part of the site is also identified as at risk of flooding from the sea.

Potential negative impact on climatic factors from increased traffic generated by development, dependent on what form development takes.

Positive impact on material assets as parts of site are council owned.

**Mitigation Measures: WE - Any developer would be required to undertake a flood risk assessment by policy INF4 and water quality is protected by Policy ENV8.**

**CF - A transport assessment and travel plan would be required by policy TRA2, setting out how sustainable transport will be facilitated to and from the site.**

MAC4: Former Inverkip Power Station, by Wemyss Bay

-	+	+/-	0	P-	0	0	+	0
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Further detail on the objectives of the strategy and current planning status, the envisaged form of development of the site and acceptable uses are set out in the Supplementary Guidance on Local Development Frameworks.

Negative impact on biodiversity, flora and fauna as the site includes a TPO and a SINC. The severity of the impact would depend on whether/how much of the Greenfield part of the site/areas covered by these designations are developed.

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Positive impact on population and human health from provision of new housing and other services/facilities.

Both positive and negative impacts on soil. Potential negative impacts if Greenfield part of site developed, but positive impact from removal of identified contamination from previous industrial use.

Potential negative impact on climatic factors from increased traffic generated by development.

Positive impact on the landscape due to removal of prominent industrial building and chimney.

**Mitigation Measures:** The development framework for the area indicates that the majority of the green and open spaces, including the TPO and SINC, would be retained. Part of the site covered by the TPO/SINC is included for development in order to consolidate and allow access to the woodland. A long-term maintenance programme for the woodland is also recommended by the EIA that accompanies the outline planning applications. The planning permission in principle application has not yet been approved, but the report of handling seeks a woodland management plan to be put in place before development commences, and trees to be protected should have measures in accordance with British standards put in place until written approval is given to remove them. The report also states that any intrusion into the TPO/SINC site will be considered further and assessed at the detailed application stage. The biodiversity of the site was assessed and consulted on in Environmental Statement that accompanies the planning permission in principle application, with no issues that would lead to a recommendation to refuse permission identified.

There are no areas of peat or quality agricultural soil identified within the site and the use of a woodland management plan and SUDS to drain the development should minimise any impacts on the soil structure.

A transport assessment was submitted with the planning permission in principle application which identified improvements needed that are needed and which are taken into account in the development framework. Sustainable access links are also included in the development framework, including the provision of bus stops to serve the site.

MAC5: Woodhall, Port Glasgow  
 MAC6: Peat Road/Hole Farm,  
 South West Greenock

0	+	0	0	0	0	0	0	0	0
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Further detail on the objectives of the strategy and current planning status, the envisaged form of development of the site and acceptable uses are set out in the Supplementary Guidance on Local Development Frameworks.

Positive impact on population and human health from provision of new housing.

MAC7: Spango Valley, South  
 West Greenock

?	+	0	P+	0	0	0	0	0	0
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Further detail on the objectives of the strategy and current planning status, the envisaged form of development of the site and acceptable uses are set out in the Supplementary Guidance on Local Development Frameworks.

Unknown impact on biodiversity, flora and fauna. Potential negative impacts from development of Greenfield part of site dependent on its biodiversity value, but potential positive impacts from greening of derelict parts of site.

Positive impact on population and human health from provision of new housing and other services/facilities.

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Potential positive impact on water environment as are existing flooding issues affecting existing development which could be resolved through the planned improved water management as set out in the Development Framework.

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Location											

## Chapter 4: Economy and Employment

### ECN1: Business and Industrial Areas

(a) Inverclyde Waterfront SEIL:  
Cartsburn (Riverside), Greenock  
(b) Spango Valley (Valley Park),  
Greenock

0	P+	0	P+	0	0	0	0	0
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Potential positive impact on population and human health from new employment opportunities, these are limited as the site is tied to the existing development and so may be overspill rather than new jobs.

Potential positive impact on the water environment. The sites are identified as at risk of flooding and development could contribute toward resolving/relieving any flooding issues affecting existing buildings and infrastructure.

(a) Inverclyde Waterfront SEIL:  
Pottery Street (N) / Inchgreen,  
Greenock

P-	+	0	+/-	0	P+	0	0	0
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Potentially a negative impact on biodiversity, flora and fauna due to potential impact on nesting birds.

Positive impact on population and human health through the provision of new employment.

Both positive and negative impacts on the water environment. The site is adjacent to Outer Clyde Estuary which is currently at moderate ecological status and under pressure from pollution and morphological alterations due to water transport. Negative impacts could result from increased pollution during construction (short term) and morphological alterations to accommodate increased water traffic to the site (long term). There could also be positive impacts through improved drainage and water management. The Carts Burn runs through the site which is a small water body that has not been classified although flow and morphological pressures have been identified. It has been identified as at risk of flooding parts of the site in SEPA's flood risk map and occasionally floods, affecting the trunk road.

Potential positive impact on material assets as part of the site is council owned.

**Mitigation Measures:** A survey would be required and appropriate mitigation measures required by policy ENV7, as well as specific legislation protecting birds such as the Wildlife and Countryside (Scotland) Act 1981 (as amended), such as ensuring development takes place outside of breeding seasons and providing alternative habitats such as nesting boxes in an appropriate alternative locations, would be a condition of any planning approval.

Any discharges into the Clyde would be managed through the Controlled Activities Regulations. Morphological alterations would require an assessment by the developer to demonstrate they meet the requirements of policy ENV8 and appropriate mitigation measures would be required by condition following consultation with SEPA. Flood risk is required to be assessed and minimised by policy INF4 and again likely impacts and appropriate mitigation measures would be required by condition following discussion with SEPA.

Chapter	ENVIRONMENTAL ISSUES										
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Location											

(a) Ocean Terminal Strategic Freight Transport Hub

0	P +	0	P -	0	0	0	0	0
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Potential positive impact on population and human health through provision of new employment.

Potential negative impact on the water environment through increased traffic at port and associated pollution issues and new morphological alterations. Adjacent to the Outer Clyde Estuary which is currently at moderate ecological status and under pressure from pollution and morphological alterations due to water transport.

**Mitigation Measures: Increased discharges into the Clyde would be managed through the Controlled Activities Regulations. Any new morphological alterations would be subject to Policy ENV8, and any appropriate mitigation measures would be required by condition to any planning permission following consultation with SEPA.**

(a) Riverside Business Park (2 sites), Greenock

0	+	0	P +	0	0	0	0	0
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Positive impact on population and human health due to the provision of new employment.

Carts Burn runs through the site which is a small water body that has not been classified although has flow and morphological pressures. Any development should take account of this and aim to relieve these pressures where possible as per other policies in the Plan. The site is identified as at risk of flooding from the Carts Burn and a flood risk assessment was carried out for the site to support the planning applications for the existing developments on the site and any further developments should build on and accord with this.

(b) Drumfrochar Industrial Estate, Greenock

0	0	0	0	0	0	0	0	0
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(b) Lynedoch Industrial Estate, Greenock

(b) Cappielow Industrial Estate, Greenock

(b) Kingston Industrial Estate, Port Glasgow (c) Carnock Street, Greenock

No significant impacts.

(b) Faulds Park, Gourrock

P-	0	0	0	0	0	0	0	0
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Potential negative impact on biodiversity, flora and fauna as part of the site is a SINIC.



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Location												

**Mitigation Measures: Any proposal for development would have to accord with policy ENV1 in terms of the part of the site that falls within the SINC.**

(b) Kelburn Business Park, Port Glasgow

0	+	0	0	0	0	0	0	0	0
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(d) Sinclair Street, Greenock  
(d) Former Tate & Lyle Sites (3), Greenock

(d) Regent Street, Greenock  
(a) Inverclyde Waterfront SEIL: Cartsburn (Landward E), Greenock

(a) Inverclyde Waterfront SEIL: Cartsburn (Landward W), Greenock

(c) Pottery St E / Bogston, Greenock

(d) John Street, Greenock

(d) Inner Lower Port Glasgow

Positive impact on population and human health through provision of new employment opportunities.

(b) Larkfield Industrial Estate, Greenock

0	P+	0	0	0	0	0	0	0	0
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(b) Baker Street/Ingleston Street, Greenock

(c) Port Glasgow Industrial Estate (Central)

(c) Ratho Street/ MacDougal Street, Greenock

Potential positive impact on population and human health through provision of new employment opportunities.

(b) Newark, Port Glasgow

0	0	0	?	0	0	0	0	0	0
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Unknown impact on the water environment. Site is adjacent to Outer Clyde Estuary which is currently at moderate ecological status due to pollution and is identified as at risk of flooding on SEPA's flood risk map. Potential impacts could arise from short term pollution during building works and increased flood risk. A more detailed

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Location											

flood risk study would be required and appropriate mitigation measures put in place as part of the development management process.

(c) Anderson Street, Port Glasgow

0	0	0	+/-	0	0	0	0	0
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Both positive and negative impacts on water environment. Site is adjacent to Outer Clyde Estuary which is currently at moderate ecological status and under pressure due to pollution and is identified as at risk from flooding from the Clyde. The site is built out, so any development would be through the redevelopment of existing properties. There is therefore potential for positive impacts where this redevelopment would strengthen flood risk measures and reduce flood risk to the existing properties. Potential short term negative impact from increased pollution during construction.

**Mitigation Measures: Any discharges into the Clyde would be managed through the Controlled Activities Regulations and development would be assessed against Policy ENV8.**

(c) Crescent Street, Greenock;  
(d) Spango Valley (SW), Greenock

0	+	0	+	0	0	0	0	0
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Positive impact on population and human health due to the provision of new employment.  
Positive impact on the water environment. Known flooding issues on both sites that affect surrounding developments which new development could help address.

(c) Fort Matilda, Greenock

0	0	0	+/-	0	0	P -	0	0
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Both positive and negative impacts on water environment. Site is adjacent to Outer Clyde Estuary which is under pressure from pollution and is identified as being at risk of flooding from the sea. The site is built out, so any development would be through the redevelopment of existing properties. There is therefore potential for positive impacts where this redevelopment would strengthen flood risk measures and reduce flood risk to the existing properties. There are potential negative impacts from increased pollution during construction.

Potential negative impact on cultural heritage through impact on listed building either directly or to its setting.

**Mitigation Measures: Any discharges into the Clyde would be managed through the Controlled Activities Regulations and development would be assessed against Policy ENV8.**

**Any negative impacts on cultural heritage will be mitigated through the application of Policies HER 4 and HER5**

(c) Inverkip Power Station

P -	+	0	0	0	0	0	0	0
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Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

Potential negative impact on biodiversity, flora and fauna due to potential development of the SINC/TPO and /or open spaces identified on the site. Impact would be long term.

Positive impact on population and human health through the provision of new employment.

**Mitigation Measures:** The development framework for the site, which follows the masterplan submitted along with the outline planning application, shows the business units along the shoreline, adjacent to the harbour and the TPO/SINC. Any potential impacts on the TPO/SINC would require to be assessed against Policy ENV1, ENV6, ENV8 and environmental considerations are also included in ECN3 for business and industry areas. These require the minimisation or mitigation of negative impacts and would be a condition of any planning application being approved.

(c) James Watt Dock, Greenock

0	+	0	P-	0	0	P+	0	0
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Positive impact on population and human health due to the provision of new employment.

Potential negative impact on the water environment depending on what works are required for the residential developments to be developed. This site is within the Outer Clyde Estuary which is at moderate status and under pressure from morphological alterations which this development may add to. Parts of the site are also identified as potentially at risk from flooding from the sea. The masterplan for the area shows the business and industrial developments on reclaimed land in Great Harbour although this could change at the detailed planning permission stage.

Potential positive impact on cultural heritage dependent upon the siting of the residential development with regard to the A listed sugar sheds. There is potential for the setting of this building to be enhanced by the development.

