

**Report To: Environment and Regeneration
Committee**

Date: 31 August 2017

**Report By: Corporate Director, Environment,
Regeneration and Resources**

**Report No: E&R/17/08/01/
SJ/AW**

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Subject: Development Plan Update

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee of progress on the preparation of the Development Plan covering the Inverclyde Council area and to seek approval of the 2017 Development Plan Scheme and Participation Statement.

2.0 SUMMARY

- 2.1 The Development Plan for the Inverclyde area is comprised of the Glasgow and the Clyde Valley Strategic Development Plan which was approved by the Scottish Ministers in July 2017 and the Inverclyde Local Development Plan, which was adopted by the Council in August 2014. A new Local Development Plan is under preparation, with the Main Issues Report issued for consultation in March this year. Three hundred and seventy-five responses were received to the consultation, the majority of which relate to possible housing land releases in Kilmacolm and Quarriers Village. A report summarising the responses received, by topic, is attached at Appendix 1.
- 2.2 On an annual basis, the Council is required to publish a Development Plan Scheme, setting out what plans are in effect in the area and the timetable for replacing them, and a Participation Statement, setting out how it will engage people in the development plan process. The 2017 Development Plan Scheme and Participation Statement are attached at Appendix 2 for approval.
- 2.3 In the preparation of previous Local Plan and Local Development Plan, the Council has found it useful to establish a short life Members-Officers Working Group in order to provide a sounding board for issues arising from the emerging proposed Plan.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee:
- (a) approve the Development Plan Scheme and Participation Statement as attached at Appendix 2; and
 - (b) establish a short life Members-Officers Working Group to assist the Committee in its consideration of issues arising from the emerging proposed Local Development Plan and appoint Members thereto.

**Scott Allan, Corporate Director
Environment, Regeneration and Resources**

4.0 BACKGROUND

- 4.1 The Development Plan is a statutory document prepared by planning authorities (the 32 local authorities and 2 National Park authorities) which sets out strategy and policies for the use of land and buildings within the area it covers. The Development Plan covering the Inverclyde Council area is comprised of the Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan) – which is prepared in partnership with the 7 other Glasgow city-region local authorities - and the Inverclyde Local Development Plan. Together with the National Planning Framework, Scottish Planning Policy and the Council's own planning guidance, the Development Plan provides the planning framework for the future development of the area and forms the basis for the determination of planning applications. Both the Strategic Development Plan and the Local Development Plan are required to be updated every 5 years.
- 4.2 The Development Plan Scheme and Participation Statement are separate statutory requirements, which are usually published in a single document, and respectively set out the Development Plan currently in force within a planning authority area and its timetable for replacement (the Development Plan Scheme), and the means by which participation in the plan preparation process will be achieved (the Participation Statement). They are required to be updated annually.

5.0 STRATEGIC DEVELOPMENT PLAN

- 5.1 The new Strategic Development Plan for the Glasgow and the Clyde Valley area, now known as Clydeplan was approved by the Scottish Ministers on 24 July 2017. Following the Examination of the Plan, the Scottish Ministers have approved the Plan with modifications to the version published as the Proposed Plan in January 2016. An approved version of the Plan incorporating the Scottish Ministers' modifications will be published in due course. Amongst the modifications are:
- A requirement to assess the impact of strategic scale retail development on all town centres, with specific reference made to this applying to any expansion of Braehead.
 - An increase in the 'generosity level' applied to Housing Supply Targets from 10% to 15%. This has the effect of increasing the all-tenure housing land requirement for Inverclyde in the 2012-2024 period from 3,350 to 3,630, and in the 2012-2029 period from 4,690 to 5,070. This will have implications for the amount of housing land to be identified in the new Local Development Plan.

6.0 LOCAL DEVELOPMENT PLAN

- 6.1 The current Local Development Plan was adopted by the Council in August 2014. Preparation of the new Plan has commenced, and following approval by the Committee, the Main Issues Report was published for consultation from 31 March to 31 May 2017. The Main Issues Report and accompanying documents were made available on the Council's website and in libraries across Inverclyde. The consultation exercise was publicised and promoted by:
- direct mailing to individuals/organisations on the Local Development Plan participant database;
 - public notice in the Greenock Telegraph;
 - presentations to 6 community councils, Kilmacolm Civic Trust and Kilmacolm Residents Association;
 - exhibition board in libraries, community centres and health centres across Inverclyde; and
 - social media posts on Council's Facebook and Twitter sites.
- 6.2 The consultation exercise generated 375 responses. A report summarising the responses received, by topic, is attached at Appendix 1. Details of the main matters raised through the consultation are set out below. These are the matters that are likely to be brought to the Members-Officers Working group proposed in paragraph 6.15.

