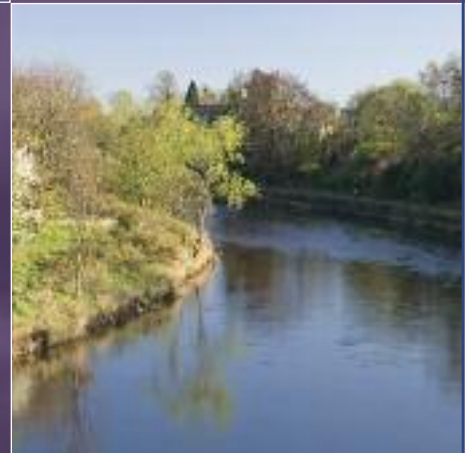


West Dunbartonshire Local Development Plan

Main Issues Report Environmental Report



MARCH 2012

Environmental Report – March 2012

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Summary

Strategic Environmental Assessment (SEA) is a method for considering and dealing with the likely environmental effects of certain plans, programmes and strategies. It aims to ensure that the environment is given the same level of consideration as social and economic factors in the preparation of plans and decision-making. This document is the **Environmental Report**, a key stage of SEA, which provides information on the content of the plan being assessed and identifies, describes and evaluates the likely significant effects on the environment of implementing the plan and reasonable alternatives to it.

Comments on the Environmental Report are invited by **22 June 2012**.

The Plan (Section 2 of the Environmental Report) being assessed is the West Dunbartonshire Local Development Plan – **WDLDP**. The WDLDP will guide the future use of land and appearance of West Dunbartonshire (excluding the area within the Loch Lomond and the Trossachs National Park); indicate where development, including regeneration, should happen and where it should not; and contribute to sustainable development and tackling climate change. When adopted, the WDLDP will replace the West Dunbartonshire Local Plan.

The Main Issues Report (MIR) is the first milestone in the preparation of the WDLDP. Together with the Environmental Report, it seeks to facilitate and inform the preparation of the WDLDP by outlining and assessing preferred options and reasonable alternative options arising from 30 identified 'Main Issues'. It is these options which have been assessed.

The WDLDP will sit within a hierarchy of other plans, programmes and strategies. The key environmental objectives have been identified from the review of legislation, policies, plans and strategies which are relevant to the WDLDP and inform its preparation and assessment.

The Environment (Section 3) of the Plan area, including existing environmental problems, has been considered in order to establish the environmental effects of options outlined in the MIR. Key environmental features and problems of the WDLDP area include the Inner Clyde SPA: extensive intertidal flats of international importance that support large numbers of wintering wildfowl; 198 ha of derelict and urban vacant land across 94 sites; sites likely to be affected by a 1 in 200 year flood event; and the Antonine Wall, an extension to the trans-national Frontiers of the Roman Empire World Heritage Site.

The main environmental problems identified are chiefly focused along the Clyde corridor, where large areas of vacant, derelict and potentially contaminated land represent the Council's Key Regeneration Sites. These sites are, in parts, at flood risk and are adjacent to sensitive inter-tidal habitats.

Not implementing the WDLDP could lead to increasing pressure for unsustainable and inappropriate development with harmful effects on the environment. Furthermore, the positive potential of a 'new' Plan to deliver environmental improvements, for example through the Central Scotland Green Network, may not be

realised without the WDLDP and the likely changes to the environment could be significantly less beneficial.

Assessment (Sections 4 & 5). A framework of objectives and criteria relating to specific elements of the environmental (SEA topics) has been used to predict the environmental effects of the options outlined in the MIR.

The significant environmental effects predicted in the assessment of the options outlined in the MIR include likely negative effects upon the Inner Clyde SPA arising from the development of Key Regeneration Sites; negative effects upon air quality and amenity arising from increase traffic resulting from development particularly within town centres; significantly positive effects on soils through the remediation of contaminated sites; major negative effects in respect to managing and reducing flood risk, with a number of development sites within areas at risk of a 1 in 200 year flood event; and negative impacts upon landscape relating to development that would affect the setting of the urban area.

Detailed results of the assessment are described in Section 5 and Appendix B.

An approach to the mitigation of significant adverse effects on the environment has been outlined. The approach seeks to first avoid negative effects and will inform the remaining stages of the preparation of the WDLDP and, following adoption of the plan, subsequent SEAs of lower level plans (e.g. masterplans), project level Environmental Impact Assessments (EIA), and planning applications.

Monitoring the significant environmental effects of the implementation of the WDLDP is an important part of the SEA process. Indicators to be used within a monitoring framework are suggested in Section 7 of the report.

1. Introduction

1.1 Purpose of the Environmental Report

As part of the preparation of the West Dunbartonshire Local Development Plan (WDLDP), West Dunbartonshire Council is carrying out a Strategic Environmental Assessment (SEA). SEA is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies (PPS). SEA aims to ensure that the environment is given the same level of consideration as social and economic factors within the plan, and to:

- integrate environmental factors into PPS preparation and decision-making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision making.

SEA is required by the Environmental Assessment (Scotland) Act 2005 (the Act). The Environmental Report is a key stage of the SEA. The purpose of the Environment Report is to:

- provide information on the content of the WDLDP;
- identify, describe and evaluate the likely significant effects on the environment of implementing the WDLDP and its reasonable alternatives; and
- provide an early and effective opportunity for the public and consultation authorities to offer views on any aspect of the relevant documents.

The report has been prepared in accordance with Section 14 and Schedule 3 of the Act.

1.2 SEA activities to date

Screening: Under Section 5(3) of the Act the WDLDP requires an SEA.

Scoping: This stage establishes, in consultation with Scottish Natural Heritage, Historic Scotland and the Scottish Environmental Protection Agency (the consultation authorities), the scope and level of detail of the Environmental Report and the consultation period. A draft Scoping Report was circulated among the consultation authorities and the Scottish Government's Environmental Assessment Team in April 2011 for advice on whether the Report met the requirements of the Act and also, more generally, how the proposed approach to assessment could be improved in the interests of proportionality and efficiency.

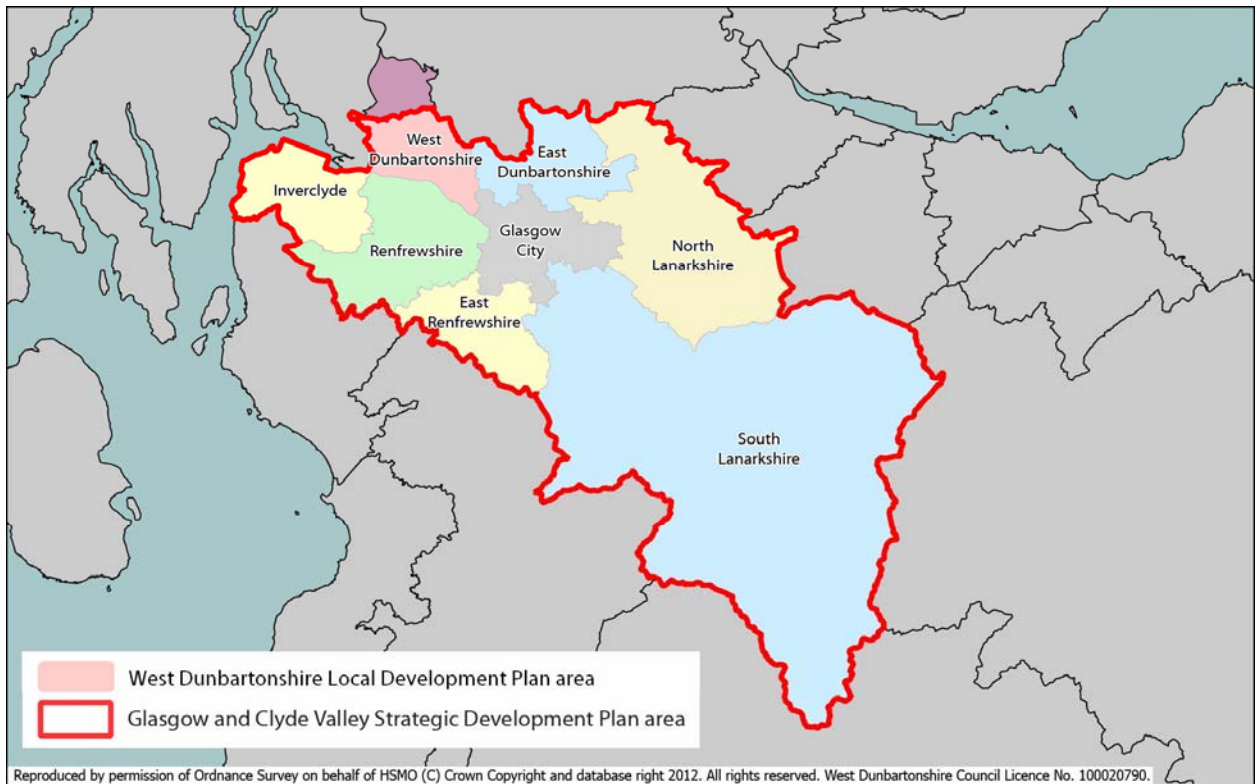
Taking account of feedback from Historic Scotland, SEPA, Historic Scotland and the Government's SEA Technical Support Unit, the Scoping Report was finalised and submitted to the SEA Gateway in May 2011. Comments from the consultation authorities received via the Gateway have been incorporated into the final assessment methodology (see Section 4). The consultation period has also been extended to 12 weeks (see Section 7).

2. The Plan

2.1 Key facts relating to the Local Development Plan

<i>Name of Responsible Authority:</i>	West Dunbartonshire Council (WDC)
<i>Title of draft plan, programme or strategy (PPS):</i>	West Dunbartonshire Local Development Plan (WDLDP)
<i>Requirement for the PPS:</i>	Legislative requirement of the Planning etc. (Scotland) Act 2006
<i>Subject of the PPS:</i>	Land use planning
<i>Period covered by the PPS:</i>	2014 – 2024
<i>Frequency of updates:</i>	Every five years
<i>Geographic area covered by the PPS:</i>	West Dunbartonshire Council area, excluding that part within the Loch Lomond & The Trossachs National Park, extending to approximately 12,500 ha.
<i>Purpose and/or objectives of PPS:</i>	To guide the future use of land and appearance of West Dunbartonshire; indicate where development, including regeneration, should happen and where it should not; and contribute to sustainable development and tackling climate change.
<i>Contact:</i>	Alistair Gemmell Planning Officer, Forward Planning Council Offices, Rosebery Place, Clydebank, G82 3PU Tel: 01389 738227 Email: alistair.gemmell@west-dunbarton.gov.uk

Map 1 – Local Development Plan coverage



2.2 Content of the Main Issues Report and Local Development Plan

The Main Issues Report (MIR) is the first milestone in the preparation of the West Dunbartonshire Local Development Plan, the plan which will supersede the West Dunbartonshire Local Plan adopted in March 2010. The Main Issues Report seeks to facilitate and inform the preparation of the Local Development Plan, setting out the spatial strategy – general proposals for development and reasonable alternatives – and site-specific proposals.

Together, the Main Issues Report and Environmental Report outline and assess a preferred option and one or more reasonable alternatives (where relevant) arising from 30 identified 'Main Issues'. These main issues have been grouped into seven sections and can be summarised as follows:

- *Our Key Regeneration Sites:* Six 'Key Regeneration Sites' are identified by the MIR as central to the social and economic regeneration of West Dunbartonshire. They are: Lomondgate, Dumbarton Waterfront, Esso Bowling, Bowling Basins, Carless and Queens Quay. The MIR includes options for how development of these sites could be facilitated and accelerated, for example through changes to boundaries or proposed land uses. The Strathleven Corridor and Lomond Canal as longer-term regeneration opportunities are also highlighted.
- *Growing our Economy:* Options identified within this section concern the amount of land allocated for new and expanding business; the types of uses that might be allowed in established industrial and business use locations;

and the definition of 'Strategic Economic Investment Locations' – identified by the Strategic Development Plan – in West Dunbartonshire.