**Mitigation Measures:** An assessment was undertaken for the outline planning permission which found that, overall, the design of the development along with agreed mitigation measures should negate any flooding risk but that more detailed investigations should be undertaken as individual development sites are brought forward. This would be required as part of the development management process before detailed planning permission was granted through policy INF4. Any potential impacts on water quality will also have to satisfy Policy ENV8, which seeks to maintain and where possible improve water quality.

(d) Port Glasgow Industrial Estate (South)

P-	P+	0	0	0	+	0	?	?
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Potential negative impact on biodiversity, flora and fauna if Greenfield site developed.

Potential positive impact on population, human and health due to the provision of new employment/housing.

Positive impact on material assets as site is council owned.

Unknown impact on landscape as site is prominent on the edge of the settlement and would depend on the form of development and landscaping. Mitigation measures are provided through other plan policies.

Unknown impact on inter-relationships as dependent on what part of the site is developed and what form that development takes.

**Mitigation Measures:** An assessment of the biodiversity value of the greenfield site would be required as part of the planning application and appropriate mitigation measures would be required through the implementation of policies ECN3, ENV4 and ENV5.

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

(d) Port Glasgow Industrial Estate (West)

P -	P +	0	0	0	0	0	0	0	0
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Potential negative impact on biodiversity, flora and fauna if greenfield site developed. Impact would be long term.  
Potential positive impact on population and human health through provision of new employment/housing.

**Mitigation Measures: Further study of any open spaces and their biodiversity value would be required. Minimisation and mitigation of any impacts on areas of valued open space or important habitats is required by policies ENV4, ENV5, ECN3 and ENV7.**

### ECN2: Business and Industrial Development Opportunities

0	0	0	0	0	0	0	0	0
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No significant effects. Impacts of specific sites assessed for Policy ECN1 above.

### ECN3: Character and Amenity of Areas for Business and Industrial Use

P +	0	P +	?	P +	P +	0	+	P +
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Potential positive impact on biodiversity, flora and fauna through greenspace/corridor provision.  
Potential cumulative positive impact on soils through greenspace provision improving soil quality across the area as developments are progressed.  
Unknown impact on the water environment as would be site dependent.  
Potential positive impact on climatic factors through potential greening of sites.  
Potential positive impact on material assets, where the site is owned by the council.  
Positive impact on landscape as the plan requires boundary treatments and landscaping where appropriate.  
Potentially positive inter-relationships as, where all the positive impacts are realised there would be potential for cumulative and synergistic positive impact on the environment overall.

Impacts will be cumulative as the policy is applied to more sites across the area.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**ECN4: Business and Industrial Proposals Outwith Designated Areas**

?	?	?	?	?	?	?	?	?
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Impacts unknown as would be site specific. The details and any mitigation measures will be dealt with at the application stage through the development management process.

**ECN5: Working from Home**

0	0	0	0	0	0	0	0	0
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No significant impacts

**ECN6: Tourist Facilities and Accommodation**

?	?	?	?	?	?	?	?	?
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Impacts unknown as would be site specific. The details and any mitigation measures will be dealt with at the application stage through the development management process.

Chapter	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
LDP Policy											
Location											

Gourock Bay  
The Harbours, Greenock

0	p+	0	0	0	0	0	0	0	0
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Potential positive impact on population and human health dependent on what is developed. New facilities could provide for outdoor leisure opportunities.

James Watt Dock, Greenock

0	+	0	0	0	0	0	0	0	0
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Positive impact on population and human health, particularly visitors to the area due to the provision of a new hotel facility. Also potential for new outdoor recreation facilities.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**Chapter 5: Transport and Connectivity**

**TRA1: Managing the Transport Network**

0	+	0	0	+	+	0	0	0
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Positive impact on population and human health due to decreased traffic on the roads, making them safer and reducing emissions. This will particularly benefit cyclists, pedestrians and those without access to a car, as well as those with respiratory problems.  
 Positive impact on climatic factors due to fewer emissions from less traffic and better traffic flow.  
 Positive impact on material assets through management, protection and enhancement of the strategic, local and public transport networks.

**TRA2: Sustainable Access**

0	+	0	0	+	0	0	0	0
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Positive impact on population and human health from greater accessibility, particularly for those without access to a car, and from increased opportunities for active travel.  
 Positive impact on climatic factors from reduced traffic due to less need to travel and greater opportunity for linked trips.  
 Impacts will be cumulative as the policy is applied to more sites across the area.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**TRA3: New Roads and Parking Proposals**

(a) Baker Street, Greenock

0	0	0	0	0	0	0	0	0	0
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The plan to re-align the road is very small scale and will not lead to significant impacts.

(b) Kempock Street, Gourrock

0	0	0	0	0	0	0	0	0	0
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The project was subject to EIA as part of the planning process, which found that with appropriate mitigation measures, there would be no significant environmental impacts resulting from the development.

(c) Parking Strategy

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

(d) Park and Ride Provision

0	+	0	0	+	0	0	0	0	0
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Positive secondary impact on population and positive impact on human health and climatic factors from fewer emissions due to less traffic.



Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**TRA4: Developer Contributions**

0	0	0	0	0	0	0	0	0
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Any impacts would depend on the proposals put forward and could be positive or negative. In the case of negative impacts being identified, these should be minimised by mitigation measures put in place by the developer through the development management process.

Chapter	ENVIRONMENTAL ISSUES										
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
LDP Policy										BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location											

**Chapter 6: Housing and Communities**

**RES1: Safeguarding the Character and Amenity of Residential Areas**

0	0	0	0	0	0	0	0	0
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Details on the design of residential development within residential areas is given in the Supplementary Guidance on Planning Application Advice Notes.

No significant impacts.

**RES2: Development on Urban Brownfield Sites**

?	+	0	?	P-	?	?	0	?
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Unknown impact on biodiversity, flora and fauna, the water environment, material assets, cultural heritage and inter-relationships as dependent on sites coming forward and their specific characteristics.

Positive impact on population and human health due to the provision of new housing, some of which will be affordable. This will particularly benefit those on housing waiting lists.

Potential cumulative negative impact on air and climatic factors during building works if a number of sites are built out at the same time or in close succession, particularly in close proximity of one another. Any pollution impacts would be short term and should be controlled by building legislation.

Unknown impact on material assets as impacts would be site specific.

Unknown impact on cultural heritage as dependent on whether site includes/bounds an identified resource e.g. conservation areas.

**Mitigation Measures: The discharge of pollutants is regulated through the PPC (Scotland) Regulations 2012 and monitored by Environmental Health. Phasing arrangements can be used to control the amount of development going on at any one time.**

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

### RES3: Residential Development Opportunities

-	+	0	+	0	+	0	0	0
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Negative impact on biodiversity, flora and fauna and soil where Greenfield sites are developed, impacts are long term.

Positive impact on population and human health due to provision of new housing, including affordable housing, particularly for those on housing waiting lists.

Positive impact on the water environment due to mandatory SUDS introduced as part of development, particularly for Brownfield sites, which make up the majority of sites.

Positive impact on material assets where council assets are involved in the development.

Neutral impact on landscape as part of criteria for choosing sites to promote, or has already been assessed where sites have planning permission through the development management process.

Impacts will be cumulative as the policy is applied to more sites across the area.

**Mitigation Measures: The development of greenfield sites identified for housing would still require to comply with policies ENV3, ENV4, ENV5 and ENV7 to help minimise impacts and ensure development is sympathetic and maintains important habitats where possible. The biodiversity value of the sites would also have to be determined on an individual basis and mitigation measures such as limiting the timing of development around breeding seasons, the creation of alternative habitats and the maintenance of important green corridors would be ensure by planning condition where appropriate.**

5/7 Argyle Street, Greenock  
69/71 West Blackhall Street,  
Greenock  
Kip Marina, Inverkip  
2 Highholm Street, Port Glasgow  
Kingston Basin, Greenock  
Kilmacolm Road, Greenock  
28 Sinclair Street, Greenock  
11 Houston Street, Greenock  
32 Union Street, Greenock  
Cloch Road, Gourrock Carwood  
Street, Greenock  
Woodhall, Port Glasgow  
Clune Park, Port Glasgow  
Tate & Lyle sites, Greenock,  
Drumfrochar Road, Greenock  
Broomhill, Greenock  
Regent Street, Greenock  
Peat Road/Hole Farm, Greenock

0	+	0	0	0	0	0	0	0
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Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna	MA Material Assets
Location											PHH Population and Human Health	CH Cultural and Built Heritage
											S Soil	L Landscape
											WE Water Environment	IR Inter-relationships
											CF Air and Climatic Factors	

Riverside Gardens, Gourrock  
The Meadows, Wemyss Bay  
Bridgend, Inverkip

Positive impact on population and human health through provision of new housing, some of which will be affordable.

84 Lochwinnoch Road, Kilmacolm	0	0	0	0	0	0	0	P+	0
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Potential positive impact on landscape through reuse of prominent derelict buildings.

Barrs Brae, Port Glasgow	0	0	0	P-	0	0	0	0	0
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Potential negative impact on the water environment due to run-off issues on the site that development could exacerbate.

This site was included in the MIR as a suggested development site but now has planning permission and so is being taken forward to the Proposed Plan. Previous assessment identified potential for a negative impact on biodiversity, flora and fauna but this has been revised following the planning approval, where no significant biodiversity issues were found at the site.

**Mitigation Measures: A condition has been placed on the outline planning permission for housing on the site that development must proceed in accordance with an approved flood risk assessment.**

Broadfield Hospital, Port Glasgow; Balrossie, Kilmacolm	-	+	0	0	0	0	+	0	0
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Negative impact on biodiversity, flora and fauna through development of a Greenfield site, impact would be long term. The site is also largely covered by a Tree Preservation Order.

Positive impact on population and human health through the provision of new housing.

Positive impact on cultural heritage through restoration of derelict listed building.

**Mitigation Measures: The Broadfield Hospital site has planning permission for housing which has been subject to tree and bat surveys as part of the planning permission, with conditions put in place to ensure that the works will not remove important trees and that they are protected during construction.**

**At Balrossie, the planning permission for housing has lapsed so any further development will require further planning permission to take place. Any**

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

permission would require a survey of the site to identify any biodiversity value and conditions would be used as necessary to protect valuable assets identified in accordance with ENV3, ENV4, ENV5 and ENV7.

Cove Road, Gourrock  
53/55 Shore Street, Gourrock

0	0	0	0	0	0	0	0	0	0
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No impact on environment as proposals are for the redevelopment of previously developed sites for a small number of dwellings, with minimal building work taking place so impacts are unlikely to be significant.

Former Quarry, Port Glasgow  
Road, Kilmacolm

-	0	0	0	0	0	0	0	p-	0
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Negative impact on biodiversity, flora and fauna and landscape due to development of Green Belt site. Impact would be long term.

Potential negative impact on the landscape from extension of built-up area of town along roadside at entrance to town.

**Mitigation Measures: Any development would have to conform with policy ENV7 which requires the protection and enhancement of biodiversity to be considered in the determination of planning applications as appropriate. Where necessary, appropriate mitigation measures would be agreed as part of any planning approval.**

**Sympathetic development layout and landscaping would minimise landscape impacts. Any development would have to satisfy policies SDS3, SDS5 and RES1 which aim to limit developments impact on the wider landscape.**

Gourock Pierhead

0	+	0	0	0	0	0	0	?	0
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Positive impact on population and human health through the provision of new housing, some of which will be affordable.  
Unknown impact on landscape as is dependent on form of development, particularly as viewed from the Clyde.

Gourock Ropeworks, Port  
Glasgow

0	+	0	0	0	0	?	0	0
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Positive impact on population and human health due to provision of new housing. Unknown impact on cultural heritage as site is adjacent to a listed building and any impact on it would depend on the form of the development. Any negative impacts would require appropriate mitigation measures to be put in place by the developer as part of the development management process.