Issue 5 – Greenock town centre

- 6.3 The Main Issues Report promoted a more flexible approach within Greenock town centre, with more non-retail uses allowed in the eastern end of the Oak Mall and a less prescriptive approach proposed for the outer area of the town centre. There was support for this approach and for a more flexible, mixed-use approach in the town centre in general.

Issue 7 - Spango Valley, Greenock

- 6.4 The Main Issues Report's preferred option for Spango Valley was for a comprehensive development framework to be prepared, with up to 50% of the developable area identified for housing, 35% for business and industry and the remainder for other uses.
- 6.5 The Spango Valley site is currently in two separate ownerships. Each owner has responded to the Main Issues Report indicating that they have not been able to reach agreement on a joint approach, and have submitted individual proposals for the site which are housing-led. There were also some objections received to housing development on Spango Valley.

Issue 8 - Port Glasgow Industrial Estate

- 6.6 The Main Issues Report's preferred option for Port Glasgow Industrial Estate was to re-designate part of the site for residential development, whilst removing flexibility for residential development on another part of the site. It also proposed the return of a greenfield part of the industrial designation to green belt.
- 6.7 There was support for the re-designation of part of the site to residential use, and for the return of land to the green belt. However, there was also support for the greenfield area to be designated for residential development.

Issue 10 - Housing land supply: Kilmacolm and Quarriers Village

- 6.8 The Main Issues Report highlighted a possible requirement for additional land to be identified for housing development in the Kilmacolm/Quarriers Village area. This has emerged from the Housing Need and Demand Assessment model and the Clydeplan Strategic Development Plan. Land to the West of Quarry Drive was identified as the preferred option for further investigation to meet this requirement, with land at Planetreeyetts identified as an alternative option (both of these sites lie to the north of Kilmacolm). Other opportunities suggested to the Council through the 'Call-for-sites' exercise were listed in the Main Issues Report as non-preferred options. This issue generated a significant number of responses to the Main Issues Report:
- West of Quarry Drive, Kilmacolm – 137 objections
 - Carsemeadow, Quarriers Village – 124 objections
 - Planetreeyetts, Kilmacolm – 103 objections
 - Housing development in the Kilmacolm green belt (no specific site) – 19 objections
 - Housing development in Kilmacolm (no specific site) – 18 objections
- 6.9 In addition, three petitions were received:
- against housing development west of Quarry Drive and on Planetreeyetts – 138 signatories
 - against housing development west of Quarry Drive and on Planetreeyetts (separate petition) – 25 signatories
 - against housing development west of Quarry Drive – 156 signatories
- 6.10 There were submissions made in support of several of the sites in the Kilmacolm/Quarriers Village by the developers/agents promoting the sites. There were also objections on a smaller scale to some of the non-preferred sites in the area. Kilmacolm Community Council disputes the requirement for additional housing land in Kilmacolm, but agrees with the preferred option (i.e. land west of Quarry Drive) should the need be confirmed. Kilmacolm Civic Trust objected to the green belt housing options. A

Kilmacolm Resident's Association was established during the consultation exercise and submitted an objection to housing development west of Quarry Drive and on Planetreeyetts.

Issue 11 – Housing land supply: Port Glasgow, Greenock, Gourock, Inverkip & Wemyss Bay

- 6.11 There was general support for the preferred brownfield strategy and for some of the brownfield options identified by the Main Issues Report.

Issue 12 – Affordable housing policy

- 6.12 There was support for the preferred option of seeking a 10% affordable housing contribution from all private sector sites.

Issue 24 – Kilmacolm village centre parking

- 6.13 There were mixed views on the proposal from Kilmacolm Civic Trust for additional car parking in Kilmacolm village centre. Some representations questioned the need for additional parking whilst others objected to suggested sites at Smithy Brae and behind the old Police Station. There was support for the Gillburn Road option. There was also a proposal for deck parking at Kilmacolm community centre.