- *Supporting our Town Centres:* Preferred and alternative strategies for Alexandria, Clydebank and Dumbarton town centres are presented in this section, along with options for an overall approach to the network of centres within the Plan area. The town centre strategies address their future development including matters relating to town centre boundaries, development sites and core retail areas while the network of centres strategy recognises the importance of locations with different roles and functions supporting and complementing each other.
- *Building our Communities:* The issue of whether the WDLDP should allocate new sites for housing is included in the MIR under this section. Options for delivering affordable housing are also outlined.
- *Enhancing our Green Network:* The Central Scotland Green Network is one of 14 national developments in the National Planning Framework for Scotland and the only project within West Dunbartonshire. The MIR includes options relating to a number of the component features of the Green Network. These are: the identification of the Green Network and opportunities and priorities for its enhancement; the provision of open space; the green belt boundary; local nature conservation sites; and the Kilpatrick Hills Regional Scenic Area.
- *Delivering Sustainably:* A number of issues are identified in the MIR which relate to the delivery of sustainable economic development. Options are outlined in relation to the WDLDP's approach to wind energy and reducing greenhouse gas emissions from new buildings; two infrastructure projects: Fastlink and improvements to Kilbowie Roundabout; and developer contributions. Views are also sought on the WDLDP's proposed approach to flooding.
- *Development Sites:* The MIR identifies 127 development sites, 35 of which are 'new' sites not identified in the West Dunbartonshire Local Plan. A preferred use/designation is listed for most of the sites.

Informed by the Main Issues Report, Environmental Report and consultation responses, the WDLDP will provide a framework for development and regeneration in West Dunbartonshire, excluding the area within the National Park, and focus on specific main proposals for a period of up to 10 years from its adoption (programmed for late 2014). The plan will promote development in appropriate locations and identify where development should not take place. The timetable for producing the WDLDP is set out below.

2.3 Timescales for Local Development Plan and SEA preparation

The programme for the preparation of the WDLDP and Environmental Report is outlined in the Development Plan Scheme. The publication of a Main Issues Report (MIR) and Environmental Report is the first formal stage in the preparation of the WDLDP. Where there are significant changes between the Main Issues Report and

Proposed Plan, for example, major new development proposals or policy approaches, a revised Environmental Report or addendum will be prepared.

Table 1 – Timetable for WDLDP & SEA preparation

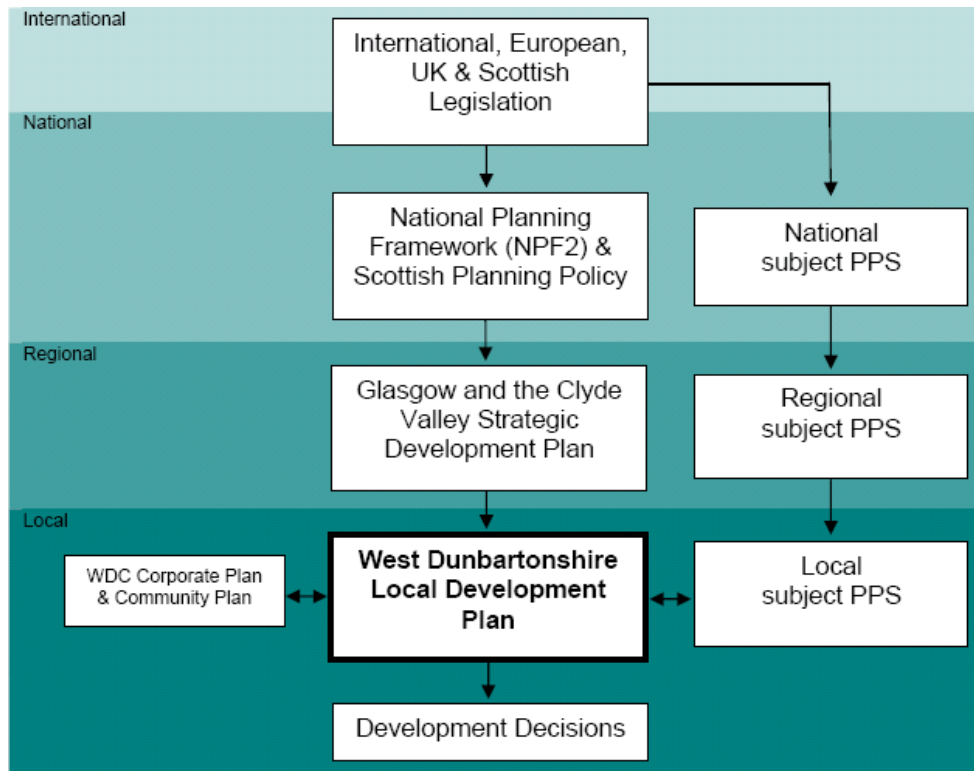
	WDLDP	SEA/ Habitats Regulations Appraisal
March 2012	Publish Main Issues Report & Monitoring Statement	Publish Environmental Report and submit to SEA Gateway.
12 weeks	CONSULTATION	
	Consider representations. Prepare Proposed Plan and Action Programme.	Consider responses. Environmentally appraise Proposed Plan and undertake Habitat Regulations Assessment (HRA). Amend Environmental Report if necessary.
March 2013	Publish Proposed Plan and Proposed Action Plan.	Publish revised Environmental Report and HRA . Submit Environmental Report to SEA Gateway
6 weeks (min)	CONSULTATION	
	Consider representations. Prepare Summary of Unresolved Issues and Report of Conformity with Participation Strategy.	Consider responses.
January 2014	Submit Proposed Plan, Action Plan and Report of Conformity to Scottish Ministers. Advertise submission of Plan.	Submit HRA record to Ministers
Spring 2014	Examination of Proposed Plan.	
	Report published and submitted to WDC.	
	WDC considers recommendations and prepares Modifications, Proposed Plan as modified and Statement of Explanation for not accepting any recommendations.	Environmentally appraise modified plan if necessary.
	Publish Modifications and Proposed Plan as modified. Advertise intention to adopt Plan.	Publish and send to Ministers revised Environmental Report (and revised record of HRA) if required
End 2014	West Dunbartonshire Local Development Plan adopted by WDC.	Publish Post-Adoption SEA Statement and submit to SEA Gateway.

2.4 Relationship with other relevant plans, programmes and strategies

The WDLDP will sit within a hierarchy of other plans, programmes and strategies (PPS). Considering the relationship of the WDLDP to other PPS allows key environmental protection objectives to be identified for consideration during the preparation process.

Figure 1 identifies the place of WDLDP in the planning hierarchy and its relationship with other relevant national, regional and local PPS.

Figure 1 – Relationship with other relevant PPS:



Appendix A details the relevant PPS and associated environmental objectives considered as part of the SEA process. PPS above the national level have not been considered in detail primarily because it is assumed the environmental protection framework provided by European legislation has been transposed into national and regional plans, policies and guidance.

The key environmental objectives identified from the review of legislation, policies, plans and strategies are:

- **Biodiversity:** West Dunbartonshire Council has a duty under the Nature Conservation (Scotland) Act 2004 to further the **conservation of biodiversity**.
- **Climate Change:** The Climate Change (Scotland) Act 2009 sets a framework for the reduction of greenhouse gas emissions and a transition to a low carbon economy. The Act introduces a new duty for all public bodies to exercise their functions in a way that is best calculated to contribute towards **greenhouse**

gas reduction targets of 42% by 2020 and 80% by 2050 and help deliver the Scottish Government's climate change adaptation programme.

- *Flooding*: The Flood Risk Management (Scotland) Act sets in place a statutory framework for delivering a sustainable and risk-based approach to managing flooding. West Dunbartonshire Council has a duty under the Act to exercise its functions with a view to **managing and reducing flood risk** and to promote sustainable flood risk management.
- *Green Network*: The Central Scotland Green Network (CSGN) is identified in the National Planning Framework for Scotland 2 as a strategic development priority and is the only national development within the Plan area. The WDLDP must contribute to the delivery of the CSGN and its objectives: **creating a more attractive place to live, do business and visit; help to absorb CO²**; enhance biodiversity; and promote active travel and healthier life styles.
- *Other* environmental objectives include: protecting the Outstanding Universal Value of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site; sustainable waste management; and conserving the water environment.

2.5 Scoping of the environmental topics to be included in the assessment

A key part of the SEA process is identifying the environmental parameters (from Schedule 3 of the Act) that are likely to be affected by the guidance. Taking into consideration whether the environmental effects, both positive and negative, of the WDLDP are likely to be significant **all the environmental parameters** have been scoped into the assessment. Further detail is provided in the Scoping Report prepared in May 2011.

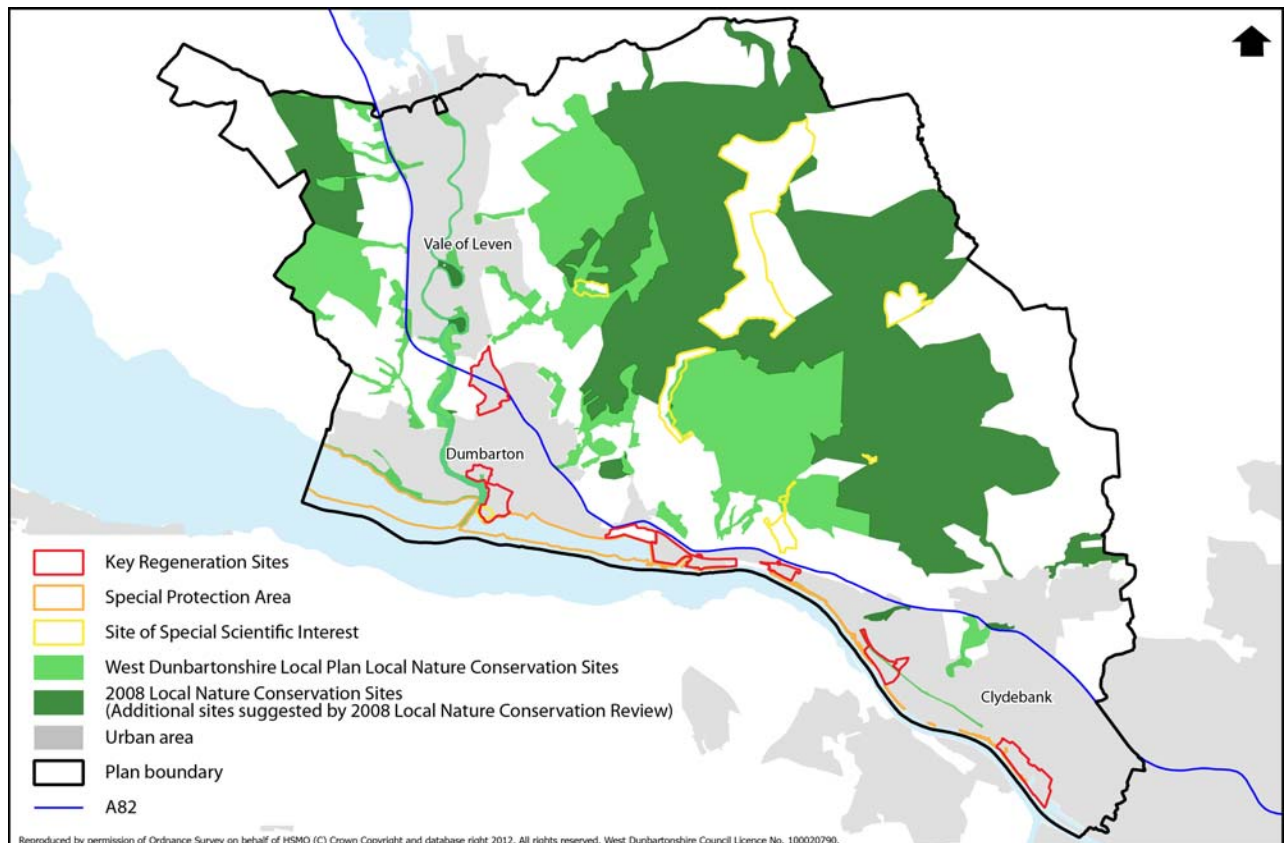
3. The Environment

3.1 Environmental Baseline and Issues

In order to establish the environmental effects of options outlined in the MIR it is necessary to understand the relevant aspects of the current state of the environment (the environmental baseline) and in particular any existing environmental problems and the characteristics of areas likely to be significantly affected. Baseline information has been gathered on aspects of the environment and the key environmental issues, problems and sensitivities of the WDLDP area can be summarised as follows:

- **Biodiversity, Flora & Fauna:** Much of the northern shore line of the Inner Clyde estuary in the Plan area is designated as a Special Protection Area (SPA) under the EU Birds Directive. The **Inner Clyde SPA** contains extensive intertidal flats that support large numbers of wintering wildfowl, including an internationally important wintering population of redshank (*Tringa totanus*) which are the qualifying interest under the Directive. The site is also a Ramsar Site under the Ramsar Convention on Wetlands of International Importance. The conservation objectives of the Inner Clyde SPA are to avoid the deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained. Upstream of the River Leven, out with the plan area, the Endrick Water SAC is an important habitat for Atlantic salmon and River lamprey.