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna	MA Material Assets
Location											PHH Population and Human Health	CH Cultural and Built Heritage
											S Soil	L Landscape
											WE Water Environment	IR Inter-relationships
											CF Air and Climatic Factors	

Inverkip Power Station

P -	+	0	0	0	0	0	0	0	0
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Potential negative impact on biodiversity, flora and fauna due to development of Greenfield site, part of which is covered by a TPO and SINC.  
Positive impact on population and human health through the provision of new housing, some of which will be affordable.

Impacts will be long term.

**Mitigation Measures: Part of the site covered by the TPO/SINC is included for development in order to consolidate and allow access to the woodland. A long-term maintenance programme for the woodland is also recommended by the EIA that accompanies the outline planning applications. The planning permission in principle application has not yet been approved, but the report of handling seeks a woodland management plan to be put in place before development commences, and trees to be protected should have measures in accordance with British standards put in place until written approval is given to remove them. The report also states that any intrusion into the TPO/SINC site will be considered further and assessed at the detailed application stage.**

James Watt Dock/Garvel Island,  
Greenock

0	+	P+	P-	0	0	P+	0	0
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Positive impact on population and human health through the provision of new housing, some of which will be affordable.  
Potential positive impact on soil due to removal of possible industrial contamination. An assessment would be required prior to development proceeding.  
Potential negative impact on the water environment depending on what works are required for the residential developments to be developed. The Development Framework for the site shows the housing in a number of areas throughout the site, some of which are identified as potentially at risk from flooding from the sea in SEPA's indicative flood risk map. Development could therefore increase the number of properties at risk of flooding.  
Potential positive impact on cultural heritage dependent upon the siting of the residential development with regard to the A listed sugar sheds. There is potential for the setting of this building to be enhanced by the development.

**Mitigation Measures: An assessment was undertaken for the outline planning permission which found that, overall, the design of the development along with agreed mitigation measures should negate any flooding risk but that more detailed investigations should be undertaken as individual development sites are brought forward. The full planning applications will also be required to fulfil policy ENV8 which aims to maintain and where possible enhance water quality.**

Killochend Drive, Greenock

-	P+	0	0	0	0	0	P-	0
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Negative impact on biodiversity, flora and fauna due to development of Greenfield site. Impacts would be long term.  
Potential positive impact on population and human health through the provision of new housing, dependent on number of units provided, some of which may be affordable.  
Potential negative impact on landscape due to prominence of site.

**Mitigation Measures: Any proposals for development would be subject to policy ENV7 which states that the protection and enhancement of biodiversity will be considered in the determination of planning applications as appropriate. Where necessary, appropriate mitigation measures would be required as part of**

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

any planning approval.

Previous planning applications have had conditions placed on them that no development can commence until fully detailed landscaping proposals have been submitted to and approved by the Planning Authority in writing. Such proposals would have to be consistent with Policies SDS3, SDS5 and RES1.

Kirn Drive, Gourrock Former  
Broadstone Hospital, Port  
Glasgow

-	+	0	0	0	+	0	0	0
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Negative impact on biodiversity, flora and fauna from newbuild element on Greenfield site, impact would be long term.  
Positive impact on population and human health through provision of new housing, some of which will be affordable.  
Positive impact on material assets as site is Council owned.

**Mitigation Measures: Any proposed development would need to meet the requirements of policy ENV7 which aim to protect biodiversity. Appropriate mitigation would be a condition of any planning approval.**

Leperstone Ave, Kilmacolm  
Hill Farm, Inverkip  
The Glebe, Inverkip  
Lower Mary Street, Port Glasgow  
Renton Road, Greenock  
Woodside Care Home, Quarriers  
Earnhill Road, Greenock

-	+	0	0	0	0	0	0	0
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Negative impact on biodiversity, flora and fauna through development of a Greenfield site, impact would be long term. Positive impact on population and human health through provision of new housing, some of which will be affordable.

**Mitigation Measures: Developments would be assessed against policies ENV3, ENV4, ENV5, ENV6 and ENV7 as appropriate which seek to protect and provide open space, green network link, trees and woodland and biodiversity and necessary mitigation measures will be required as a condition of any planning approval.**

Levan Farm, Gourrock Parkhill,  
Port Glasgow

-	+	0	0	0	0	0	-	0
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Negative impact on biodiversity, flora and fauna through development of a Greenfield site which includes part of a SINC, impact would be long term.  
Positive impact on population and human health through the provision of new housing, some of which may be affordable.  
Negative impact on landscape as site is large and very prominent. Impact would be long term and difficult to reverse.

**Mitigation Measures: Any proposal for development would have to accord with policy ENV1 in terms of the part of the site that falls within the SINC, and policies ENV4, ENV5 and ENV7 in terms of open space provision and protection and the protection of biodiversity.**

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

Landscape impacts can be minimised through sympathetic development layout and landscaping. Development will also have to conform with policies SDS3, SDS5 and RES1 which seek to minimise landscape impacts

Ravenscraig Hospital, Greenock	-	+	0	0	0	0	P+/-	0	0
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Negative impact on biodiversity, flora and fauna as the site is covered by a TPO.

Positive impact on population and human health through the provision of new housing, some of which will be affordable.

Potential positive impact on cultural heritage through the restoration of a listed building and the enhancement of its setting but also potential negative impact if development is not sympathetic to the listed building or results in its demolition, dependent upon specifics of development proposal.

**Mitigation Measures: Any proposed development would be need to meet the requirements of policies ENV1, ENV3, ENV4, ENV5, ENV6 and ENV7 which aim to protect and enhance the green network, open space, trees and woodland and biodiversity. Appropriate mitigation would be a condition of any planning approval.**

**Development proposals would also be assessed against policies HER4 and HER5, which aim to retain listed buildings wherever possible and to protect both the buildings and their setting from inappropriate development.**

Smithy Brae, Kilmacolm	-	+	+	+	0	0	0	-	0
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Negative impact on biodiversity, flora and fauna through development of partly Green Belt site, impact would be long term.

Positive impact on population and human health through the provision of new housing, some of which will be affordable.

Positive impact on soil and the water environment as development would address known contamination and flooding issues due to infrastructure problems that currently affect the site and adjacent roads.

Negative impact on landscape through development of visible Greenfield site, impact would be long term.

**Mitigation Measures: The biodiversity value of the site would require to be assessed as part of the planning application and appropriate mitigation would be required by policies ENV3, ENV4, ENV5 and ENV7 to minimise any negative impacts.**

**Landscape impacts could be minimised through sympathetic layout and design of development and landscaping. These are required through policies SDS3, SDS5, SDS8, RES1, RES7 and ENV2.**

Southfield Avenue, Port Glasgow Auchenbothie Road, Port Glasgow	0	+	0	0	0	+	0	0	0
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Birkmyre Avenue, Port Glasgow

Cardross Crescent, Greenock

Garvald Street, Greenock

Burns Road, Greenock Juno



Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

Terrace, Greenock Madeira Street, Greenock  
Mount Pleasant Street, Greenock  
Wellington Street, Greenock

Positive impact on population and human health through the provision of new housing, some of which will be affordable.  
Positive impact on material assets as the site is council owned.

Strone Brownfield, Greenock

0	+	0	0	0	0	0	0	P+	0
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Positive impact on population and human health through provision of new housing, some of which will be affordable.  
Potential positive impact on landscape as currently is a prominent derelict site that could be improved by well designed and landscaped development.

Strone Greenfield, Greenock

P-	+	0	0	0	0	0	0	P-	0
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Potential negative impact on biodiversity, flora and fauna due to development of Greenfield site.  
Positive impact on population and human health due to provision of new housing, some of which will be affordable.  
Potential negative impact on landscape as site is prominently situated on the settlement edge.

**Mitigation Measures: Negative impacts on biodiversity, flora and fauna will be investigated and minimised as necessary through the need of any application to meet the requirements of policy ENV7.**

**Any negative impacts on the landscape will be minimised through the application of policies SDS3 and RES1 and through measures such as sensitive development layout and landscaping.**

The Harbours, Greenock

0	+	0	0	0	0	0	P+	0	0
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Positive impact on population and human health through provision of new housing, some of which will be affordable.  
Potential positive impact on cultural heritage through potential to improve the setting of the listed Scott's Dry Dock which is included within the site.

Valley Park, Greenock

P-	+	0	P+	0	0	0	0	0	0
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Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

Potential negative impact on biodiversity, flora and fauna due to development of Greenfield site.

Positive impact on population and human health through the provision of new housing, some of which will be affordable.

Potential positive impact on the water environment. The sites are identified as at risk of flooding and development could contribute toward resolving/relieving any flooding issues affecting existing buildings and infrastructure.

**Mitigation Measures: Investigation would be needed to determine the biodiversity value of the site and appropriate mitigation measures put in place where negative impacts are anticipated. Any development proposal would be assessed against policy ENV7, which aims to protect biodiversity.**

Wellington Park, Greenock

P -	+	0	0	0	+	0	0	0
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Potential negative impact on biodiversity, flora and fauna due to development of Greenfield site.

Positive impact on population and human health through provision of new housing, some of which will be affordable.

Positive impact on material assets as the site is council owned.

**Mitigation Measures: The site was previously developed but since demolition has renaturalised. Investigation would be needed to determine the biodiversity value of the site and development would need to meet the requirements of policy ENV7 which aims to protect biodiversity.**

Whitelea Road, Kilmacolm

0	0	0	+	0	0	0	0	0
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Positive impact on the water environment as the site suffers from poor drainage that can lead to flooding of the adjacent road. This would be addressed through the development.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**RES4: Provision of Affordable Housing**

0	+	0	0	0	0	0	0	0
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Details on the different types of affordable housing, which sites will be required to include affordable housing provision and the different means of achieving this are set out in the Supplementary Guidance on Affordable Housing.

Positive impact on population and human health due to provision of new affordable housing, particularly for those on housing waiting lists.

Impact will be cumulative as the policy is applied to more sites across the area.

**RES5: Proposals for Changes to Properties for Residential Use**

0	0	0	0	0	0	0	0	0
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Details on the design of residential development within residential areas is given in the Supplementary Guidance on Planning Application Advice Notes.

No significant impacts.

**RES6: Non-Residential Development within Residential Areas**

0	0	0	0	0	0	0	0	0
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No significant impacts.

Chapter	ENVIRONMENTAL ISSUES								
	BFF	PHH	S	WE	CF	MA	CH	L	IR
LDP Policy									
Location									

**BFF** Biodiversity, Flora and Fauna    **MA** Material Assets  
**PHH** Population and Human Health    **CH** Cultural and Built Heritage  
**S** Soil    **L** Landscape  
**WE** Water Environment    **IR** Inter-relationships  
**CF** Air and Climatic Factors

Broomhill, Greenock  
 Sinclair Street, Greenock  
 Gibshill, Greenock  
 Woodhall (Phase 2), Port  
 Glasgow  
 Former Inverkip Power Station.

?	p+	0	0	0	0	0	0	0
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Unknown impact on biodiversity, flora and fauna as dependent upon what is developed, could be greening that would have a positive impact through providing new habitats and corridors or hard standing/buildings on current green sites that could impact negatively on habitats. Also dependent upon the biodiversity value of the site that is developed which would be investigated through the development management process and any mitigation measures identified.

Potential positive impact on population and human health, again dependent upon what is developed. Any benefits would particularly impact on those in the surrounding residential areas.

Inverkip Road, Greenock

0	0	0	0	0	+	0	0	0
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Positive impact on material assets as site is council owned.

Kilmacolm Road, Port Glasgow

0	+	0	0	0	+	0	0	0
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Positive impact on population and human health from the provision of a new school and associated facilities.

Positive impact on material assets due to addition of new school facility to council assets.