Other issues

- 6.14 The following issues were also raised during the consultation:
- The need for a link/relief road between Port Glasgow and Greenock;
 - The impact of new development on the A78; and
 - Concern about the lack of a vision for Gourock, and the capacity of infrastructure and services to accommodate new development.

Next steps

- 6.15 The next statutory stage in the preparation of the new Local Development Plan is the publication of the Proposed Plan which is scheduled for March 2018. The Proposed Plan will be brought to Committee for approval before publication.
- 6.16 Ahead of that, planning staff will investigate matters raised in responses to the Main Issues Report. It is recommended that the Members-Officers Working Group is established and meets as necessary to assist consideration of issues emerging from the proposed Plan.
- 6.17 In the preparation of previous Local Plan and Local Development Plan, the Council has found it useful to establish a short life Members-Officers Working Group in order to provide a sounding board for the emerging proposed Plan. The Working Group previously comprised of 5 or 6 members (for the respective Plans) and for the current process it is accordingly recommended that the Working Group comprise of 5 Members. As it is a Working Group, the Members do not require to be members of the parent Environment & Regeneration Committee and can be drawn from membership of the Council. Given the issues which are likely to arise for consideration, it is suggested that the Convener of the Environment & Regeneration Committee and the Chair of the Planning Board be appointed with the remaining Members being chosen by this Committee in terms of the political balance. The Council's political balance for a Working Group of 5 Members would be as follows:-

Administration – 2 Members

Non administration – 3 Members

Officers will be nominated by the Corporate Director. As above, all emerging issues will be submitted to the Committee.

7.0 DEVELOPMENT PLAN SCHEME AND PARTICIPATION STATEMENT

7.1 The proposed 2017 review of the Development Plan Scheme and Participation Statement is attached at Appendix 2 for approval. This sets out the following timetable for the preparation of the new Local Development Plan:

March 2018 – publication of Proposed Local Development Plan

November 2018 – submission of Proposed Local Development Plan to the Scottish Ministers

December 2018>June 2019 – Examination of Proposed Local Development Plan

August 2019 – adopt Local Development Plan

7.2 The Participation Statement sets out the means by which engagement in the Local Development Plan process at the proposed plan stage will be undertaken.

8.0 IMPLICATIONS

Finance

8.1 There are no financial implications associated with this report.

Financial implications

One-off Costs

| Cost Centre | Budget Heading | Budget Year | Proposed Spend this Report | Virement From | Other Comments |
|-------------|----------------|-------------|----------------------------|---------------|----------------|
| n/a | n/a | n/a | n/a | n/a | n/a |

Annually recurring costs/(savings)

| Cost Centre | Budget Heading | Budget Year | Proposed Spend this Report | Virement From | Other Comments |
|-------------|----------------|-------------|----------------------------|---------------|----------------|
| n/a | n/a | n/a | n/a | n/a | n/a |

Legal

8.2 Planning authorities are statutorily required to maintain an up-to-date Local Development Plan. Inverclyde Council currently meets this requirement.

Human Resources

8.3 There are no personnel issues associated with this report.

Equalities and diversity

8.4 The Local Development Plan will be subject to Equality Impact assessments at key stages of its preparation.

Repopulation

8.5 Through identifying land for residential development and economic growth, as well as safeguarding Inverclyde's environment, the Local Development Plan will contribute to the repopulation agenda.

9.0 CONSULTATIONS

9.1 **Chief Financial Officer:** There are no financial issues associated with this report.

9.2 **Head of Legal and Property Services:** There are no legal issues associated with this report.

9.3 **Head of Organisational Development, Human Resources and Communications:** There are no personnel issues associated with this report.