Map 2 – Designated Habitats

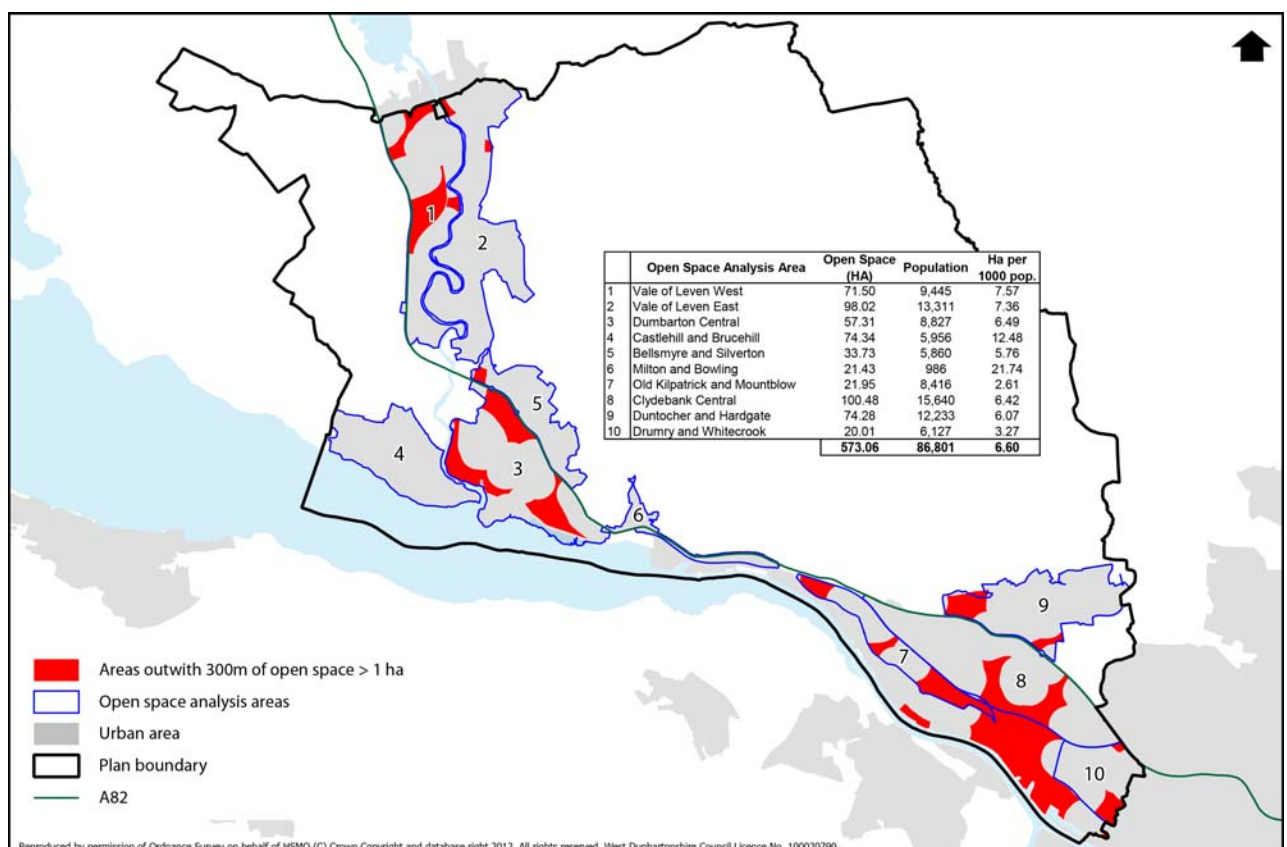


The Inner Clyde is also designated as a SSSI in addition to a further seven sites within the Plan area. The total area of the SSSI extends to 2010 ha and incorporates 17 separate notified natural features. 12 of these features are assessed as being in favourable condition, one unfavourable and recovering, two unfavourable and declining, while two are yet to be assessed (see Monitoring Statement for details).

An extensive network of locally important Local Nature Conservation Sites (LNCS) totalling approximately 460 ha has been identified and is partly recognised in the West Dunbartonshire Local Plan. The fragmentation of habitats has been identified as the main problem for wildlife at the landscape level, thus virtually all the significant areas of semi-natural habitats in West Dunbartonshire, including extensive moorlands to the east and west of the River Leven have been designated as LNCS so as to maintain a complete a network as possible (see Review of Local Nature Conservation Sites).

- **Population & Human Health:** The environment provides a variety of services that are beneficial to human health including opportunities for education and recreation. Access to open space can help to promote healthier lifestyles having positive effects on both physical and mental health. Open space analysis (see Map 3 & Background Report) has shown that the majority of the population of West Dunbartonshire lives within 300 metres of an open space over 1 ha in size and that there is an average of 6.60 ha of open space per 1000 people.

Map 3 – Access to Open Space



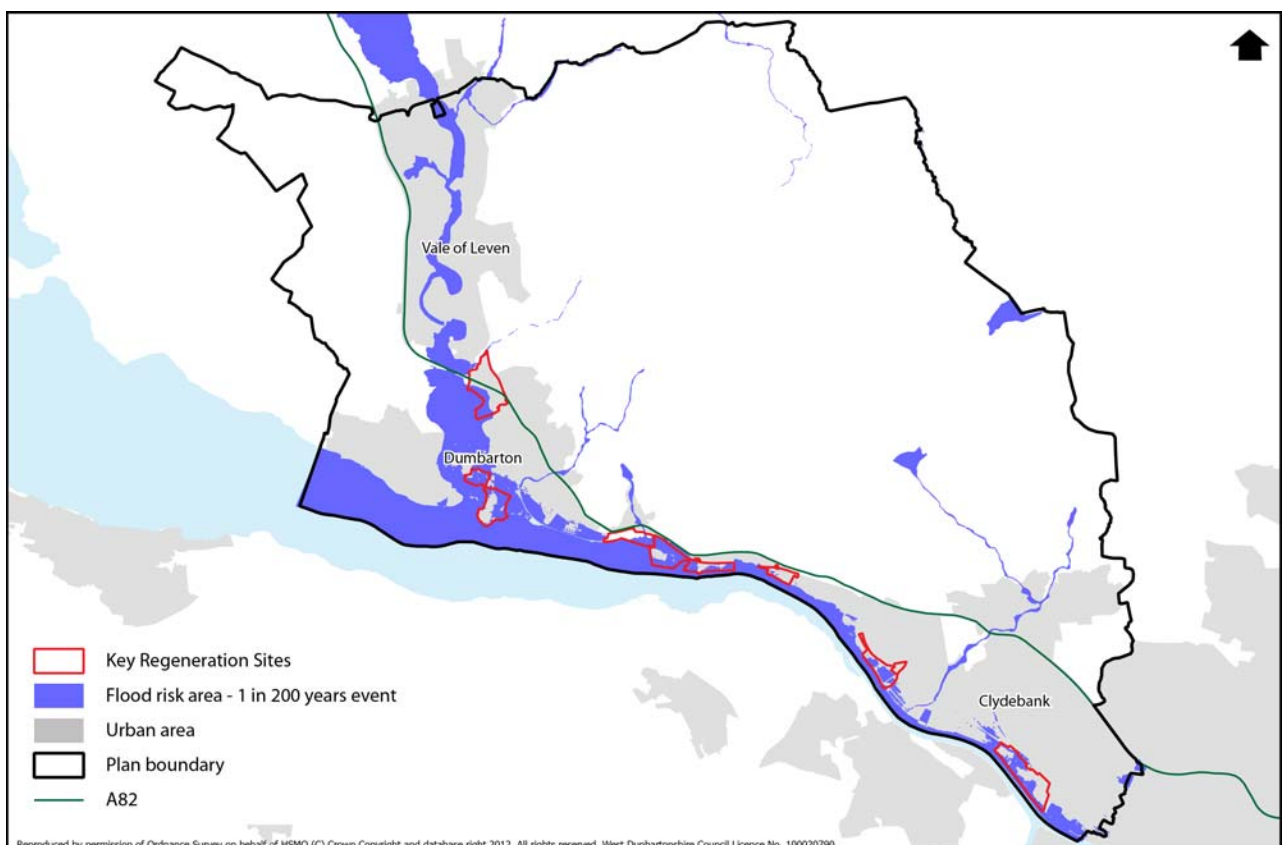
Proximity to pollution, noise and other factors affecting amenity also influences human health, including derelict and contaminated land. The Scottish Vacant and Derelict Land Survey 2011 identifies that 62% of the population in West Dunbartonshire lives within 500 metres of derelict land, the highest proportion of all local authorities in Scotland.

- **Soil:** West Dunbartonshire's industrial past has left a legacy of **vacant, derelict and contaminated land**, with a number of large sites that have remained undeveloped for many years. The most recent survey of vacant and derelict land in Scotland recorded 198 ha of derelict and urban vacant land in West Dunbartonshire, split between 94 sites. Two sites in the area are notified under the Environmental Protection Act as being contaminated: the former Carless oil refinery in Old Kilpatrick and a site on Kilbowie Road.

Information on the quality of agricultural land in the Plan area has not been obtained. Land in agricultural use in West Dunbartonshire is limited but potentially under development pressure due to its location on the urban edge.

- **Water:** The nature of West Dunbartonshire's topography and urban form, alongside the Rivers Leven and Clyde, means the area is prone to **flooding** from these watercourses and their tributaries, including the Knowles and Gruggies Burns. Map 4 shows the areas of the Plan area likely to be affected by a 1 in 200 year flood event. One of the impacts of climate change is expected to be increased instances of flooding.