Off A78 (T), Inverkip

0	+	0	0	0	+	0	0	0
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A biodiversity survey was undertaken as part of the planning application for the development and no impacts are expected.

Positive impact on population and human health from the provision of new community facilities and associated outdoor pitches. This will particularly benefit people from the surrounding area who wont have to travel so far to access these services. Positive impact on material assets as development will be council owned.

Rankin Park, Greenock

0	+	0	+	0	+	0	0	0
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Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

Positive impact on population and human health due to provision of new outdoor leisure facilities. This will particularly benefit people in the surrounding area who will not have to travel to access these facilities.

Positive impact on the water environment as the site currently floods due to poor drainage, making parts of the park unusable at times. This will be addressed as part of the development, providing better water retention and drainage.

Positive impact on material assets as the site is council owned.

Spango Valley, Greenock

p+	p+	p+	0	0	0	0	0	0	p+
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Potential positive impact on biodiversity, flora and fauna due to restoration and greening of currently derelict site.

Potential positive impact on population and human health dependent upon what is developed. Potential for new community facilities including new outdoor recreation facilities.

Potential positive impact on soil due to decontamination of potentially contaminated site. Investigation of contamination would be required as part of the development management process.

Potential positive inter-relationships as the site is currently derelict and potentially contaminated and, particularly greening of the site could lead to cumulative and synergistic benefits.

### **RES7: Residential Development in the Green Belt and Countryside**

0	0	0	0	0	0	0	0	0	0
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Details relating to the siting and design of new houses in the countryside and new farm buildings are set out in Supplementary Guidance on Planning Application Advice Notes.

No significant impacts.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**Chapter 7: Town Centres and Retailing**

**TCR1: Network of Centres**

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

**TCR10: Shopping Facilities to Meet Local Needs**

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

**TCR11: Retailing as an Ancillary Use**

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

Chapter	ENVIRONMENTAL ISSUES									BFF Biodiversity, Flora and Fauna	MA Material Assets
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
LDP Policy										S Soil	L Landscape
Location										WE Water Environment	IR Inter-relationships
										CF Air and Climatic Factors	

**TCR12:Greenock Town Centre Action Plan**

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

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**TCR2: Sequential Approach to Site Selection for Town Centre Uses**

0	0	0	0	P+	0	0	0	0
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Potential positive effect on climatic factors due to locating trip-generating uses together and reducing the need for multiple trips.

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**TCR3: Town Centre Uses**

0	0	0	0	0	0	0	0	0
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No significant impacts.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**TCR4: Greenock Town Centre : Retail Core**

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

**TCR5: Greenock Town Centre : Outer Area**

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

**TCR6: Town Centre/Retail Development Opportunities**

tc1 Ker Street/West Blackhall Street, Greenock

0	+	0	0	0	0	0	+	0
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Positive impact on population and human health due to improved access to services and facilities. Positive impact on landscape from development of derelict site.

tc10 Cumberland Walk, Greenock

0	P+	0	0	0	+	0	0	0
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Chapter	ENVIRONMENTAL ISSUES									BFF Biodiversity, Flora and Fauna	MA Material Assets
	BFF	PHH	S	WE	CF	MA	CH	L	IR		
LDP Policy										S Soil	L Landscape
Location										WE Water Environment	IR Inter-relationships
										CF Air and Climatic Factors	

Potential positive impact on population and human health due to improved access to services and facilities.  
 Positive impact on material assets as council owns part of site.

tc11 The Harbours, Greenock

0	0	0	0	0	0	0	0	0
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No significant impacts.

tc12 Former Inverkip Power Station by Wemyss Bay

0	+	0	0	+	0	0	0	0
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Positive impact on population and human health through provision of new local centre facilities.  
 Positive impact on climatic factors due to the reduced need to travel by local people. Impact would be long term.

tc13 Spango Valley (Valley Park), Greenock

0	+	0	0	+	0	0	0	0
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Positive impact on population and human health through provision of new local centre facilities.  
 Positive secondary impact on climatic factors due to the reduced need to travel by local people. Impact would be long term.

tc14 James Watt Dock/Garvel Island, Greenock

0	0	0	0	0	0	0	0	0
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No significant impacts.

tc5 Gourock Pierhead

0	P+	0	0	0	0	0	?	0
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Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

Potential positive impact on population and human health due to improved access to services and facilities.  
Unknown impact on landscape as dependent on form of development, particularly as viewed from the Clyde.

tc6 53/55 Shore Street, Gourrock  
tc8 Bay Street, Port Glasgow  
tc3 4 West Stewart Street,  
Greenock  
tc4 15 Nelson Street, Greenock  
tc2 25 West Stewart Street,  
Greenock

0	+	0	0	0	0	0	0	0	0
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Positive impact on population and human health through provision of new town centre facilities.

tc7 Port Glasgow Waterfront

0	+	0	0	+/-	0	0	+	0
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Positive impact on population and human health due to improved access to services and facilities.  
Both positive and negative impacts on climatic factors. Potential positive impact due to reduced need to travel to access services, but potential negative impact from increased traffic accessing the site.  
Positive impact on landscape due to development of prominent derelict site.

**Mitigation Measures: A transport assessment was submitted along with the planning permission in principle application for the site which set out how the development would be made accessible by means other than private car. This included the creation of the public square linking the larger site with the existing town centre and bus station.**

tc9 Former tennis court, Kip  
Park, Main Street, Inverkip

0	P+	0	0	+	0	0	0	0
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Positive impact on population and human health through provision of new local centre facilities.  
Positive secondary impact on climatic factors due to the reduced need to travel by local people. Impact would be long term.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**TCR7: Assessing Development Proposals for Town Centre Uses**

0	0	0	0	0	0	0	0	0	0
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Details on shopfront design are given in the Supplementary Guidance on Planning Application Advice Notes.

No significant impacts.

**TCR8: Use of Conditions**

0	0	0	0	0	0	0	0	0	0
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No significant impacts.

**TCR9: Residential Uses Above Commercial Properties**

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No significant impacts.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

## Chapter 8: Natural Heritage and Environmental Resources

### ENV1: Designated Environmental Resources

(a) International and National Designations

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Positive impact on biodiversity, flora and fauna as important species within designated sites protected from the negative impacts of inappropriate development.  
 Potential positive impact on cultural heritage as there are scheduled monuments within the SPAs and SSSIs that are also protected from inappropriate development by this policy.  
 Positive impact on material assets through the protection of international, national, strategic and local environmentally designated sites.

(b) Strategic and Local Designations

+	+	0	0	0	P+	P+	+	+
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Positive impact on biodiversity, flora and fauna and the landscape from protection against development that would lead to adverse impacts other than in exceptional circumstances and strict criteria to minimise the impact on the environment and biodiversity and to compensate for any loss of habitat where development is approved.  
 Positive impact on population and human health due to positive health benefits from access to green and natural spaces, often close to residential areas.  
 Potentially positive impact on material assets and cultural heritage as core paths and the green network, as well as designated cultural resources, may also benefit from the protection offered to these sites where they fall within them.  
 Positive inter-relationships as the positive impacts will reinforce one another and together lead to greater environmental benefits overall.

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna	MA Material Assets
Location											PHH Population and Human Health	CH Cultural and Built Heritage
											S Soil	L Landscape
											WE Water Environment	IR Inter-relationships
											CF Air and Climatic Factors	

### ENV2: Assessing Development Proposals in the Green Belt and the Countryside

+	+	+	0	+	0	P+	+	+
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Details relating to the siting and design of new houses in the countryside and new farm buildings are set out in Supplementary Guidance on Planning Application Advice Notes.

Positive impact on biodiversity, flora and fauna and the landscape due to protection of green belt and countryside from development that could have negative impacts and criteria limiting the impact of any development that does occur.

Positive impact on population and human health due positive health benefits from access to the countryside and green spaces close to urban areas and associated health benefits of positive impact on climatic factors, below.

Positive impact on climatic factors and soil as encourages development to be concentrated within the built up area and on brownfield sites, shortening travel times and encouraging active modes of travel rather than allowing for dispersed development that would be more car dependent and involve the development of greenfield sites.

Criteria also controls the impact on any development that does occur on prime agricultural land and peat land.

Potentially positive impact on cultural heritage as designated assets will be protected by this policy where they fall within the green belt and countryside.

Positive inter-relationships as the impacts are often cross-cutting leading to greater positive impacts overall.

### ENV3: Safeguarding and Enhancing the Green Network

+	+	0	P+	0	+	P+	0	0
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Positive impact on biodiversity flora and fauna and to population and human health from protection of and enhancements to the existing green network and from provision of new sites and links providing habitats and corridors for wildlife.

Positive impact on population and human health from improved access to green spaces and opportunities for active travel and recreation.

Potentially positive impact on the water environment and cultural heritage where green network improvements are adjacent to water courses or cultural assets and help retain and filter surface run-off and improve the setting of cultural assets.

Positive impact on material assets as this policy will protect, improve and expand the Green Network.

Central East, Greenock  
Woodhall, Port Glasgow  
Peat Road/Hole Farm, Greenock  
Gourock Bay  
Inner Lower Port Glasgow

+	+	0	0	0	+	0	0	0
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Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

The Harbours, Greenock  
 Inverkip Power Station to  
 Ardgowan Road/Brueacre Road,  
 Wemyss Bay  
 Kempock Point, Gourock  
 James Watt Dock - Graving  
 Dock, Greenock

Greater detail on the definition and purpose of the Green Network and the existing and proposed new links are given in the Supplementary Guidance on the Green Network

Positive impact on biodiversity, flora and fauna and population and human health where would lead to enhancement/provision of new green spaces and corridors that would provide new/improved habitats and links and recreational opportunities for the surrounding residential communities.  
 Positive impact on material assets, particularly cumulatively, due to protection and enhancement of Green Network.

James Watt Dock/Garvel Island,  
 Greenock

+	+	0	+	0	+	+	0	0
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Positive impact on biodiversity, flora and fauna and population and human health where would lead to enhancement/provision of new green spaces and corridors that would provide new/improved habitats and links and recreational opportunities for the proposed residential community, as well as the proposed Green Network link into Clyde Muirshiel Regional Park.  
 Positive impact on the water environment from enhanced retention and reduced run-off from greening of site through Green Network works.  
 Positive impact on material assets, particularly cumulatively, due to protection and enhancement of Green Network.  
 Positive impact on cultural heritage as will lead to improvements to the setting of the A listed Sugar Sheds.

Spango Valley, Greenock  
 Former Inverkip Power Station,  
 by Wemyss Bay

+	+	0	+	0	+	0	0	0
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Positive impact on biodiversity, flora and fauna and population and human health where would lead to enhancement/provision of new green spaces and corridors that would provide new/improved habitats and links and recreational opportunities for the proposed residential community, as well as the proposed Green Network link into Clyde Muirshiel Regional Park.  
 Positive impact on the water environment from enhanced retention and reduced run-off from greening of site through Green Network works.  
 Positive impact on material assets, particularly cumulatively, due to protection and enhancement of Green Network.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**ENV4: Safeguarding and Enhancing Open Space**

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Positive impact on biodiversity, flora and fauna due to protection and enhancement of habitats.  
 Positive impact on population and human health through retention and enhancement of open space throughout Inverclyde.  
 Positive impact on material assets through protection and enhancement of both designated open spaces and others with amenity value and that function as wildlife corridors and as part of the Green Network.

Impacts will be cumulative as the policy is applied to more sites across the area.

**ENV5: Securing Open Space by Planning Agreements**

0	0	0	0	0	0	0	0	0
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No significant impacts.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**ENV6: Trees and Woodland**

+	0	+	+	+	0	0	P+	+
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Positive impact on biodiversity, flora and fauna through habitat creation.  
 Positive impact on soil from tree planting.  
 Positive secondary impact on the water environment through improved water attenuation and water quality from tree planting.  
 Positive impact on climatic factors through improved carbon sequestration.  
 Potential positive impact on landscape dependent on sites of planting.  
 Positive inter-relationships between factors reinforcing one another and producing positive synergistic effects.