10.0 LIST OF BACKGROUND PAPERS

- 10.1 Adopted Inverclyde Local Development Plan (August 2014)
Inverclyde Local Development Plan Main Issues Report (March 2017) and consultation responses
Inverclyde Development Plan Scheme and Participation Statement (March 2016)
Clydeplan Strategic Development Plan Proposed Plan (January 2016)
Letter from Scottish Government dated 24 July 2017 regarding Ministerial approval of Clydeplan Strategic Development Plan

Main Issues Report Consultation Responses: Issues and Topics

Issue Topic Number of responses

0 General

| | | |
|--|---|-----------|
| | A8 corridor - the A8 corridor is bleak | 1 |
| | Air quality - new LDP should include a policy on air quality | 1 |
| | Cemetery sites - involve SEPA in proposals for new cemeteries | 1 |
| | City Deal - development projects must align with City Deal | 1 |
| | Community and cultural infrastructure policy required | 1 |
| | Demographics - the Plan has to address Inverclyde's changing demographics | 1 |
| | General - agree with most of the Plan's proposals | 1 |
| | Gourock - demand for services (health and school) should be assessed before new development takes place | 1 |
| | Gourock - there is no overarching vision for the future of Gourock. | 1 |
| | Gourock has a role to play in repopulation of Inverclyde | 1 |
| | Level crossings - LDPs should take account of development impact on level crossings | 1 |
| | Licensed explosive facilities - LDP should identify these | 1 |
| | NHS facilities - need to consider developer contributions | 1 |
| | Railway infrastructure - developer contributions required | 1 |
| | Railway infrastructure - notification zones required | 1 |
| | Restoration and aftercare of sites - guidance/policy required | 1 |
| | Soils and peatland - should be protected | 2 |
| | Wemyss Bay - Wemyss Bay Hotel is an eyesore | 1 |
| | Total topics raised under General | 18 |

1 Sustainable Development Strategy

| | | |
|--|---|---|
| | Sustainable Development Strategy - a more ambitious strategy is required | 2 |
| | Sustainable Development Strategy - broad support | 1 |
| | Sustainable Development Strategy - need for effective housing land to be identified | 1 |
| | Sustainable Development Strategy - should build upon City Deal investments | 1 |
| | Sustainable Development Strategy - support for current LDP strategy | 6 |
| | Sustainable Development Strategy - support for nationally significant infrastructure required | 1 |
| | Sustainable Development Strategy - support for protection of green belt and countryside | 1 |

| Issue | Topic | Number of responses |
|---|---|---------------------|
| | Sustainable Development Strategy - support for SDS7 (Regeneration & Renewal Priorities) | 1 |
| | Sustainable Development Strategy - support, with request for reference to woodland planting | 1 |
| Total topics raised under Sustainable Development Strategy | | 9 |

2 Major Areas of Change, Areas of Potential Change and Development Option Sites

| | | |
|--|--|---|
| | Gourock - Gourock Bay - support for marina facilities | 1 |
| | Greenock - concern re loss of the Harbours and James Watt Dock to housing | 1 |
| | Greenock - Regent Street - potential flooding issue if used for residential institutions | 1 |
| | Greenock - Sinclair Street - site suitable for mixed use including housing | 1 |
| | Greenock - The Harbours - greater leisure focus required | 1 |
| | Greenock - The Harbours - idea for tourist attraction | 1 |
| | Greenock - The Harbours - protect the Beacon Arts Centre | 1 |
| | Greenock - The Harbours and James Watt Dock - protect/safeguard marina facilities | 1 |
| | Inverkip Power Station - buffer required to protect ancient woodland | 1 |
| | Inverkip Power Station - public transport links required | 1 |
| | Inverkip Power Station - there should be more employment/commercial uses | 1 |
| | Inverkip Power Station - water access for non-motorised craft should be made available | 1 |
| | Major Areas of Change, Areas of Potential Change and Development Option Sites - development should not impact on Greenock town centre | 1 |
| | Major Areas of Change, Areas of Potential Change and Development Option Sites - early engagement with Scottish Water advised | 1 |
| | Major Areas of Change, Areas of Potential Change and Development Option Sites - enhanced strategies required | 1 |
| | Major Areas of Change, Areas of Potential Change and Development Option Sites - pollinator friendly habitats should be created | 1 |
| | Major Areas of Change, Areas of Potential Change and Development Option Sites - support for current LDP approach | 6 |
| | Major Areas of Change, Areas of Potential Change and Development Option Sites - the Plan must set out what will be done to deliver these sites | 1 |
| | Major Areas of Change, Areas of Potential Change and Development Option Sites - the strategy for Spango Valley needs further development | 1 |
| | Port Glasgow - Woodhall - protection of ancient woodland required | 1 |

| Issue | Topic | Number of responses |
|-------|--|---------------------|
| | Total topics raised under Major Areas of Change, Areas of Potential Change and Development Option Sites | 20 |