Map 4 – Areas at risk of flooding



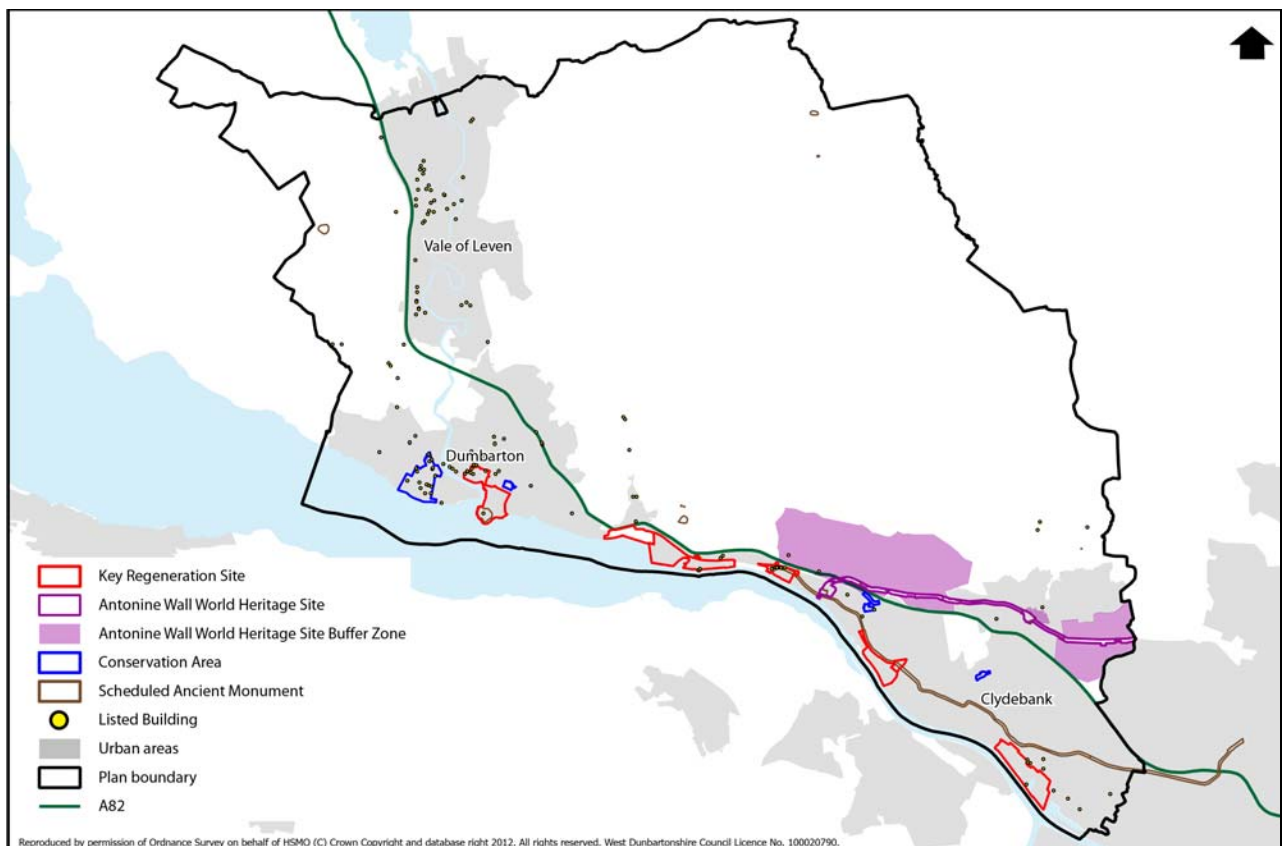
Fourteen water bodies within West Dunbartonshire come under the scope of the river basin management planning monitoring regime and have been assessed as to their water quality. Five of the six waterways are classified as poor or of poor ecological potential, including the River Leven; the Forth and Clyde Canal is classified as having good ecological potential; the Clyde Estuary is classified as moderate, while the Inner Clyde is classified as having moderate ecological potential. Further details can be found on the SEPA website.

- *Air:* Monitoring carried out in West Dunbartonshire shows that national air quality objectives were not exceeded in 2010. No Air Quality Management Areas have been established in West Dunbartonshire. Road traffic represents the biggest threat to air quality in terms of both overall volume and at locations where traffic is stationary. Kilbowie Roundabout in Clydebank is identified as one of a number of locations where air quality objectives may be exceeded due to traffic levels.
- *Climatic Factors:* The installed capacity for renewable energy in West Dunbartonshire is limited to approximately 3 MW at Auchincarroch landfill site. No information on and greenhouse gas emissions at the local level and the effects of future climate change/long-term adaptation to climate change impacts has been identified.
- *Material Assets:* No specific data has been collected on this environmental topic. The Green Network is identified as a particular asset likely to bring positive environmental effects related to a number of the environmental topics.
- *Cultural Heritage:* In July 2008 the **Antonine Wall** was inscribed by UNESCO as a World Heritage Site, becoming an extension to the trans-national Frontiers of the Roman Empire World Heritage Site. While designation as a World Heritage Site confers no additional statutory protection, inscription recognises the international cultural and archaeological significance of the Antonine Wall. A Buffer Zone seeks to protect the setting of the Antonine Wall.

Dumbarton Castle and the Forth & Clyde Canal, including at Bowling Basins, are also designated as scheduled monuments along with six other sites in the Plan area.

The West Dunbartonshire Council area has sixteen Category A Listed Buildings, including Dumbarton Castle, the Titan Cantilever Crane, Denny Tank, Argyll Motor Works and a number of mansion houses. In total, there are over 140 listed buildings. Fifteen of these sites feature on the Buildings at Risk Register. Map 5 shows the spatial distribution of cultural heritage interests in West Dunbartonshire, including Conservation Areas.

Map 5 – Cultural heritage interests



- *Landscape:* The scenic qualities of the Kilpatrick Hills have been recognised in previous Structure Plans through its designation as a 'Regional Scenic Area'.

The main **environmental problems** identified are chiefly focused along the Clyde corridor, where large areas of vacant, derelict and potentially contaminated land represent the Council's Key Regeneration Sites. These sites are, in parts, at flood risk and are adjacent to sensitive inter-tidal habitats. Flooding is also a problem along the River Leven, particularly to the south of the A82.

3.2 Likely future changes to the environment without the plan

The West Dunbartonshire Local Development Plan will provide a framework for decision-making, development and regeneration in West Dunbartonshire (excluding the area within the National Park) and focus on specific main proposals for a period of up to 10 years from its adoption in late 2014. The plan will promote development in appropriate locations, with due consideration to statutory obligations and factors that may be overlooked by market forces.

On adoption the WLDLP will replace the West Dunbartonshire Local Plan, which was adopted in March 2010 and looks forward to 2015. While the Local Plan will remain relevant beyond 2015, for example in the protection it affords to both natural and built heritage interests in the plan area, it will become increasingly out-of-date as it will not take account of changed circumstances and priorities, including emerging environmental objectives.

Changes to the environment without the WDLDP are therefore not likely to be significantly harmful as a development management and environmental protection regime will remain in place. However, there may be increasing pressure for unsustainable and inappropriate development that could be difficult to resist in the longer term and have consequential harmful effects on the environment. Furthermore, the positive potential of a 'new' Plan for West Dunbartonshire to deliver environmental improvements, for example through the Central Scotland Green Network, may not be realised without the WDLDP and the likely changes to the environment could be significantly less beneficial.

4. Assessment Approach and Method

4.1 Assessment method

The Main Issues Report presents 30 'issues'. 26 of these issues include two or more options and in most instances a preferred option is indicated alongside 'reasonable alternatives'. All of the options presented in the MIR have been assessed. Issue 30 lists proposed development sites. 35 of these sites have been assessed, representing the 'new sites' not previously included and assessed in the Local Plan. The assessment has been carried out in two stages:

Stage 1: To streamline the environmental assessment process, all options were first 'screened' to identify those not likely to have significant environmental effects, taking into account the SEA objectives outlined in Table 2 and the baseline environmental data. Options considered unlikely to have a significant environmental impact on all of the SEA topics were not subject to further assessment. Under Issue 30, sites with planning permission were also excluded from further assessment.

Options assessed to have a likely significantly positive or negative environmental effect on one or more SEA topic advanced to Stage 2.

Stage 2: Each option assessed as likely to have a significant environmental impact at Stage 1 has been assessed in further detail, taking account of the SEA criteria listed in Table 2. The impact of each option and new development site upon each of the SEA topics has been considered and recorded as either a major or minor positive effect; a major or minor negative effect; a net neutral effect (positive and negative effects balanced) or unknown effects within an assessment matrix. Where an option is assessed as not likely to have a significant environmental impact on one-or-more of the SEA topics this has also been indicated.

An assessment as to whether any impact would be over the short, medium or long term and permanent or temporary has also been made and indicated within the table where relevant. The full assessment results are shown at Appendix B and the key findings are presented in Section 5.

4.2 Assessment Framework

The following SEA objectives and criteria were employed as the basis against which the environmental effects of options included in the MIR have been assessed. Development of the objectives and criteria has been informed by the review of relevant PPS and environmental objectives, the environmental baseline and taking account of comments from the consultation authorities:

Table 2 – SEA Framework

SEA TOPIC	SEA OBJECTIVE SEA CRITERIA
Biodiversity, Flora & Fauna	<p>To conserve and where possible restore and enhance biodiversity and accord to the protection of valued nature conservation habitats and species.</p> <ul style="list-style-type: none"> ■ Will the proposal affect a designated (international, national or local) nature conservation site? ■ Will the proposal affect the connectivity of habitats?
Population & Human Health	<p>To improve the living environment for all communities and promote improved health of the human population.</p> <ul style="list-style-type: none"> ■ Will the proposal affect access to open space? ■ Will the proposal affect residential amenity, including noise?
Soil	<p>To safeguard the quality soil resource, geodiversity, and improve soil where contaminated.</p> <ul style="list-style-type: none"> ■ Will the proposal affect soil quality? ■ Will the proposal affect the diversity of geology, natural landforms and processes?
Water	<p>To manage and reduce flood risk and protect the water environment.</p> <ul style="list-style-type: none"> ■ Will the proposal affect the ecological status of waterbodies? ■ Will the proposal affect areas within the flood plain?
Air	<p>To maintain and improve air quality.</p> <ul style="list-style-type: none"> ■ Will the proposal affect travel patterns?

Climatic Factors	<p>To reduced greenhouse gas emissions and contribute to the adaptation of the area to climate change.</p> <ul style="list-style-type: none"> ■ Will the proposal affect carbon emissions? ■ Will the proposal contribute to the mitigation of and adaptation to climate change?
Material Assets	<p>To manage, maintain and promote efficient use of material assets.</p> <ul style="list-style-type: none"> ■ Will the proposal affect environmental resources, including minerals. ■ Will the proposal affect the Green Network?
Cultural Heritage	<p>To protect and, where appropriate, enhance or restore the historic environment.</p> <ul style="list-style-type: none"> ■ Will the proposal affect the OUV of the Antonine Wall World Heritage Site? ■ Will the proposal affect any scheduled monuments or other important archaeological sites? ■ Will the proposal affect any listed buildings?
Landscape	<p>To protect and enhance the character, diversity and unique qualities of the landscape.</p> <ul style="list-style-type: none"> ■ Will the proposal affect the Kilpatrick Hills Regional Scenic Area? ■ Will the proposal affect the setting of an urban area? ■ Will the proposal lead to a change to landscape character?

4.3 Alternatives

The SEA process requires that the Environmental Report identifies, describes and evaluates the likely significant effects on the environment of implementing reasonable alternatives to the plan being assessed. As a statutory requirement there is no reasonable alternative to the WDLDP itself, however the MIR is required to contain one or more reasonable alternative sets of proposals.

The MIR represents the principal opportunity within the plan preparation process for engaging stakeholders on the content of the plan. At this stage of the process the Council has not reached a firm view as to the WDLDP spatial strategy and site-specific proposals and as such all options presented in the MIR represent alternative approaches. While in most instances a preferred option has been identified (Option a), no such preferences have been expressed with regard to additional housing sites (Issue 17) and potential new stadium locations in Dumbarton (Issue 29).

The options which have been generated through the preparation of the MIR take account of pre-MIR consultation, the environmental baseline and number of policy and strategy documents (see Background Report: Context and Strategy) and are intended to represent approaches which are realistic, deliverable, consistent with other aspects of the plan, and consistent with higher-level plans and policies such as the Strategic Development Plan and national planning policy.

The assessment of these options (Section 5) and consultation responses to this Environmental Report will influence the options taken forward to the Proposed Plan.

5. Assessment Findings

5.1 Summary of results

This section seeks to summarise the key findings from the assessment of options in the MIR. The full assessment results are included at Appendix B, which also provides a commentary explaining the assessment of each option and a conclusion comparing the options under each issue. This conclusion has also been included in the MIR. The results are summarised below by SEA topic:

- *Biodiversity, Flora & Fauna:* The most prevalent environment effect upon biodiversity identified through the assessment is a major negative effect upon the Inner Clyde SPA. Development of Key Regeneration Sites at Dumbarton Waterfront, Esso Bowling, Carless, and Queens Quay would all impact upon the SPA. These effects are assessed as being temporary and short-term, relating to the construction period and would not lead to the habitat being directly lost. At Esso Bowling (Option 3a), an additional longer term impact upon the SPA is noted due to the extent of the habitat at this location and the potential impact of sea level rise. Further assessment of impacts upon the SPA and the identification of mitigation measures will be carried out through a Habitats Regulations Appraisal (see Section 7.2).

It is assessed that the Lomond Canal (Issue 7) would have potentially major negative environment effects on biodiversity, taking account of the River Leven and important habitats upstream, notably the Endrick Water SAC.

With the exception of the options noted above, other options presented in the MIR (preferred and alternative) generally would not have a significant effect upon designated nature conservation sites and the connectivity of habitats.