Impacts will be cumulative as the policy is applied to more sites across the area.

**ENV7: Biodiversity**

+	+	+	+	P+	0	0	P+	+
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Positive impact on biodiversity, flora and fauna due to greater protection from policy, which is to be taken into account in all development proposals.  
 Positive secondary impact on population and human health from increased greening and access to the natural environment.  
 Positive secondary impact on soil from improvement through greening works.  
 Positive secondary impact on the water environment from better water attenuation from greening and implementation of LBAP plan for rivers.  
 Potential positive impact on climatic factors dependent on projects.  
 Potential positive impact on landscape dependent on sites.  
 Positive inter-relationships as impacts reinforce one another producing positive synergistic effects.

Impacts will be cumulative as the policy is applied to more sites across the area.



Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**ENV8: Water Quality and the Water Related Environment**

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Positive impact on biodiversity, flora and fauna through habitat creation and improved water quality.

Positive secondary impact on population and human health through improved water quality.

Positive secondary impact on soil through improved water quality.

Positive impact on the water environment as policy is designed to protect and enhance it and ensure that it taken into consideration in all development proposals.

Positive inter-relationships as elements reinforce one another creating positive synergistic effects.

Impacts will be cumulative as the policy is applied to more sites across the area.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

## Chapter 9: Built Heritage

### HER1: Development which Affects the Character of Conservation Areas

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Details on window replacement in Listed Buildings and Conservation Areas is given in the Supplementary Guidance on Planning Application Advice Notes.

- Positive impact on population and human health due to improvements to the townscape.
- Positive impact on material assets through protection of conservation areas.
- Positive impact on cultural heritage through its increased protection.
- Positive impact on landscape due to the improved design of developments.

Impacts will be cumulative as the policy is applied to more sites across the area.

### HER2: Demolition in Conservation Areas

0	+	0	0	0	+	?	0	0
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- Positive impact on population and human health through the replacement of unsafe/poor quality buildings.
- Positive impact on material assets through protection of conservation areas.
- Unknown impact on cultural heritage as dependent on the significance of the building being demolished. The impact of any buildings lost would be long term and irreversible. The policy is designed to ensure that demolition is used as a last resort, and any significant buildings should be recorded before they are demolished.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**HER3: Proposed and Amended Conservation Areas**

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Positive impact on material assets through inclusion of new areas within Conservation Area status to be protected.  
 Positive impact on cultural heritage from extension of conservation areas and the protection this offers to the properties and streetscapes that are included as the policy aims to safeguard the "architectural and/or historic character from inappropriate development" which could have significant negative impacts either individually or cumulatively.

**HER4: Alteration, Extension and Demolition of Listed Buildings**

0	0	0	0	0	0	0	+	0	0
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Details on window replacement in Listed Buildings and Conservation Areas is given in the Supplementary Guidance on Planning Application Advice Notes.

Positive impact on cultural heritage due to enhanced protection of listed buildings.

Impact will be cumulative as the policy is applied to more sites across the area.

**HER5: The Setting of Listed Buildings**

0	0	0	0	0	0	0	+	0	0
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Positive impact on cultural heritage as protects the setting of listed buildings from inappropriate development which could negatively impact on them either individually or cumulatively.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**HER6: Enabling Development**

P-	P+	P-	?	0	0	+	0	0
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Potential negative impact on biodiversity dependant on the site specifics.  
 Potential positive impact on population and human health from provision of new housing, some of which may be affordable.  
 Potential negative impact on soil dependent on site.  
 Unknown impact on water environment as dependant on site.  
 Positive impact on cultural heritage as development will support the retention of a listed building that is otherwise under threat.

**Mitigation Measures: Any negative impacts on biodiversity and soil will depend on the value of these environmental aspects for specific sites. Where this is an issue, Policies ENV7 and ENV2 protect biodiversity and soils from development that would have significant negative impacts.**

**HER7: Development Affecting Archaeological Sites**

0	0	0	0	0	0	P+	0	0
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Potential positive impact on cultural heritage, dependent on the development and site.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**HER8: Gardens and Designed Landscapes**

Ardgowan Estate; Duchal House;  
Finlaystone Estate

+	+	0	0	0	0	+	+	0
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Positive impact on biodiversity, flora and fauna as gardens and designed landscapes are designated for their role as habitats for nature conservation and this policy protects them from development that would negatively impact on this and states that even where development is allowed, this is only where the designation is protected.

Positive impact on population and human health from provision of green spaces and opportunity for active recreation.

Positive impact on cultural heritage from protection of designated landscapes and the setting of the associated listed buildings. The policy also allows for positive impact from the retention and improvement of the listed building while minimising the impact on the garden and designed landscape.

Positive impact on the landscape as Gardens and Designed Landscapes contribute to the overall landscape of the area and this is protected by this policy, even where development may take place.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

## Chapter 10: Energy Planning and Service Infrastructure

### INF1: Renewable Energy Developments

0	+	0	0	+	0	0	0	0
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The Supplementary Guidance on Renewable Energy is being updated and will be published after the LDP is adopted. It sets out the different types of renewable energy and sets out the criteria for identifying broad areas of search for wind energy as well as identifying the constraints on such development throughout Inverclyde.

Positive secondary impact on climatic factors and population and human health due to lower emission greener energy generation methods.

### INF2: Energy Efficiency

0	0	0	0	+	0	0	0	0
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Positive impact on climatic factors as reduces reliance on fossil fuel generated heat and lighting by providing for on-site micro-renewable energy generation.

### INF3: Waste Management Facilities

0	0	0	0	+	0	0	0	0
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Unknown impact on water environment as dependent on site.

Positive impact on climatic factors as facility would reduce the need to transport waste outside Inverclyde, cutting emissions.

Chapter	ENVIRONMENTAL ISSUES											
	BFF	PHH	S	WE	CF	MA	CH	L	IR			
LDP Policy											BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors	MA Material Assets CH Cultural and Built Heritage L Landscape IR Inter-relationships
Location												

**INF4: Reducing Flood Risk**

?	+	0	+	0	?	0	0	0
---	---	---	---	---	---	---	---	---

Unknown impact on biodiversity, flora and fauna and material assets as dependent on site. The developer would be required to mitigate any negative impacts through the development management process.

Positive secondary impact on population and human health due to reduced flood risk.

Positive impact on the water environment due to better water management leading to better water quality and lowered flood risk.

Unknown impact on material assets as dependent on whether new flood defences are required, or existing ones require alteration or upgrading. Any impacts should be positive in nature.

Impacts will be cumulative as the policy is applied to more sites across the area.

**INF5: Sustainable Urban Drainage Systems**

+	+	0	+	0	0	0	0	0
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Positive impact on biodiversity, flora and fauna from the creation of new habitats.

Positive impact on population and human health from reduced flood risk.

Positive impact on water environment due to better attenuation and reduced run-off and associated pollution risks.

Impacts will be cumulative as the policy is applied to more sites across the area.

Chapter	ENVIRONMENTAL ISSUES										
	LDP Policy	BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna PHH Population and Human Health S Soil WE Water Environment CF Air and Climatic Factors
Location											

**INF6: Communications Infrastructure**

0	0	0	0	0	0	0	0	0
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No significant impacts.

**INF7: Requirement for, and Assessment of, Proposals for Mineral Extraction**

-	+	-	P-	P-	0	0	-	0
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Negative impact on biodiversity, flora and fauna as sites will likely be in the greenbelt and therefore remove habitats.

Positive impact on population and human health through the creation of employment.

Negative impact on soil from soil removal and pollution during development. Potential negative impact on the water environment dependent on site location in relation to water bodies.

Potential short term negative impact on air and climatic factors during building works and during operation dependent on the form of development.

Negative impact on landscape as site likely to be in greenbelt/countryside.

The policy requires the site to be reinstated after the operations are finished so all impacts should be short term and reversible.

**Mitigation Measures: BFF - A survey by the developer would be required to determine the exact impact. Necessary mitigation works are required by Policy ENV7.**

**S & WE - Policy ENV2 protects valuable soils and Policies ENV8 and INF4 seek to protect water bodies from contamination and increased flooding risk from soil build up.**

**CF - emissions are regulated under the IPPC regulations and development would be required to meet the requirements of SDS1.**

**L - Proposals would be assessed against Policy SDS3 and ENV2 where they are in the Green Belt and Countryside.**



		ENVIRONMENTAL ISSUES										
Chapter		BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
LDP Policy											PHH Population, Human and Health	L Landscape
Location											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Air and Climatic Factors	
											MA Material Assets	

## Green Belt Review

Forres Place, Inverkip

0	0	0	0	0	0	0	0	0	0
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No significant impacts

Gourock Golf Course

p-	0	0	0	0	0	0	0	0	0
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Potential negative impact on biodiversity, flora and fauna due to development of Green Belt site, impact and mitigation would be determined through assessment as part of detailed planning permission.

Smithy Brae, Kilmacolm

p-	+	0	0	0	0	0	0	-	0
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Potential negative impact on biodiversity, flora and fauna due to development of Green Belt site, impact and mitigation would be determined through assessment as part of detailed planning permission. Impact would be long term.  
 Positive impact on population and human health from provision of new housing, some of which will be affordable.  
 Negative impact on landscape due to development of prominent site. Impact will be long term. Impact would be mitigated through the development management process by sympathetic design and landscaping.  
  
 Secondary impact on the water environment as the development of this site will allow the development of the wider site at Smithy Brae (see assessment at chapter 6, RES 3), which will address known flooding issues.

ENVIRONMENTAL ISSUES														
Chapter		BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
LDP Policy											PHH	Population, Human and Health	L	Landscape
Location											S	Soil	IR	Inter-Relationship
											WE	Water Environment		
											CF	Air and Climatic Factors		
											MA	Material Assets		

**Supplementary Guidance**

**1 Local Development Frameworks**

p+	+	p+	+/-	0	0	p-	+/-	+
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Potential positive impact on biodiversity, flora and fauna where policy supports the provision of greenspace, particularly within housing regeneration areas.

Positive impact on population and human health due to provision of new housing, much of which will be affordable, as well as employment opportunities and local services and green/open spaces. This will particularly impact on those living in regeneration areas where provision is needed and for those unable to access market housing/on housing waiting lists.

Potential positive impact on soils as many of the sites covered by the frameworks were previously industrial areas that may be contaminated, and this would be addressed through the development of the sites.

Positive impact on the water environment where development will result in the opening of culverts, the provision of SUDS and the resolution of known flooding issues due to inadequate infrastructure.

Potential negative impact on cultural heritage as many of the sites are along the waterfront, which has strong cultural heritage value. The frameworks direct development to take account of this and avoid negative impacts wherever possible. Mitigation would be expected to be put in place by the developer through the development management process.

Positive impacts on landscape where development will provide better landscaping and setting for developments. Negative impacts would result from the development of prominent sites both along the waterfront and on elevated sites on the edge of settlements.

Overall, positive interrelationships as the masterplanning approach aims to ensure development takes account of environmental factors and avoids negative impacts and provides positive ones wherever possible.

		ENVIRONMENTAL ISSUES										
Chapter		BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF Biodiversity, Flora and Fauna	CH Cultural Heritage
LDP Policy											PHH Population, Human and Health	L Landscape
Location											S Soil	IR Inter-Relationship
											WE Water Environment	
											CF Air and Climatic Factors	
											MA Material Assets	

**2 Affordable Housing Provision**

0	+	0	0	0	0	0	0	0	0
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Positive impact on population and human health through provision of new housing, particularly for those unable to access market housing.

**3 The Green Network**

+	+	+	+	+	0	0	+	+
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Positive impact on biodiversity, flora and fauna due to habitat creation and creation of green corridors.  
 Positive impact on population and human health from provision of open and green spaces.  
 Cumulative positive impact on soil from decontamination of sites.  
 Positive impact on the water environment as many corridors are along watercourses and greater greenspace will provide greater attenuation of rainfall.  
 Positive impact on climatic factors from carbon sequestration due to increased greening.  
 Positive impact on landscape due to better setting for developments.  
 Positive interrelationships as, as this is rolled out the positive impacts will reinforce one another and become cumulative and synergistic.

**4 Renewable Energy**

0	p+	0	0	+	0	0	-	0
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Potential positive impact on population and human health due to cleaner energy production and potential for individual generation and lower bills.  
 Positive impact on climatic factors due to greener energy generation and less reliance on fossil fuel power stations.  
 Negative impact on landscape from wind turbines. Impact would be long term but would be mitigated through the planning process to site turbines where they would have the least impact.

ENVIRONMENTAL ISSUES														
Chapter		BFF	PHH	S	WE	CF	MA	CH	L	IR	BFF	Biodiversity, Flora and Fauna	CH	Cultural Heritage
LDP Policy											PHH	Population, Human and Health	L	Landscape
Location											S	Soil	IR	Inter-Relationship
											WE	Water Environment		
											CF	Air and Climatic Factors		
											MA	Material Assets		

**5 Planning Application Advice Notes (PAANs)**

0	+	0	0	0	0	0	p+	p+	0
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Positive impact on population and human health by providing better quality development.

Potential positive impact on cultural heritage where policies apply to the preservation of listed buildings and conservation areas.

Potential positive impact on landscape where policies apply to design standards of housing in the countryside.

## Appendix J Local Development Plan Policies and Sites: Cumulative Impacts by Geographical Area

Non Locational Policies	BFF	PHH	S	WE	CF	MA	CH	L	IR
ENV2: Assessing Development Proposals in the Green Belt and the Countryside	+	+	+	0	+	0	P+	+	+
ENV6: Trees and Woodland	+	0	+	+	+	0	0	P+	+
SDS4: Green Network	+	+	+	+	+	0	0	+	+
ENV1: Designated Environmental Resources (b) Strategic and Local Designations	+	+	0	0	0	P+	P+	+	+
ENV7: Biodiversity	+	+	+	+	P+	0	0	P+	+
ENV8: Water Quality and the Water Related Environment	+	+	+	+	0	0	0	0	+
HER1: Development which affects the Character of Conservation Areas	0	+	0	0	0	+	+	+	0
ENV3: Safeguarding and Enhancing the Green Network	+	+	0	0	0	+	0	0	0
TRA1: Managing the Transport Network	0	+	0	0	+	+	0	0	0
INF5: Sustainable Urban Drainage Systems	+	+	0	+	0	0	0	0	0
ENV4: Safeguarding and Enhancing Open Space	+	+	0	0	0	+	0	0	0
SDS2: Integration of Land Use and Sustainable Transport	0	+	0	0	+	0	0	0	0
SDS6: Promoting our Town Centres	0	+	0	0	+	0	0	0	0
TRA2: Sustainable Access	0	+	0	0	+	0	0	0	0
TRA3: New Roads and Parking Proposals (d) Park and Ride Provision	0	+	0	0	+	0	0	0	0
RES4: Provision of Affordable Housing	0	+	0	0	0	0	0	0	0
HER2: Demolition in Conservation Areas	0	+	0	0	0	+	?	0	0
SDS3: Placemaking	0	+	0	0	0	0	+	+	0
INF1: Renewable Energy Developments	0	+	0	0	+	0	0	0	0
HER7: Development affecting Archaeological Sites	0	0	0	0	0	0	P+	0	0
INF3: Waste Management Facilities	0	0	0	0	+	0	0	0	0
HER5: The Setting of Listed Buildings	0	0	0	0	0	0	+	0	0
TCR2: Sequential Approach to Site Selection for Town Centre Uses	0	0	0	0	P+	0	0	0	0
ECN3: Character and Amenity of Areas for Business and Industrial Use	P+	0	P+	?	P+	P+	0	+	P+
INF4: Reducing Flood Risk	?	+		+	0	?	0	0	0
SDS5: Development within the Urban Area	+/-	+	P+	P+	+	0	0	+	+
SDS1: Climate Mitigation and Adaptation - Reducing Carbon and Energy Use	+	+	+	+	+	0	0	P-	+
HER6: Enabling Development	P-	P+	P-	?	0	0	+	0	0
RES3: Residential Development Opportunities	-	+	0	+	0	+	0	0	0
SDS7: Regeneration and Renewal Priorities	+/-	+	P+	?	P-	0	0	0	0
RES2: Development on Urban Brownfield Sites	?	+	0	?	P-	?	?	0	?
INF7: Requirement for, and Assessment of, Proposals for Mineral Extraction	-	+	-	P-	P-	0	0	-	0

As these policies apply to all relevant development across Inverclyde, their impacts will be cumulative as development proposals are implemented. They also act as mitigation where development may impact negatively on the environment, by setting out protection criteria that developments must meet. Their impact is mainly positive with potential negative impacts arising from the development of greenfield sites, particularly where they are covered by an environmental designation, on the landscape and cultural heritage where cultural resources are impacted by development or where sites are isolated or otherwise prominent in the landscape, and on climatic factors where development could increase travel particularly by car. As stated though, impact on environmental designations, the landscape, cultural resources and air quality are all things that require to be taken into account in assessing proposals for development, and should be acceptable or able to be mitigated for development to go ahead.

Waterfront Policies	Location	BFF	PHH	S	WE	CF	MA	CH	L	IR
ENV3: Safeguarding and Enhancing the Green Network	Gourock Bay	+	+	0	0	0	+	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Port Glasgow Waterfront	0	+	0	0	+/-	0	0	+	0
ENV3: Safeguarding and Enhancing the Green Network	The Harbours, Greenock	+	+	0	0	0	+	0	0	0
ENV3: Safeguarding and Enhancing the Green Network	James Watt Dock, Greenock	+	+	0	0	0	+	0	0	0
HER3: Proposed New and Amended Conservation Areas	Kempock St/Shore St, Gourock	0	0	0	0	0	+	+	0	0
HER3: Proposed New and Amended Conservation Areas	West Bay, Gourock	0	0	0	0	0	+	+	0	0
RES3: Residential Development Opportunities	Kingston Basin, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Kip Marina, Inverkip	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Gourock Pierhead	0	+	0	0	0	0	0	?	0
ECN2: Business and Industrial Development Opportunities	Cartsburn (Riverside), Greenock	0	P+	0	P+	0	0	0	0	0
ECN1: Business and Industrial Areas	(a) Inverclyde Waterfront SEIL: Cartsburn	0	P+	0	P+	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Gourock Pierhead	0	P+	0	0	0	0	0	?	0
MAC1-7 : Major Areas of Change	MAC2: James Watt Dock/Garvel Island, Greenock	P+	+	P+	-	P-	0	+	0	0
MAC1-7 : Major Areas of Change	MAC3: Gourock Bay	?	+	0	P-	P-	+	0	0	0
ECN1: Business and Industrial Areas	(a) Ocean Terminal Strategic Freight Transport Hub	0	P+	0	P-	0	0	0	0	0
ECN1: Business and Industrial Areas	(c) Fort Matilda, Greenock	0	0	0	+/-	0	0	P-	0	0
MAC1-7 : Major Areas of Change	MAC1: The Harbours, Greenock	?	+	0	P-	P-	0	?	0	0
ECN1: Business and Industrial Areas	(c) Anderson Street, Port Glasgow	0	0	0	+/-	0	0	0	0	0
ECN1: Business and Industrial Areas	(b) Newark, Port Glasgow	0	0	0	?	0	0	0	0	0

There are a number of large mixed use development proposals on Inverclyde's waterfront. The potential negative impacts of these are on the water environment due to their proximity to the Clyde and the possibility of engineering works in the river being required as part of any development; and on air quality, particularly for the developments in Port Glasgow and the eastern part of Greenock that will be accessed from the A8. Traffic congestion has already led to exceedences of limits for certain indicators in this area, and the development of these sites could create more traffic and congestion, further contributing to this problem. The large scale and prominent nature of these sites means their development will affect the landscape and seascape along the waterfront. Whether this impact will be positive or negative will depend on the form of and layout of the development, which will be decided as the proposals come forward through the planning system. As these sites are on the main route into and through Inverclyde, the impact will be cumulative as people travel through the area, and particularly viewed from the Clyde.

Town Centre Policies	Location	BFF	PHH	S	WE	CF	MA	CH	L	IR
TCR6: Town Centre/Retail Development Opportunities	Ker Street/West Blackhall Street, Greenock	0	+	0	0	0	0	0	+	0
TCR6: Town Centre/Retail Development Opportunities	Port Glasgow Waterfront	0	+	0	0	+/-	0	0	+	0
RES3: Residential Development Opportunities	5/7 Argyle Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	69/71 West Blackhall Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	11 Houston Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	15 Nelson Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	32 Union Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	53/55 Shore Street, Gourock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Gourock Pierhead	0	+	0	0	0	0	0	?	0
TCR6: Town Centre/Retail Development Opportunities	Bay Street, Port Glasgow	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	4 West Stewart Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	25 West Stewart Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Gourock Pierhead	0	P+	0	0	0	0	0	?	0
ECN1: Business and Industrial Areas	(a) Ocean Terminal Strategic Freight Transport Hub	0	P+	0	P-	0	0	0	0	0
MAC1-7 : Major Areas of Change	MAC1: The Harbours, Greenock	?	+	0	P-	P-	0	?	0	0

The town centres are the most accessible locations in Inverclyde and are major trip generators. Their impact on the environment is mainly positive through the provision of services, which will be cumulative as their location within the town centres will allow for linked trips. As they are a focus of activity for many people on a daily basis, they can also have an impact on the townscape, as derelict sites become an eyesore and their restoration can therefore have a large impact, particularly on people's perception of the area. Impacts on the water environment are due to the location of sites on the waterfront and are subject to the same measures as above.