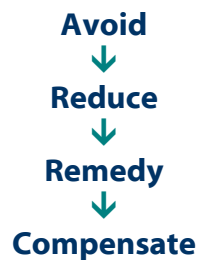
- *Population & Human Health:* The assessment of the effects of MIR options upon population and human health focused on access to open space and residential amenity. Town centre retail development included within Options 5b at Queens Quay and the Options associated with Issues 12 – 15 are assessed as having minor negative effects arising from increased traffic and noise. Positive effects are envisaged arising from the Lomond Canal, options concerning the Green Network (Issue 18) and Open Space (Issue 19), Fastlink and the provision of a new football stadium complex in Dumbarton (Issue 29)

which would potentially improve the availability, accessibility and quality of sporting facilities in the area.

- *Soil:* Many of the options identified are assessed as likely to have a positive effect on soils through the remediation of contaminated sites. This applies to the Key Regeneration Sites at Dumbarton Waterfront, Esso Bowling, Carless, and Queens Quay. No negative effects have been identified.
- *Water:* A number of options are identified as likely to have major negative effects in respect to managing and reducing flood risk, with a number of development sites, including the Key Regeneration Sites (see also Map 4) falling within areas at risk of a 1 in 200 year flood event. The impact of the Lomond Canal upon this environmental parameter is judged to be neutral, with potential benefits in terms of managing flood risk balanced with impacts on the ecological status of the River Leven.
- *Air:* Options which would result in significant increased levels of traffic, including where major road infrastructure works are required have been assessed as likely to have a negative effect on air quality. These options include at Esso Bowling (Issue 3), Carless (Issue 4), and the options associated with the Town Centre Issues (Issue 12 -15). The MIR includes options relating to Fastlink (Issue 26) and the Kilbowie Roundabout (Issue 27) that would bring about positive environmental effects on air quality.
- *Climatic Factors:* In similar terms to the environmental parameter above, options that would increase levels of traffic have been assessed as likely to have a negative effect upon the objective of reducing greenhouse gas emissions.
- *Material Assets:* The assessment has identified few effects of a significant nature on the objective of managing, maintaining and promoting material assets, including the Green Network.
- *Cultural Heritage:* No negative environmental effects upon the historic environment are predicted by the assessment with the exception of two development sites identified under Issue 30 (Carleith and Great Western Road). This relates to their proximity to the Antonine Wall WHS. Some minor positive effects are identified in Dumbarton (Issue 2 & 15) where options would improve the setting of Dumbarton Castle and other listed buildings including the Old Academy Buildings.
- *Landscape:* Negative impacts upon landscape identified by the assessment are restricted to green field sites (Option 17a and Issue 30), at Esso Bowling (Issue 3) and the Lomond Canal (Issue 7) where development would affect the setting of the urban area. Options with likely positive impacts upon landscape identified include 22a and 22b by designation of a local landscape area.

5.2 Mitigation

An important role of the Strategic Environmental Assessment is to identify measures to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. In view of this early stage of plan preparation an overall approach to mitigation is proposed rather than specific measures. This approach should inform the preparation of the Proposed Plan, including the wording of policies and, following adoption of the WDLDP, subsequent SEAs of lower level plans (e.g. masterplans), project level Environmental Impact Assessments (EIA), or planning applications. The approach is based on the following hierarchy:



In the first instance the WDLDP should seek to avoid significant adverse effects on the environment. Primarily, this can be achieved by altering or changing the policy or site-specific proposal causing the negative effect, for example by not identifying a particular site as a development opportunity. Where this is not practicable, adverse effects should be reduced, remedied and, as the last resort, compensated. Site-specific proposals for mitigation should be informed by appropriate survey material at the pre-application or application stage.

Mitigation of the significant adverse effects of the plan upon the Inner Clyde SPA will be developed through a Habitats Regulations Appraisal.

6. Monitoring

Following the adoption of the WDLDP, the Council as Responsible Authority is required to monitor the significant environmental effects of the implementation of the Plan in accordance with Section 19 of the Act. The monitoring should enable the identification of significant environmental effects arising from the implementation of the plan and any unforeseen effects, in order to allow remedial action to be taken where required.

The Planning etc. (Scotland) Act 2006 requires local planning authorities to prepare a Monitoring Statement, to be published alongside the MIR, focusing on the wider impact of the plan. It is intended that the monitoring requirements for the SEA and development plan will be integrated, with the Monitoring Statement for the next local development plan reporting on the significant environmental effects of the implementation of the WDLDP. This will inform the identification of Issues for the plan making process.

The specific measures that are to be taken to monitor the significant environmental effects of the implementation of the WDLDP – and included within future Monitoring Statements – will form part of the post-adoption statement prepared as soon as reasonably practicable after the adoption of the WDLDP in accordance with Section 18 of the Act. It is envisaged that the following indicators will be included within the monitoring framework:

Table 3 –Monitoring Indicators (to be developed)

SEA Topic	Indicator	Source
Biodiversity, Flora & Fauna	Proportion of protected nature sites in favourable condition	SNH
Population & Human Health	Access to Open Space – % of population within 300m of 1ha of open space/Usable open space per 1000 residents	WDC SVCLS
	Proximity to vacant and derelict land - % of population within 500m	
Soil	Area of land designated as contaminated	WDC
Water	Ecological status of water bodies	SEPA
	Proportion of development within land at risk of flooding	WDC
Air	NO2 and PM10 Concentration	WDC (Air Quality Monitoring)
	Traffic levels (tbc)	WDC

Climatic Factors	Installed renewable energy capacity (MW)	WDC (Planning applications monitoring)
Material Assets		
Cultural Heritage	No. of buildings at risk	RCHAMS
Landscape		
Other	Proportion of development built on brownfield sites	WDC (Planning applications monitoring)

7. Next Steps

The public consultation period on the MIR and this Environmental Report ends on **22 June 2012** allowing for a 12 week consultation. During this time responses to the consultation can be submitted by:

- E-mail to: ldp@west-dunbarton.gov.uk. In your subject box please type 'MIR consultation'
- Writing to: Forward Planning, Planning and Building Standards, West Dunbartonshire Council, Rosebery Place, Clydebank, G81 1TG

You may wish to comment on the following aspects of the Environmental Report:

- Are there any other environmental objectives included in other plans, programmes and strategies that the WDLDP and assessment should take account of?
- Have all the important aspects of the environment in West Dunbartonshire – including problems – been captured?
- Do you agree with the environmental assessment of the options?
- Are the mitigation measures identified to address negative impacts suitable?
- Do you have any views on how the significant effects of the implementation of the WDLDP should be monitored including the indicators to be used?

Table 1 outlines the proposed timetable for the preparation of the WDLDP and Environmental Report. Following the consultation period set out above, the Proposed Plan will be prepared and published for further consultation.

The Proposed Plan and any subsequent changes will be screened to consider if they raise significant environmental issues that have not already been considered, with amendments made to this document if required.

7.1 Policies and Supplementary Guidance

The MIR does not include the wording of the policies that are likely to appear later in the Proposed Plan. Section 2 of the Monitoring Statement includes an appraisal of the policies included in the WDLDP. It is intended that most policies will be revised or merged to form a policy framework that remains robust but contains fewer policies.

As part of screening of the Proposed Plan for matters raising significant environmental issues that have not already been considered by the SEA, the policy

wording included in the Proposed Plan will also be considered. It is also proposed that a number of topic areas will be covered in Supplementary Guidance. Currently Supplementary Guidance on the following areas is proposed:

- Dumbarton Waterfront Design Guide (Option 2a)
- Green Network Opportunities (Option 18a)
- Open Space provision (Option 19a)
- Developer Contributions (Issue 28)
- Development Standards
- Trees
- Antonine Wall (roll forward existing SPG)

7.2 Habitats Regulations Appraisal

Article 6(3) of the EC Habitats Directive requires that any plan, which is not directly connected with or necessary to the management of a European site, but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, shall be subject to an 'appropriate assessment' of its implications for the European site in view of the site's conservation objectives.

WDLDP will be subject to Habitats Regulations Appraisal with regard to its effect on the Inner Clyde SPA and Endrick Water SAC.

SNH have produced guidance on the Habitats Regulations Appraisal of plans which outlines a thirteen stage appraisal process. The appraisal will be carried in line with the SNH guidance and a record incorporating a determination of the likely significant effects and appropriate assessment will be published for consultation and later submitted to Scottish Ministers alongside the Proposed Plan.

Appendix A – Relevant legislation, PPS and environmental objectives

Legislation & Plans, Programmes or Strategies SEA Topic	Summary of Environmental Objectives
Biodiversity, Flora & Fauna	
EU Birds Directive & EU Habitats Directive ↓ Habitats Regulations	The Habitats Regulations transpose the provisions of the EU Habitats and Birds Directives into Scottish Law and require that local development plans are subject to an appropriate assessment of their implications for Natura sites.
Nature Conservation (Scotland) Act 2004	To conserve biodiversity and protect the nation's precious natural heritage. Implementation is linked to the national biodiversity strategy.
Convention on Biological Diversity ↓ UK Biodiversity Action Plan/ Scotland's Biodiversity – It's In Your Hands. ↓ Dunbartonshire Local Biodiversity Action Plan	Conserve species and habitats in Dunbartonshire that are considered vulnerable or threatened on a local or national basis, and in turn contribute to the conservation of our global biodiversity; promote awareness of local natural resources; promote community engagement in, and ownership of, the practical conservation of natural resources; and promote the sustainable and wise use of resources.
Population & Human Health	
Land Reform (Scotland) Act 2003 ↓ West Dunbartonshire Core Paths Plan	Establishes the statutory rights of access to land and inland water for outdoor recreation. Prepared under the Act, the Core Paths Plan provides a system of path in West Dunbartonshire which, as a whole, gives the public reasonable access throughout the plan area.
Soil	
Scottish Soil Framework (2009)	To promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland, achieved through targeted activities including reducing soil erosion; greenhouse gas emissions from soil; and contamination.

Water	
<p>EU Water Framework Directive ↓ Water Environment and Water Services (Scotland) Act 2003 (WEWS) Act ↓ Scotland River Basin Management Plan (2009) ↓ Clyde Area Management Plan</p>	<p>To prevent deterioration in the status of the water environment, including rivers, lochs, estuaries, coastal waters and groundwaters and protect, enhance and restore all surface water bodies to 'good' status.</p> <p>The area management plan supplements the river basin management plan (RBMP) for the Scotland river basin district in the delivery of Water Framework Directive requirements.</p>
<p>EU Floods Directive ↓ Flood Risk Management (Scotland) Act 2009</p>	<p>To reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity through improved assessment and the sustainable and coordinated management of flood risk.</p> <p>The Act imposes a new duty on local authorities to exercise their flood risk related functions with a view to reducing overall flood risk and establishes the requirement to prepare plans to manage flood risk which will provide a framework for coordinating actions across catchments to deal with all forms of flooding and its impacts.</p>
<p>EU Marine Strategy Framework Directive (MSFD) ↓ Marine (Scotland) Act 2010 ↓ Firth of Clyde Marine Spatial Plan (FoCMSP)</p>	<p>Aims to achieve good environmental status of the EU's marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. The Marine (Scotland) Act transposes the Directive into Scots law and makes provision for a new statutory marine planning system to sustainably manage demands on the marine environment. The FoCMSP is a forerunner to these statutory plans.</p>
Air	
<p>EU Air Quality Directive ↓ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)</p>	<p>Air quality targets have been set at the European and UK levels. The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets objectives for Particulate Matter (PM), oxides of nitrogen (NOx), sulphur dioxide (SO2) and ozone (O3) amongst others.</p>

Climatic Factors	
<p>Climate Change (Scotland) Act 2009 ↓ Land Use Strategy : Getting the best from our land</p>	<p>The Act introduces a new duty on the Council (and all public bodies) to exercise their functions in a way that is best calculated to contribute towards the greenhouse gas reduction targets of reducing emissions by at least 80 per cent by 2050.</p> <p>A national land-use strategy has been prepared under the Act. This identifies key principles for the sustainable use of land, including: encouraging land uses which deliver multiple benefits; land highly suitable for primary uses should be recognised in decision-making; and examining options for restoring derelict or vacant land should be a priority.</p>
Material Assets	
<p>Scottish Forestry Strategy 2006</p>	<p>Environmental objectives include reducing the impact of climate change; make access to and enjoyment of woodlands easier for all to improve health; protect the environmental quality of our natural resources; and help to maintain, restore and enhance Scotland's biodiversity.</p>
<p>Zero Waste Plan</p>	<p>To achieve a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.</p>
Cultural Heritage	
<p>Scottish Historic Environment Policy (SHEP)</p>	<p>The three key outcomes presented in the Policy are that the historic environment is cared for, protected and enhanced for the benefit of our own and future generations; greater economic benefits from the historic environment; and that the people of Scotland and visitors to our country value, understand and enjoy the historic environment.</p>

Antonine Wall Management Plan	Seeks to establish the management requirements and policies needed to meet the requirements for the long term protection and conservation of the World Heritage Site.
Landscape	
European Landscape Convention	To promote the protection, management and planning of all landscapes, including natural, managed, urban and peri-urban areas, and special, everyday and also degraded landscape.
Other Relevant PPS	
National Planning Framework 2 (2009)	The National Planning Framework 2 aims to guide Scotland's development to 2030 and sets out strategic development priorities to support the Government's goal of sustainable economic growth. The Framework will play a key role in co-ordinating policies with a spatial dimension and will help move Scotland towards a low carbon economy.
Scottish Planning Policy	The SPP sets out the Scottish Government's planning policy on nationally important land-use planning matters. This places planning within the wider context of the Scottish Government's overarching aim to increase sustainable economic growth.
Glasgow and the Clyde Valley Strategic Development Plan (currently at Main Issues Report stage)	To continue the regeneration and transformation of the city region's urban areas, whilst securing positive action on the natural environment; minimising the development and carbon footprints of the city-region, meeting climate change targets and supporting a drive to a low-carbon economy.
Our West Dunbartonshire Community Plan 2007 – 2017	The Community Plan sets out a vision for West Dunbartonshire which includes protecting the natural environment.