Urban Area Policies	Location	BFF	PHH	S	WE	CF	MA	CH	L	IR
HER8: Gardens and Designed Landscapes	Finlaystone Estate & Ardgowan Estate	+	+	0	0	0	0	+	+	0
RES3: Residential Development Opportunities	Southfield Avenue, Port Glasgow	0	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Auchenbothie Road, Port Glasgow	0	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Garvald Street, Greenock	0	+	0	0	0	+	0	0	0
ECN2: Business and Industrial Development Opportunities	Crescent Street, Greenock	0	+	0	+	0	0	0	0	0
RES3: Residential Development Opportunities	Cardross Crescent, Greenock	0	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Birkmyre Avenue, Port Glasgow	0	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Burns Road, Greenock	0	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Juno Terrace, Greenock	0	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Madeira Street, Greenock	0	+	0	0	0	+	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Former tennis court, Kip Park, Main Street, Inverkip	0	+	0	0	+	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Ker Street/West Blackhall Street, Greenock	0	+	0	0	0	0	0	+	0
APC 1-2: Areas of Potential Change	APC 2: Inner Lower Port Glasgow (including Clune Park)	0	+	0	0	0	+	0	0	0
ECN1: Business and Industrial Areas	(d) Former Tate & Lyle Sites, Greenock	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Fmr Tate & Lyle, Drumfrochar Road (North East) (1)	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Fmr Tate & Lyle, Drumfrochar Road (North East) (2)	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Fmr Tate & Lyle, Drumfrochar Road (South East)	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Fmr Tate & Lyle (North West), Drumfrochar Road	0	+	0	0	0	0	0	0	0
ECN1: Business and Industrial Areas	(d) Regent Street, Greenock	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Regent St, Greenock	0	+	0	0	0	0	0	0	0
DOS1-3: Development Option Sites	DOS 1: Regent Street, Greenock	0	+	0	0	0	0	0	0	0
MAC1-7 : Major Areas of Change	MAC6: Peat Road/Hole Farm, South West Greenock	0	+	0	0	0	0	0	0	0
ECN1: Business and Industrial Areas	(b) Kelburn Business Park, Port Glasgow	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Kelburn Business Park, Port Glasgow	0	+	0	0	0	0	0	0	0
MAC1-7 : Major Areas of Change	MAC5: Woodhall, Port Glasgow	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	2 Highholm Street, Port Glasgow	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	53/55 Shore Street, Gourrock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Cloch Road, Gourrock	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development	Fullarton Lane, Greenock	0	+	0	0	0	0	0	0	0



Opportunities										
ECN1: Business and Industrial Areas	(d) Sinclair Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	28 Sinclair Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Carwood Street, Greenock	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Cartsburn Landward East, Greenock	0	+	0	0	0	0	0	0	0
DOS1-3: Development Option Sites	DOS 2: John Street, Greenock	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Cartsburn (Landward West), Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Kingston Basin, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Kilmacolm Road, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	5/7 Argyle Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	69/71 West Blackhall Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	11 Houston Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	15 Nelson Street, Greenock	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	32 Union Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	4 West Stewart Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	25 West Stewart Street, Greenock	0	+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Bay Street, Port Glasgow	0	+	0	0	0	0	0	0	0
ECN1: Business and Industrial Areas	(c) Pottery Street/ East of Gibshill Road, Greenock	0	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Spango Valley (SW), Greenock	0	P+	0	P+	0	0	0	0	0
ECN1: Business and Industrial Areas	(a) Inverclyde Waterfront SEIL: Cartsburn	0	P+	0	P+	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Larkfield Ind Estate, Greenock	0	P+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Baker Street/Ingleston, Greenock	0	P+	0	0	0	0	0	0	0
MAC1-7 : Major Areas of Change	MAC7: Spango Valley, South West Greenock	?	+	0	P+	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Cumberland Walk, Greenock	0	P+	0	0	0	+	0	0	0
ECN2: Business and Industrial Development Opportunities	Riverside Business Park, Greenock	0	+	0	P+	0	0	0	0	0
RES3: Residential Development Opportunities	Gourock Ropeworks, Port Glasgow	0	+	0	0	0	0	?	0	0
RES3: Residential Development Opportunities	Gourock Pierhead	0	+	0	0	0	0	0	?	0
ECN1: Business and Industrial Areas	(b) Spango Valley (Valley Park), Greenock	0	P+	0	P+	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Cartsburn (Riverside), Greenock	0	P+	0	P+	0	0	0	0	0
ECN1: Business and Industrial Areas	(b) Baker Street/Ingleston Street, Greenock	0	P+	0	0	0	0	0	0	0

ECN1: Business and Industrial Areas	(b) Larkfield Industrial Estate, Greenock	0	P+	0	0	0	0	0	0	0
ECN1: Business and Industrial Areas	(d) Port Glasgow Industrial Estate Central	0	P+	0	0	0	0	0	0	0
ECN1: Business and Industrial Areas	(c) Ratho Street/ MacDougal Street, Greenock	0	P+	0	0	0	0	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Gourock Pierhead	0	P+	0	0	0	0	0	?	0
ECN2: Business and Industrial Development Opportunities	Port Glasgow Ind Est (West)	P-	P+	0	0	0	+	0	?	?
MAC1-7 : Major Areas of Change	MAC3: Gourock Bay	?	+	0	P-	P-	+	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Port Glasgow Waterfront	0	+	0	0	+/-	0	0	+	0
ECN1: Business and Industrial Areas	(c) Anderson Street, Port Glasgow	0	0	0	+/-	0	0	0	0	0
RES3: Residential Development Opportunities	Former Broadstone Hospital, Port Glasgow	-	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Kirn Drive, Gourock	-	+	0	0	0	+	0	0	0
RES3: Residential Development Opportunities	Broadfield Hospital, Port Glasgow	-	+	0	0	0	0	+	0	0
RES3: Residential Development Opportunities	Ravenscraig Hospital, Greenock	-	+	0	0	0	0	P+/-	0	0
RES3: Residential Development Opportunities	Lower Mary Street, Port Glasgow	-	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Earnhill Road, Greenock	-	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Parkhill, Port Glasgow	-	+	0	0	0	0	0	-	0
RES3: Residential Development Opportunities	Renton Road, Greenock	-	+	0	0	0	0	0	0	0
ECN2: Business and Industrial Development Opportunities	Port Glasgow Ind Est (South)	P-	+	0	0	0	+	0	?	?
ECN1: Business and Industrial Areas	Port Glasgow Ind Est (South)	P-	P+	0	0	0	+	0	?	?
ECN1: Business and Industrial Areas	(c) Port Glasgow Industrial Estate (West)	P-	P+	0	0	0	0	0	0	0
DOS1-3: Development Option Sites	DOS 3: Sinclair Street, Greenock	P-	+	0	0	0	0	0	0	0
ECN1: Business and Industrial Areas	(a) Inverclyde Waterfront SEIL: Pottery Street	P-	+	0	+/-	0	P+	0	0	0
ECN2: Business and Industrial Development Opportunities	Pottery Street (North)/Inchgreen, Greenock	P-	+	0	+/-	0	P+	0	0	0
MAC1-7 : Major Areas of Change	MAC2: James Watt Dock/Garvel Island, Greenock	P+	+	P+	-	P-	0	+	0	0
TCR6: Town Centre/Retail Development Opportunities	Spango Valley, Greenock	0	+	0	0	+	0	0	0	0
ECN1: Business and Industrial Areas	(a) Ocean Terminal Strategic Freight Transport Hub	0	P+	0	P-	0	0	0	0	0
APC1-2 : Areas of Potential Change	APC-1: Central East Greenock - Broomhill and Drumfrochar, Strone and Wellington Park	P-	+	P+	?	0	+	0	P-	0
RES3: Residential Development Opportunities	Killochend Drive, Greenock	-	P+	0	0	0	0	0	P-	0
MAC1-7 : Major Areas of Change	MAC1: The Harbours, Greenock	?	+	0	P-	P-	0	?	0	0
ECN1: Business and Industrial Areas	(c) Fort Matilda, Greenock	0	0	0	+/-	0	0	P-	0	0

RES3: Residential Development Opportunities	Barrs Brae, Port Glasgow	0	0	0	-	0	0	0	0	0
RES3: Residential Development Opportunities	Levan Farm, Gourrock	-	+	0	0	0	0	0	-	0
RES3: Residential Development Opportunities	Bridgend, Inverkip	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Kip Marina, Inverkip	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	The Meadows, Wemyss Bay	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	The Glebe, Inverkip	-	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Hill Farm, Inverkip;	-	+	0	0	0	0	0	0	0
MAC1-7 : Major Areas of Change	MAC4: Former Inverkip Power Station, by Wemyss Bay	-	+	+/-	0	P-	0	0	+	0
TCR6: Town Centre/Retail Development Opportunities	Inverkip Power Station, Wemyss Bay	0	+	0	0	+	0	0	0	0

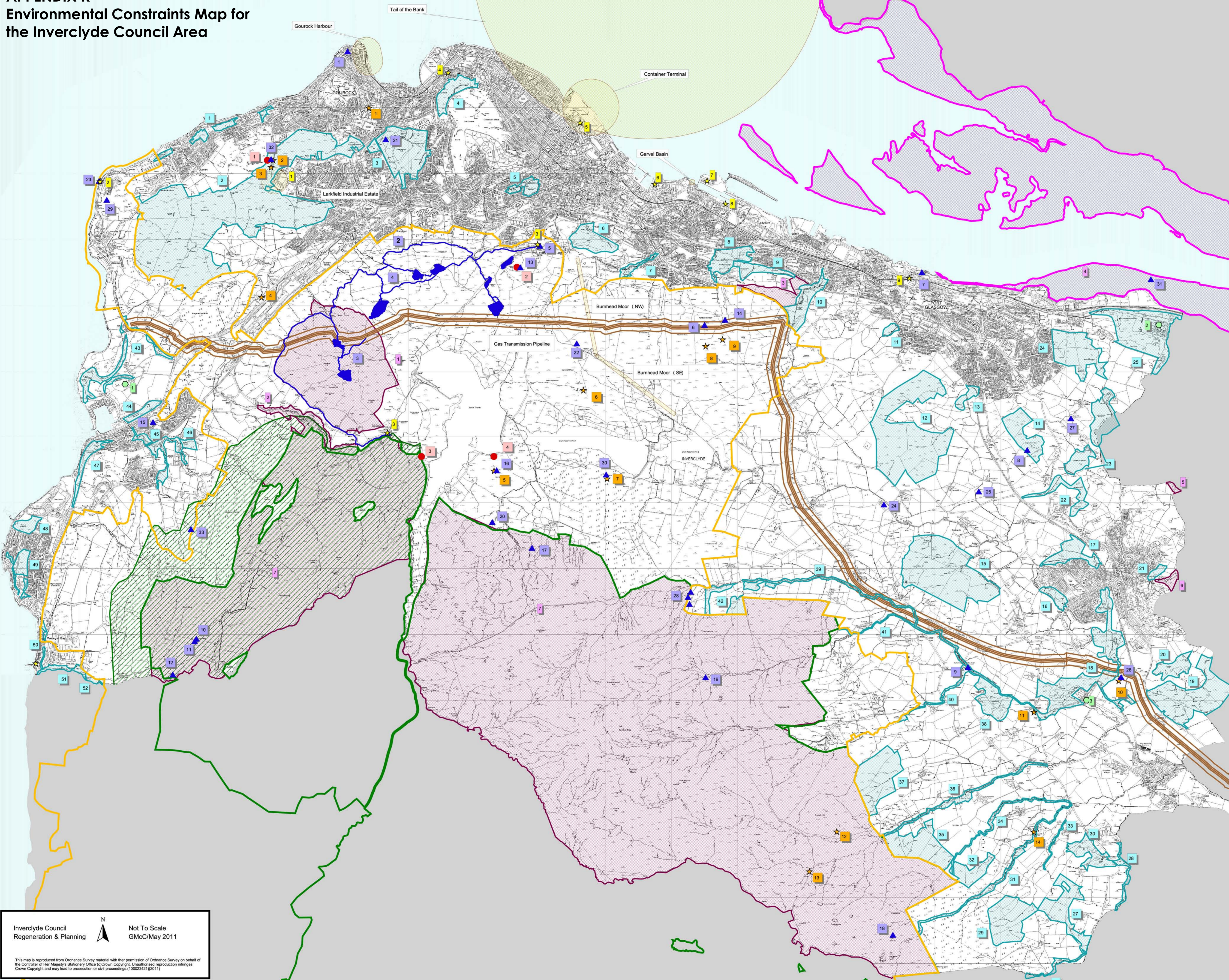
The majority of development proposals in the urban areas are on previously developed land that has limited environmental value, which could be enhanced through the redevelopment of the site. The main positive impacts are on population and human health from the provision of new housing and employment opportunities. There will also be cumulative positive impacts on the water environment where development addresses flooding issues, results in culverts being removed or addresses contamination issues, and from the inclusion of SUDS in new housing developments. Negative impacts on the townscape are mainly due to developments on greenfield sites, which will be cumulative where these are on the settlement edges, impacting on their setting. Development on these sites will be required to take this into account and be designed to minimise any impact.