<p>West Dunbartonshire Council Corporate Plan 2010 - 2014</p>	<p>The Council will seek to “Improve prosperity and inclusion for all citizens, deliver better and more efficient services, and improve West Dunbartonshire as a place to live, work and visit. Improving environmental quality and sustainability and the sustainability of the transportation network are included as priorities within the Plan.</p>
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Appendix B – Full assessment results

Key to assessment tables:

Major positive effect(s)	↑↑
Minor positive effect(s)	↑
Major negative effect(s)	↓↓
Minor negative effect(s)	↓
Net Neutral effect	↔
Unknown	?
Scoped out of assessment (non-significant or consented)	X

Long term effect(s)	L
Medium term effect(s)	M
Short term effect(s)	S

Temporary effect(s)	T
Permanent effect(s)	P

Issue 2 – Dumbarton Waterfront	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 2a Revised Dumbarton Waterfront Design Framework adopted as SPG.	?	?	?	?	?	?	?	?	?
Option 2b Existing Dumbarton Waterfront Design Framework retained as indicating the preferred land uses and design framework.	↓ ST	↑ M	↑ M	↓↓ P	X	X	X	↑ M	↑ M
Option 2c Withdraw the Dumbarton Waterfront Design Framework. Establish preferred land uses for individual sites / assess applications on a site-by-site basis.	?	?	?	?	?	?	?	?	?
<p>Commentary: The current Dumbarton Waterfront Design Guide, specifically the development of identified key sites, is assessed as having both positive and negative environmental impacts. The Design Guide seeks to enhance the setting of Dumbarton Castle and the urban environment but may have negative impacts on the Inner Clyde SPA and flood risk.</p> <p>A revised Design Guide (Option 2a) or the withdrawal of the Guide all together (Option 2c) would have uncertain environmental effects.</p>									
<p>Conclusion: The Dumbarton Waterfront Design Guide seeks to enhance the setting of Dumbarton Castle and the urban environment but the development of key sites would also have negative environmental impacts, relating to flood risk and the Inner Clyde SPA. A revised Design Guide (Option 2a) or the withdrawal of the Guide all together (Option 2c) would have uncertain environmental effects.</p>									

Issue 3 – Esso Bowling	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 3a Extend the developable area of the Esso Bowling site to include land to the west up to Dumbuck junction but south of the A82.	↓ ST (↓ ↓ L)	X	↑ P	↓ ↓ L	↓ L	↓ L	↓ P	?	↓ P
Option 3b Limit the developable area of the Esso Bowling site to that shown in the West Dunbartonshire Local Plan.	↓ ST	X	↑ P	↓ ↓ L	↓ L	↓ L	X	?	↓ P
<p>Commentary: Any impact on population and human health has been scoped out for both options, as neither will have a significant effect on residential amenity, open space or core paths. Both options are likely to have a negative effect on biodiversity, in particular disruption to the Inner Clyde SPA during construction. The extension site has potential for longer term damage due to the extent of the habitat at this location and the potential impact of sea level rise. Given the scale of development proposed, there will also be a negative impact on air quality and carbon emissions. Both options will result in development on the flood plain, and will have a negative impact on the landscape character, extending the urban area into currently an open landscape. The significant difference between the two options is that Option 3b will have no impact on the Green Network (a material asset) whilst the extension of the developable area proposed in Option 3a will affect land which forms park of the Green Network. The impact upon the main cultural heritage feature, Dunglass Castle is unknown.</p>									
<p>Conclusion: Both of these options will have a number of negative environmental impacts related to increasing the level of development at this location, particularly on the water environment because the land is within the flood plain. They should have a positive impact on soil quality. Option 3b will have an added negative impact on material assets, as the development of the extension area will result in the loss of part of the Green Network.</p>									

Issue 4 – Carless	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 4a Extend the site to include open space to north and west to facilitate access to the site.	↓ ST	X	↑↑ P	↓↓ L	↓ L	↓ L	X	X	X
Option 4b Retain site boundary as currently designated within the West Dunbartonshire Local Plan.	↓ ST	X	↑↑ P	↓↓ L	↓ L	↓ L	X	X	X
<p>Commentary: The former oil terminal at Carless is a site with a number of environmental sensitivities relating to its location next to the River Clyde and Forth & Clyde Canal and its previous use. As with all riverside sites, there is potential for negative impacts upon the Inner Clyde SPA, particularly during construction. This is in addition to the impact development may have on a locally important wildlife corridor which runs through the site. Any redevelopment will require extensive remediation to remove contaminants which will have a positive impact on soil quality and also on the ecological status of the River Clyde, however the site is within the flood plain of the River. The scale of development is likely to significantly increase traffic movement, leading to negative impacts on air quality and carbon emissions along the already busy Dumbarton Road corridor. Although the site is use informally for recreation and is adjacent to the Forth & Clyde Canal (a scheduled monument), population and human health and cultural heritage have been scoped out of the assessment as no significant impacts are envisaged, as have material assets and landscape.</p>									
<p>Conclusion: The extension of the development opportunity at Carless (Option 4a) is not expected to have additional significant negative or positive environmental impacts when compared to the site as identified in the West Dunbartonshire Local Plan.</p>									

Issue 5 – Queens Quay	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 5a The regeneration of the site should be housing-led	↓ ST	X	↑ P	↓↓↓ L	X	↓	X	X	X
Option 5b A more mixed use approach should be promoted, including retail and commercial leisure uses	↓ ST	↓	↑ P	↓↓↓ L	↓ L	↓	X	X	X
<p>Commentary: Any development on Queens Quay is likely to result in disruption to the Inner Clyde SPA (biodiversity), will be within the flood plain (water) and will increase carbon emissions (climatic factors). If the majority of the site is developed for housing, this is less likely to have an adverse impact on adjacent residential amenity (Population and Health) and travel patterns (air quality). Conversely, a major foodstore would be likely to create greater disturbance to adjacent residential areas and cause travel patterns more likely to reduce air quality. Development of the site will be positive for soil quality, with the site currently understood to contain contaminates. No significant impact is predicted upon material assets, the setting of the urban area and cultural heritage interests including the Titan Crane, although the detailed site development designs will be important.</p>									
<p>Conclusion: Both these options will result in some negative environmental impact, particularly on the water environment as part of the site falls within the floodplain. However, Option 5a is likely to have a lesser negative environmental impact than Option 5b which could include a major foodstore on part of the site. This would have a greater impact on residential amenity and air quality.</p>									

Conclusion:									
Option 7c has no significant environmental impact. Issue 7 – Lomond Canal									
The proposed Canal will have significant environmental impacts particularly on biodiversity and the assessment of options 7a and 7b reflect this. There is a potential adverse impact on the water environment, but also an opportunity to improve water management. Any firm proposals for the Canal would require to be accompanied by an Environmental Impact Assessment.									
	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climate Factors	Material Assets	Cultural Heritage	Landscape
Option 7a Conditional support for Lomond Canal subject to full consideration of its environmental impact. Proposals affecting route of the Canal assessed in terms of economic impact and implications for canal being developed.	↓↓ P	↑ P	X	↔	X	↑ L	↑ P	X	↓ P
Option 7b Full support for proposed Lomond Canal, identification and safeguarding of proposed route.	↓↓ P	↑ P	X	↔	X	↑ L	↑ P	X	↓ P
Option 7c The proposals for the Lomond Canal should not be included in the WDLDP.	X	X	X	X	X	X	X	X	X
Commentary:									
Option 7c has been scoped out of the SEA as it would mean the exclusion of the Lomond Canal proposal from the WDLDP. Therefore there would be no significant environmental impact. No significant impacts are expected upon soil, air or cultural heritage resources.									
Options 7a and 7b would support the Lomond Canal proposal, but to different degrees. The environmental impacts of the options are considered to be the same as they both promote the development of the Canal. The greatest concern with regard to the options 6a and 6b is the potential impact on biodiversity. The River Leven and its environs form a network of Local Nature Conservation Sites which could be adversely impacted upon by the construction of the Canal and its long term presence. The river is also links important habitats upstream including the Endrick Water SAC to the sea. The impact on the human population and material assets is considered to be positive owing to the creation of a recreational and open space resource. The impact on the water environment itself is considered potentially adversely significant, but balanced by potential flood management benefits which would also be positive in relation to how the plan area adapts to climate change. The proposed Canal would change the landscape permanently introducing hard engineering, but not impacting on any designated resource.									

Issue 8 – Lomondgate and Vale of Leven Industrial Estate	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 8a The SEIL should be designated around Lomondgate and the Vale of Leven Industrial Estate with a mix of the defined key sectors and other employment-generating uses allowed in these locations.	X	X	X	X	X	X	X	X	X
Option 8b Lomondgate should be identified as the SEIL opportunity and reserved for the key sectors. The VoLIE should continue to be designated as a local industrial and business area.	X	X	X	X	X	X	X	X	X
<p>Commentary: The Issue primarily concerns the strategic status of Lomondgate and the Vale of Leven Industrial Estate and the specific industrial and business uses that may be permitted by the Local Development Plan. No changes are proposed to the extent of the development opportunity sites. In this context it has been assessed that the options in themselves would not have a significant environmental impact and have been scoped out of the assessment.</p>									
<p>Conclusion: The options are assessed as not likely to have a significant environmental impact.</p>									

Issue 9 – Clydebank Riverside	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 9a All land along the River Clyde in Clydebank from Rothesay Dock to Carless should be included within the SEIL designation with the key sectors promoted within this area alongside other planned uses.	X	X	X	X	X	X	X	X	X
Option 9b Clydebank Riverside should be specifically defined as one or more of the following locations: <ul style="list-style-type: none"> • Clyde Gate • Carless • Rothseay Dock West 	X	X	X	X	X	X	X	X	X
Commentary: The Issue primarily concerns the strategic status of development sites along the River Clyde in Clydebank and the specific uses that may be permitted by the Local Development Plan. No changes are proposed to the extent of the development opportunity sites. In this context it has been assessed that the options in themselves would not have a significant environmental impact and have been scoped out of the assessment, however, it is acknowledged that all development along the River Clyde must be considered in respect to the sensitivities of the Inner Clyde SPA.									
Conclusion: The options are assessed as not likely to have a significant environmental impact.									

<u>Issue 10 – Land for new and expanding businesses</u>	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 9a Increase the supply of land identified to ensure at least a 10 year supply of land for industry and business over the Plan period.	X	X	X	X	X	X	X	X	X
Option 9b The current supply of land for industry and business is sufficient.	X	X	X	X	X	X	X	X	X
<p>Commentary: This issue concerns whether or not to increase the amount of land designated for industrial and business use. It has been assessed that the options themselves would not have a significant environmental impact and have been scoped out of the assessment. New industrial sites may have associated environmental impacts but these would be assessed on a site-by-site basis.</p>									
<p>Conclusion: No significant environmental impacts are envisaged arising from either option.</p>									

Issue 11 – Non-industrial uses within industrial and business use areas	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 11a Existing industrial and business areas should be categorised according to the type and extent of non-business and industrial uses appropriate within that location.	X	X	X	X	X	X	X	X	X
Option 11b Flexibility across all industrial and business areas for commercial uses with the exception of town centre uses.	X	X	X	X	X	X	X	X	X
Option 11c A presumption against non-business, industrial or storage and distribution uses in existing industrial and business areas.	X	X	X	X	X	X	X	X	X
<p>Commentary: This issue primarily concerns the use of industrial units within established industrial and business areas, although there may be instances where new build development is also proposed. While there may be some implications for traffic flows at a local level, the spatial impact of the options and any resultant impact on the environment is assessed as not significant.</p>									
<p>Conclusion: No significant environmental impacts are envisaged arising from the options presented.</p>									

<u>Issue 12 – Network of Centres</u>	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 12a Town centre focus with expressed roles and functions.	X	X	X	X	X	X	X	?	X
Option 12b No specific role and function identified for each of the three town centres, plus no goods type or unit size restrictions in Edge of Centre Commercial Centres. Retail developments opportunities identified out with town centres plus wider range of centres/shops identified	X	↓ L	X	X	↓ L	↓ L	X	?	X
<p>Commentary: The issue concerns the distribution of retail uses and other services in West Dunbartonshire and the role and function of town centres and other mostly commercial areas. No significant environmental impacts are envisaged in respect to biodiversity, soil, water, material assets, cultural heritage or landscape as a result of the policy approaches outlined in the two options. The impact upon cultural heritage is uncertain and relates to a number of listed buildings within the identified town centres, including the Argyll Motor Works in Alexandria and Old Academy Buildings in Dumbarton.</p> <p>The environmental impacts predicted mainly concern resultant travel patterns and the consequential impact on human health, air quality and carbon emissions. As town centres are the most accessible locations, best served by public transport, it is assessed that Option 12a will not have a significantly negative effect on human health, air quality and carbon emissions, however it is unlikely to have a significantly positive effect. A less strict approach to new retail and service uses in less accessible places may result in increased private car use, with minor negative effects.</p>									
<p>Conclusion: Option 12b may result in more private car journeys as development is located in less accessible locations rather than town centres. This would bring significant negative environmental impacts associated with air quality and carbon emissions. No significant impacts expected to arise from Option 12a.</p>									

Issue 13 - Alexandria Town Centre	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 13a New town centre strategy incorporating: <ul style="list-style-type: none"> • Consolidated Town Centre boundary; • A new foodstore within Mitchell Way; • Residential development on the Leven Cottage and Kippen Dairy sites; • Mixed use redevelopment along the south side of Bank Street; 	X	↓	X	X	↓	↓	X	X	X
Option 13b Retain existing town centre boundary.	X	↓	X	X	↓	↓	X	X	X
Commentary: Many SEA topics have been scoped out due to the town centre location of the proposed strategy, with no implications for open space/the green network. Both Option 12a and 12b are likely to have minor negative impacts arising from the proposed foodstore and potential mixed-use redevelopment site relating to noise and traffic with a potential increase in carbon emissions.									
Conclusion: Both options may have some minor negative environmental impacts on residential amenity, travel patterns, air quality and carbon emissions due to development opportunities within the town centre including a food store opportunity. No differences in environmental impact are envisaged between the two options.									

Issue 14 – Clydebank Town	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 14a Implement Town Centre strategy incorporating no change to town centre boundary; areas identified as preferred for retail use and mixed/commercial uses;	X	↓	X	X	↓	↓	X	X	X
Option 14b Amended town centre boundary to include Clyde Retail Park and Queens Quay (part); No principal shopping or mixed use/commercial area identified.	X	↓	X	X	↓	↓	X	X	X
<p>Commentary: Option 14a is likely to have some minor negative impacts because of the identification of a superstore development opportunity site with a possible increase in traffic impacting on traffic and travel patterns, air quality and carbon emissions.</p> <p>Option 14b could allow for a possible further superstore development opportunity at Queens Quay through extension of the town centre boundary, with the impacts considered to be similar to Option 14a. Although two retail superstores would have a greater environmental impact than one it is not considered this would increase the impact from 'minor' to 'major'.</p>									
<p>Conclusion: Both options may have some minor negative environmental impacts on traffic and travel patterns, air quality and carbon emissions arising from major retail development opportunities. No significant differences in environmental impact are envisaged between the two options.</p>									

Issue 15 – Dumbarton Town Centre	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 15a Implement Town Centre strategy incorporating no change to town centre boundary;	↓ ST	↓	X	↓↓↓ L	↓	↓	X	↑ LP	X
Option 15b Additionally identify the area to the north of the Artizan Centre as a retail development opportunity but do not identify a principal shopping area.	↓ ST	↓	X	↓↓↓ L	↓	↓	X	↑ LP	X
<p>Commentary: Options 15a and 15b are broadly similar, with Option 15b additionally identifying a redevelopment development opportunity north of the Artizan but no principal shopping area. Negative environmental impacts are envisaged in relation to waterfront (see also Issue 2) development sites and the Inner Clyde, in relation to air quality, residential amenity and carbon emissions in relation to the scale of development and the likely impact of this on traffic patters, and because the town centre is mostly within the flood plain. Positive impacts arise from the impact on listed buildings within the town centre, notably the Old Academy Buildings.</p>									
<p>Conclusion: No difference between the two options in terms of environmental impact is envisaged. Both options are considered to have likely negative environmental impacts on biodiversity, air quality and carbon emissions. A minor positive impact would be expected in relation to listed buildings.</p>									

<u>Issue 16 – Affordable Housing</u>	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 16a Include an affordable housing policy requiring contribution from private sector housing sites over a certain size, including those seeking renewal of existing consents.	X	X	X	X	X	X	X	X	X
Option 16b Include an affordable housing policy requiring contribution from greenfield sites.	X	X	X	X	X	X	X	X	X
Option 16c No affordable housing policy.	X	X	X	X	X	X	X	X	X
Option 16d Identify land in the LDP specifically for affordable housing and encouraging provision by the private sector where appropriate.	X	X	X	X	X	X	X	X	X
Commentary: The adoption or otherwise of an affordable housing policy is not expected to have a significant environmental impact.									
Conclusion: The adoption or otherwise of an affordable housing policy is not expected to have a significant environmental impact.									

<u>Issue 17 – Housing Land Supply</u>	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 17a The housing land supply should be supplemented by the allocation of additional sites for housing development.	?	?	?	?	?	?	?	?	?
Option 17b No further land allocated for housing development	X	X	X	X	X	X	X	X	X
<p>Commentary: Option 17a identifies 14 sites, some or all of which would be identified in the LDP to increase the housing land supply. The individual sites have been assessed under Issue 30. The environmental impact of this option is dependant on which sites are allocated and developed and for this reason the environmental impact is assessed as unknown.</p> <p>Option 17b advocates no increases to the existing housing land supply and is assessed as not having an environmental impact, notwithstanding the impact developing individual sites within the land supply may have.</p>									
<p>Conclusion: The environmental impact of Option 17a is dependant the identified sites allocated and developed. These sites are assessed individually under Issue 30. Option 17b would not have any significant environmental impacts.</p>									

Issue 18 – Green Network	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 18a Identify a Green Network and use Green Network Opportunities Mapping methodology to identify priorities for its enhancement. Supported by Supplementary Guidance.	↑	↑	↑	↑	↑	↑	↑	↑	↑
Option 18b The Local Development Plan should identify and protect open spaces but a Green Network should not be specifically identified.	X	↑	X	X	X	X	X	X	X
<p>Commentary: Identifying the Green Network in the LDP and priority locations for its enhancement (Option 18a) is likely to lead to positive environmental impacts in relation to all the SEA Topics as Green Network projects can bring a range of environmental benefits. Simply protecting open space (Option 18b) may bring about some of these benefits but without a co-ordinated, action-orientated approach this is uncertain and has been assessed as not having a significant environmental effect.</p>									
<p>Conclusion: Option 18a is assessed as likely to have positive environmental impacts in relation to all the SEA Topics. The absence of a co-ordinated, action-orientated approach which identifies priorities for enhancement but protects open space would not have the same positive environmental impact.</p>									

Issue 19 - Open Space	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 19a Open space provision requirement based on 6ha per 1000 new residents, either on-site, off-site or financial determined with regard to analysis of quantitative, qualitative or accessibility deficiencies.	X	↑↑ P	X	X	X	X	↑	X	X
Option 19b Open space requirements negotiated on a site-by-site basis having regard to open space provision in the locality.	X	↑ P	X	X	X	X	↑	X	X
Option 19c On-site open space provision requirement based on 6ha per 1000 new residents.	X	↑ P	X	X	X	X	↑	X	X
Commentary: Several environmental factors have been scoped out as the issue is specifically focused on open space provision/quality. Option 19a is assessed as having positive impacts where it will enhance open space provision and quality throughout West Dunbartonshire, contributing to the living environment and health of the population and as a component of the Green Network. Option 19b and c would have similar positive environmental effects but less so as there is no focus on the quality of existing open space.									
Conclusion : All three options will have positive environmental impacts where new open space will contribute to the local environment and as a component of the Green Network. Option 19a is likely to have a more positive impact where it seeks to improve quality as well as provision.									

Issue 20 – Green belt	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 20a The green belt should be amended at the locations identified.	X	X	X	X	X	X	X	X	X
List A – Green belt extension sites	X	X	X	X	X	X	X	X	X
List B – Green belt release sites	↓ST	X	X	↓↓↓P	↓	↓P	↓P	X	↓↓↓P
Option 20b The green belt boundary should remain as set out in the West Dunbartonshire Local Plan.	X	X	X	X	X	X	X	X	X
<p>Commentary: The environmental impacts of changing the green belt boundary are likely to be <i>secondary</i>, relating the designation and potential future development of land either included or excluded from the green belt. In locations where the green belt would be extended (List A), it is considered that there would be no significant environmental impact as the changes are relatively minor and in most instances relate to land already protected as open space. Where land would be released from the green belt (List B), notably at Lomondgate and the western extension of the Esso Bowling site, development of this land is likely to have significant negative environmental effects.</p> <p>It is assessed that retaining the existing green belt boundary would not have significant environmental impacts.</p>									
<p>Conclusion : There are not considered to be any significant environmental impacts resulting directly from changing the green belt boundary. Instead, secondary impacts may arise in relation to the proposed use of land removed from the green belt. Where a development use is proposed this is assessed elsewhere (Issues 3 and 16). There are no significant environmental impacts arising from retaining the existing green belt boundary.</p>									

Issue 21 – Local Nature Conservation Sites	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 21a The Plan should clearly identify and protect the network of Local Nature Conservation Sites.	↑	X	X	X	X	X	X	X	X
Option 21b Locally important nature conservation sites should not be shown on the Plan. Instead the impact of all development upon local biodiversity should be assessed having regard to available survey material.	?	X	X	X	X	X	X	X	X
<p>Commentary: The Issue concerns whether designated Local Nature Conservation Sites should be specifically identified and protected in the Local Development Plan. Any likely significant environmental impact therefore relates primarily to these sites and consequently all SEA topics have been scoped out with the exception of 'Biodiversity, Flora and Fauna'. There may, however, be indirect effects upon soil, water (particularly ecological status) and landscape.</p> <p>Identifying and protecting LNCS through the LDP (Option 21a) is likely to be positive in the sense that this important network of habitats would be better protected from fragmentation and degradation, with some potential for natural enhancement or regeneration. The environmental impact of Option 21b is uncertain, relying on the general protection afforded to natural heritage in the LDP. Not affording LNCS a status reflecting their importance in the LDP may increase the potential for significant environmental negative effects.</p>									
<p>Conclusion : The assessment indicates that Option 21a is preferable with a minor positive effect on the environment predicted through the protection of LNCS. Not identifying LNCS and giving them a status within the LDP would result in uncertain impacts, with potential for significant negative environmental effects.</p>									