Villages Policies	Location	BFF	PHH	S	WE	CF	MA	CH	L	IR
HER8: Gardens and Designed Landscapes	Ardgowan Estate, Duchal House, Finlaystone Estate	+	+	0	0	0	0	+	+	0
TCR6: Town Centre/Retail Development Opportunities	Former Inverkip Power Station, Wemyss Bay	0	+	0	0	+	0	0	0	0
RES6: Non-Residential Development Within Residential Areas	Off A78 (T), Inverkip	0	+	0	0	0	+	0	0	0
TCR6: Town Centre/Retail Development Opportunities	Former tennis court, Kip Park, Main Street, Inverkip	0	P+	0	0	+	0	0	0	0
RES3: Residential Development Opportunities	Bridgend, Inverkip	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Kip Marina, Inverkip	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	The Meadows, Wemyss Bay	0	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Whitelea Road, Kilmacolm	0	0	0	+	0	0	0	0	0
RES3: Residential Development Opportunities	84 Lochwinnoch Road, Kilmacolm	0	0	0	0	0	0	0	P+	0
RES3: Residential Development Opportunities	Balrossie, Kilmacolm	-	+	0	0	0	0	+	0	0
RES3: Residential Development Opportunities	Smithy Brae, Kilmacolm	-	+	+	+	0	0	0	-	0
RES3: Residential Development Opportunities	The Glebe, Inverkip	-	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Hill Farm, Inverkip	-	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Leperstone Ave, Kilmacolm	-	+	0	0	0	0	0	0	0
RES3: Residential Development Opportunities	Woodside Care Home, Quarriers	-	+	0	0	0	0	0	0	0
MAC1-7 : Major Areas of Change	MAC4: Former Inverkip Power Station, by Wemyss Bay	-	+	+/-	0	P-	0	0	+	0

Developments in the villages are more likely to be on greenfield sites, leading to a greater negative impact on the landscape, which will be cumulative where development is around the settlement edges, affecting their setting. Positive impacts are mainly on population and human health from the provision of new housing opportunities and services.

# APPENDIX K - Environmental Constraints Map for the Inverclyde Council Area

## Environmental Constraints Map



**Legend**

- SPA (Renfrewshire Heights)
- SPA / RAMSAR Site (Inner Clyde Estuary - Inverclyde part)
- Sites of Special Scientific Interest (SSSI)
- Sites of Importance for Nature Conservation (SINQ)
- Scheduled Ancient Monuments (SAM)
- Unscheduled Archaeological Sites Thought to be of National Importance
- Archaeological Sites of Regional and Local Importance & Other Sites
- Outstanding Areas of Regional Industrial Archaeological Significance
- Inventory of Historic Gardens & Designed Landscapes
- Clyde Muirshiel Regional Park
- West Renfrew Hills Scenic Area
- Location of Hazardous Uses and Consultation Zones

**SSSI Sites**

- Dunrod Hill
- Sheehill Glen
- Knocknairs Hill
- Inner Clyde Estuary
- Dargavel Burn
- Glen Moss, Kilmacollin
- Renfrewshire Heights

**SINQ Sites**

- Cloch Road Woodlands
- Burnevan Hill
- Coves Reservoir (LNR)
- Lyle Road Escarpment
- Murdieson Dams
- Winn Hill
- Auchmountain Glen
- Woodhead Quarry
- Knocknairs Hill
- Devil Glen
- East Douglashill Reservoir
- Devil Road Upland
- Crosshill Road Heath
- Craigmarloch Wood
- Lock's Craig to Black's Craig
- Mill Dam, Kilmacollin
- Knockbuckle Road to Dismantled Railway Grasslands
- Duchal Estate
- Knapps Heath
- Knapps Loch
- Overton Grassland
- Auchenbothie Burn/ Windmill Wood/ Auchenbothie Wood
- Lepstone Reservoir
- Auchendores Reservoir
- Midhill Plantation and Castlehill Plantation
- Finlaystone Estate
- Locher Water
- Carruthmuir
- Carruth Burn
- Ladyburn
- Tandie Brae
- Gotter Water
- Burnbrae
- Gibbblaston Burn
- Burnbrae Burn
- High Branchal
- Mill Burn
- Barnshake
- Duchal Wood
- Green Water
- Blackeny Water
- Burnbank Water
- Hillside
- Ardgowan Woods
- Swallow Brae Plantation
- Duff & Beallock Burn
- Square Wood
- Commonraig Wood
- Wemyss Plantation
- Wemyss Castle Woods
- Cliff Wood
- Kelly Glen
- Oakfield

**SAM Sites**

- Kempeck Standing Stone
- Loch Thom to Overton Water Cut
- Loch Thom to Overton Water Cut - Incorporating Reservoirs 1 & 2
- Loch Thom to Overton Water Cut - Incorporating Reservoirs 3, 4 & 5
- Loch Thom to Overton Water Cut - Incorporating Reservoirs 6, 7 & 8
- Roman Fortlet, Lurg Moor
- Newark Castle (Guardianship Site)
- Fort, Craigmartoch Wood
- Duchal Castle, Remains
- Cairn, near Kelly Bank Cottage
- Cairn, near Kelly Bank Cottage
- Cairn, near Kelly Bank Cottage
- Hut Circle, Waterside Cottage
- Hut Circle, Lurg Moor
- Burial Vault, Kirkbrae House
- Cairn, near Garvock
- Cairn, near Dowries
- Settlement, near Ladyburn
- Settlement, near Burnbank Water
- Farm Stead, near Garvock
- Larkfield Anti-Aircraft Battery, Hilltop Road
- Bombing Doozy Control Bunker, Whiteles Cottage
- Anti-Submarine Tethering Points, Cloch Lighthouse
- Anti-Aircraft Battery & Camp, High Matherock
- Motte, near Pennyfersal Farm
- Motte, near Duchal House
- Enclosure, near High Castlehill
- Roundhouses, near Hillside (three sites)
- Coast Battery, near Cloch Lighthouse
- Cairn, near Muiridge
- Timber Ponds, near Finlaystone House
- Cup-marked stone, near Moorfoot Primary
- Cairn, near Glen Everton House

**Unscheduled Archaeological Sites Thought to be of National Importance**

- Gourock Castle (sv)
- Cup & Ring Markings, Gourock Golf Club (c)
- Cup Markings, Gourock Golf Club (c)
- Chissawell Chapel (sv)
- Cairn, Gryfe Reservoir (sv)
- Cairn, Glen of Heckle Moor (c)
- Cairn, Gryfe (c)
- Hut Circle, Structures & Flint Scraper, Lurg Moor (sv)
- Hut Circle, Lurg Moor (c)
- Motte (Possible), Milton Bridge (sv)
- Stone & Cup Marked, Stepends (sv)
- Enclosure, Smeath Hill (sv)
- Mill (Possible), Cople Burn (sv)
- Fort, Castle Hill (sv)

**Archaeological Sites of Regional and Local Importance & Other Sites**

- Cup Marks, Gourock Golf Course
- Hut Circle, Alum Dam
- Cup Marks, Comales
- Cup Marks, Loch Thom

**Outstanding Areas of Regional Industrial Archaeological Significance**

- Wemyss Bay Station and Pier
- Cloch Lighthouse, Gourock
- Loch Thom to Overton Water Cut
- Fort Matilda Station, Greenock
- Glebe Sugar Refinery, Greenock
- Smith & Sons Drydock, Greenock
- Garvel Graving Dock, Greenock
- Warehouse, James Watt Dock, Greenock
- Gourock Ropeworks, Port Glasgow

**Inventory of Historic Gardens & Designed Landscapes**

- Ardgowan Estate
- Finlaystone Estate
- Duchal House

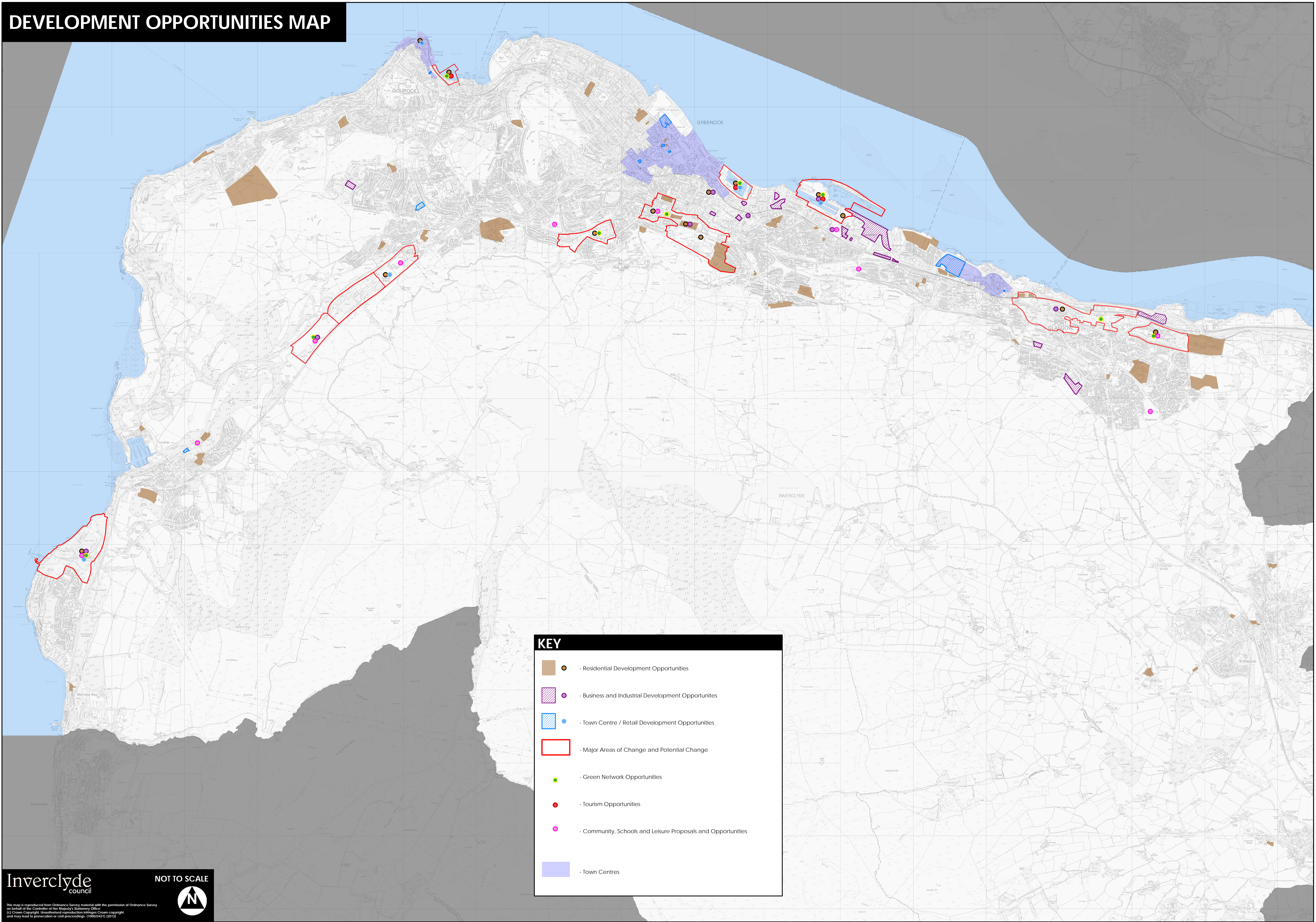
**Clyde Muirshiel Regional Park**

**West Renfrew Hills Scenic Area**

**Location of Hazardous Uses and Consultation Zones**

- Larkfield Industrial Estate
- Gourock Harbour
- Tail of the Bank
- Container Terminal
- Garvel Basin
- Gas Transmission Pipeline
- Burnhead Moor (NW) & (SE)

# DEVELOPMENT OPPORTUNITIES MAP



**KEY**

- Residential Development Opportunities
- Business and Industrial Development Opportunities
- Town Centre / Retail Development Opportunities
- Major Areas of Change and Potential Change
- Green Network Opportunities
- Tourism Opportunities
- Community, Schools and Leisure Proposals and Opportunities
- Town Centres



Inverclyde  
council



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