Issue 22 – Landscape	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 22a A Local Landscape Area with amended boundaries should be identified, in addition to green belt or countryside policy.	X	X	X	X	X	X	X	X	↑L
Option 22b The existing Regional Scenic Area should be identified as a Local Landscape Area and remain the primary land use designation in that area.	X	X	X	X	X	X	X	X	↑L
Option 22c No landscape area should be identified for enhanced protected, with all applications affecting the landscape assessed with regard to the Landscape Character Assessment, other survey material and advice.	X	X	X	X	X	X	X	X	?
<p>Commentary: All SEA topics are scoped out with the exception of landscape due to the specific focus of the Issue. Options 18a and 18b are considered to offer greater protection to landscape areas of special character. The absence of a landscape designation proposed by Option 18c is assessed as having an uncertain impact on landscape character.</p>									
<p>Conclusion : The assessment indicates that Option 22a and 22b would have a minor positive effect on the environment predicted through the protection of landscape character. Not identifying a Local Landscape Area in LDP would result in uncertain impacts.</p>									

Issue 23 – Renewable Energy	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 23a – Criteria-based policy.	?	?	?	X	X	?	X	?	?
Option 23b – Spatial Framework for wind farms with green belt identified as requiring significant protection and the designated landscape area as an area with potential constraints. Remaining land should be identified as an area of search.	?	?	?	X	X	?	X	?	?
<p>Commentary: This option relates to the policy approach assessing wind farms in West Dunbartonshire. The main environmental impacts are likely to relate to biodiversity, population and human health (relating the impact turbines may have on residential amenity), soil, climatic factors, cultural heritage and landscape. Other SEA Topics have been scoped out of the assessment. Option 22a would see applications for wind turbines assessed against criteria. Option 22b would additionally create preferred and non-preferred areas for the development of wind turbines.</p> <p>The environmental implications of Option 22a are dependant on the wording of the criteria and are thus uncertain. The same applies to Option 22b, although the creation of non-preferred areas which would include green belt and the designated landscape area would provide an added level of protection to the environmental assets of these areas.</p>									
<p>Summary: The different policy approaches outlined in Options 23a and 23b are both assessed as having an uncertain environmental impact, dependant on the wording of criteria.</p>									

<u>Issue 24 - Energy Reduction</u>	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 24a LDP should require the inclusion of low and zero carbon technology within new buildings so that greenhouse gas emissions will be a minimum of 5% less than the target emission rate established by building standards regulations.	X	X	X	X	X	↑ P	X	X	X
Option 27b The Local Development will reinforce the building standards regulations target emissions rate.	X	X	X	X	X	↑ P	X	X	X
<p>Commentary: At a local scale both options will contribute to a reduction in greenhouse gas emissions when compared with buildings constructed under previous Building Standards Regulations, so there will be a positive impact in relation to Climatic Factors. However, the different standards required by each option are not so different as to have a different impact in relation to this factor. In relation to the other topics it is not considered that a variation in standards locally will have a significant impact.</p>									
<p>Conclusion : Both options will have a minor positive impact on climatic factors but no significant impact on other SEA topics.</p>									

<u>Issue 26 - Fastlink</u>	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 26a Support the implementation of Fastlink by identifying route and requiring provision for it within development sites through which it runs.	X	↑ L	X	X	↑ M	↑ M	X	X	X
Option 26b Fastlink route not reserved by LDP. No requirement for provision to be made in development sites.	X	X	X	X	X	X	X	X	X
<p>Commentary: The issue of Fastlink has potential environmental impacts upon the population and human health, air and climatic factors SEA Topics, with all others scoped out. The development of Fastlink supported by Option 26a would bring some positive impacts as a more sustainable transport method contributing to reducing traffic congestion, noise and air pollution.</p> <p>There are no direct environmental impacts arising from the LDP not making provision for Fastlink (Option 26b), however, in making delivery of the scheme less likely potentially positive environmental impacts may not be realised.</p>									
<p>Conclusion : Option 26a supports the Fastlink scheme which is expected to have positive environmental impacts by reducing traffic congestion, noise and air pollution. There are no direct environmental impacts arising from the LDP not making provision for Fastlink (Option 26b), although the potential benefits of Fastlink may not be realised.</p>									

<u>Issue 27: Kilbowie Roundabout</u>	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 27a Reconfigured roundabout.	X	↓	X	X	↑↑ L	↑↑ L	X	X	X
Option 27b No physical interventions.	X	X	X	X	↑ S	↑ S	X	X	X
<p>Commentary: Option 27a is assessed as having likely positive impacts on air quality and carbon emissions as the proposed improvements are designed to reduce congestion and stationary traffic. Negative effects may arise from the loss of open space where the new junction proposed west of the roundabout onto A82 is proposed. Option 27b provides only some minor positive impacts where traffic management changes may make some short-term improvements to the congestion.</p>									
<p>Conclusion: Option 27a is assessed as likely to have significant positive impacts by reducing traffic issues in the area leading to improvements in air quality and fewer carbon emissions. Option 27b would bring similar impacts, to a lesser degree.</p>									

Issue 28 - Developer Contributions	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 28a Contributions shall only be sought in relation to open space requirements and transport infrastructure improvements essential to facilitate the development.	X	X	X	X	X	X	X	X	X
Option 28b In addition to the requirements set out in 28a, contributions will be sought towards infrastructure requirements with details included in Supplementary Guidance.	X	X	X	X	X	X	X	X	X
Commentary: The level of contribution that would be achieved is unlikely to lead to development that would have a significant environmental impact. All topics are therefore scoped out.									
Conclusion : The level of contribution that would be achieved is unlikely to lead to development that would have a significant environmental impact.									

Issue 29 – Dumbarton Football Club	Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
Option 29a The Plan should identify Esso Bowling as an appropriate location for a new stadium with enabling mixed-uses.	↓ ST	↑	↑ P	↓ ↓ L	↓ L	↓ L	X	?	↓ P
Option 29b The Plan should identify Dumbuck as an appropriate location for a new stadium with enabling mixed-uses.	?	↑	↑ P	↓ ↓ L	X	X	X	X	X
Option 29c The Plan should identify Young’s Farm, Dalreoch as an appropriate location for a new stadium with enabling mixed-uses.	↓	↑	X	↓ L	X	X	↓ P	X	↓ P
Option 29d No site to be identified	X	X	X	X	X	X	X	X	X

Commentary:

Options 29a-c represent potential new development and have been assessed against all SEA Topics. Option 29d has been scoped out of the assessment as it does not promote new development, however, relocation of the football stadium may have benefits for the setting of Dumbarton Castle and local residential amenity. These are unlikely to be significant.

Option 29a is likely to have a negative effect on biodiversity with disruption to the Inner Clyde SPA during construction. Given the scale of development proposed, there will also be a negative impact on air quality and carbon emissions, arising primarily from new road infrastructure. The site at Bowling lies almost entirely within the flood plain while it is assessed there would also be a negative impact on the landscape character, extending the urban area into currently an open landscape. The nature of any impact upon Dunglass Castle which lies on the edge of the development site is uncertain.

The site at Dumbuck (Option 29b) is adjacent to the Inner Clyde but separated by the railway line thus any impact on Biodiversity is assessed as uncertain. Redevelopment of the site would have a positive environmental impact on the land which is through to be contaminated, however part of the site is also within the flood plain.

Option 29c, development of the greenfield site at Young's Farm is assessed as having minor negatives effects on biodiversity and water in relation to the parts of the site prone to flooding and with local nature conservation interest; on material assets due to the loss of agricultural land and also on landscape, with the change in the character of the land from semi-rural to urban affecting the setting of Dumbarton.

All three options are assessed as having a positive effect on Population and Human Health with any new stadium development potentially improving to the availability, accessibility and quality of sporting facilities.

Conclusion:

Of the three redevelopment option, Option 29b is assessed as having the least likely environmental impact. Options 29a and 29c show similarities in terms of predicted impact, with likely negative effects on biodiversity, water and landscape. The environmental impact of new road infrastructure to serve the site would also have negative impacts on air quality and climatic factors for Option 29b.

No significant environmental impacts would arise from Option 29d.

<u>Issue 30 – Development Sites</u>		Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
001	Antartex, Lomond Industrial Estate, Alexandria	X	X	X	↓	X	X	X	X	X
002	Susannah St, Alexandria	X	X	X	X	X	X	X	X	X
003	Bank Street, Alexandria	X	X	X	X	X	X	X	X	X
004	House & Lodge at former Argyll Motor Works	X	X	X	X	X	X	X	↑	X
005	Stirling Road, Bonhill	↔	↓LP	X	X	↓LP	↓LP	↓LP	X	↓↓P
006	Littlemill Distillery Exiseman's House, Bowling	X	X	X	X	X	X	X	↑	X
007	Rosebery Place Clydebank	X	↔	X	X	↔	↔	X	X	X
008	Stanford St Depots, Clydebank	X	↑LP	X	X	X	X	X	X	↑P
009	Rothesay Dock, Clydebank	↔	X	↑	↓	↔	↔	X	X	↑
010	Melbourne Ave, Clydebank	X	X	X	X	X	X	X	X	X
011	Bruce Street Baths & Swimming Pool, Clydebank	X	X	X	X	X	X	X	↑	X
012	Auchenreoch Ave, Dumbarton	X	X	X	X	X	X	X	X	X
013	Boquhanran Road, Dumbarton	X	X	X	X	X	X	X	X	X
014	Castlegreen Street, Dumbarton	↓ST	↑LP	X	↓↓LP	↔	↔	X	X	↑

		Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
015	Dumbuckhill, Dumbarton	X	↓LP	X	X	↓	↓	↓	X	↓↓
016	Former Cottage Hospital, Dumbarton	X	X	X	↓	X	X	X	X	X
017	Garshake Road, Dumbarton	X	↔	X	X	↔	↔	X	X	↔
018	Hill Street, Dumbarton	X	↓	X	X	X	X	X	X	X
019	Lomondgate Area 5, Dumbarton	↓ST	X	X	↓↓LP	↓LP	↓LP	↓LP	x	↓↓P
020	Muir Road, Dumbarton	X	X	X	X	X	X	X	X	X
021	Sandpoint Marina, Dumbarton	↓	X	X	↓↓LP	X	X	X	X	↑LP
022	Levenford House Lodge, Dumbarton	X	X	X	X	X	X	X	↑	↑
023	Young's Farm, Dumbarton	↓	↑	X	↓L	X	X	↓P	X	↓P
024	Carleith, Duntocher	X	↓LP	X	X	↓P	↓P	↓LP	↓↓LP	↓P
025	Duntiglennan Fields, Duntocher	X	↓LP	X	X	↓P	↓P	↓LP	X	↓↓P
026	Old Mill Garage, Duntocher*	X	X	X	X	X	X	X	X	X
027	Cochno Road East, Faifley	X	↓LP	X	X	↓P	↓P	↓LP	X	↓P
028	Cochno Farm, Faifley	X	X	X	X	X	X	X	?	↓P
029	Dumbain Crescent, Haldane	X	X	X	X	↓P	↓P	↓LP	X	↓P

		Biodiversity, Flora & Fauna	Population and Human Health	Soil	Water	Air	Climatic Factors	Material Assets	Cultural Heritage	Landscape
030	Great Western Road, Hardgate	X	X	X	X	X	X	X	↓↓↓P	↓P
031	Hardgate Roundabout	X	X	X	X	X	X	X	X	X
032	Napierstone Farmhouse, Jamestown*	X	X	X	X	X	X	X	X	X
033	Esso Bowling (Dumbuck extension)	↓ST	X	X	↓↓↓LP	↓LP	↓LP	↓LP	X	↓P
034	Mountblow Sports Pavilion, Mountblow	X	X	X	X	X	X	X	↑	X
035	Carman Waterworks, Renton	X	X	X	X	X	X	X	X	X

* Planning Permission

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OTHER FORMATS

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本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعية الكبيرة وبطريقة سمعية عند الطلب.

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