3 Central East Greenock

| | | |
|--|--|----------|
| | Greenock - Central East Greenock masterplan - development should not impact on Greenock town centre | 1 |
| | Greenock - Central East Greenock masterplan - consider contaminated land issues | 1 |
| | Greenock - Central East Greenock masterplan - generating demand and sharing risk must be a key element of strategy | 1 |
| | Greenock - Central East Greenock masterplan - support | 5 |
| | Total topics raised under Central East Greenock | 4 |

4 Promoting Town Centres

| | | |
|--|--|----------|
| | Gourock - lack of shopping facilities to serve Gantocks, Faulds Park, Levan Farm developments | 1 |
| | Town centres and retailing - loosen planning policy within town centres and consider SPZs | 2 |
| | Town centres and retailing - policy needs to refer to recreation | 1 |
| | Town centres and retailing - potential for green infrastructure and active travel infrastructure | 1 |
| | Town centres and retailing - support for current LDP approach | 4 |
| | Total topics raised under Promoting Town Centres | 5 |

5 Greenock Town Centre

| | | |
|--|---|---|
| | Greenock town centre - ideas for improvements | 1 |
| | Greenock town centre - early engagement with Scottish Water advised | 1 |
| | Greenock town centre - more car parking required | 1 |
| | Greenock town centre - Outer Area - objection to more flexible approach | 1 |
| | Greenock town centre - potential flood risk | 1 |
| | Greenock town centre - proposals for development of Oak Mall | 1 |
| | Greenock town centre - support for greater mix of uses | 1 |
| | Greenock town centre - support for less 'mono-functional' approach | 1 |
| | Greenock town centre - support for Option 1 (greater flexibility in eastern part of Oak Mall) | 3 |
| | Greenock town centre - support for Option 1 (greater flexibility in eastern part of Oak Mall) & protect amenity | 1 |

| Issue | Topic | Number of responses |
|---|---|---------------------|
| | Town centres and retailing- wide range of uses required | 1 |
| Total topics raised under Greenock Town Centre | | 11 |

6 Supporting Business and Employment

| | | |
|---|---|-----------|
| | Business and employment - SEIL policy should be more flexible | 1 |
| | Business and employment - sites need to be accessible by sustainable means | 1 |
| | Business and employment - support for City Deal projects | 1 |
| | Business and Employment - support for existing LDP approach | 1 |
| | Employment creation | 1 |
| | Greenock - Great Harbour and James Watt Dock - concern re impact on industrial activities | 1 |
| | Greenock - Ocean Terminal and Inchgreen - dedicated ports policy requested | 1 |
| | Tourism - positive policies required | 1 |
| | Tourism - reference should be made to the Tourism Development Framework in the Plan | 1 |
| | Tourism development - support for joined up, strategic approach | 1 |
| | Tourism facilities - need to consider natural heritage issues | 1 |
| | Wemyss Bay - former hotel site should be redeveloped for commercial/employment use | 1 |
| | Working from home - need to consider natural heritage issues | 1 |
| Total topics raised under Supporting Business and Employment | | 13 |

7 Spango Valley, Greenock

| | | |
|--|---|----------|
| | Greenock - Spango Valley - early engagement with Scottish Water advised | 1 |
| | Greenock - Spango Valley - object to housing development | 3 |
| | Greenock - Spango Valley - proposal for residential, business/industrial and commercial development | 1 |
| | Greenock - Spango Valley - support for Option 1 (comprehensive development framework) | 4 |
| | Greenock - Spango Valley - support for Option 1, but with less housing and more employment uses | 1 |
| | Greenock - Spango Valley - support for Option 2 (residential-led mixed use scheme) | 2 |
| | Greenock - Spango Valley - support for residential and small scale retail | 1 |
| Total topics raised under Spango Valley, Greenock | | 7 |

8 Port Glasgow Industrial Estate

| | |
|--|----------|
| Port Glasgow Industrial Estate - early engagement with Scottish Water advised | 1 |
| Port Glasgow Industrial Estate - site e23 - identify for residential development | 2 |
| Port Glasgow Industrial Estate - site e23- support for return to greenbelt | 1 |
| Port Glasgow Industrial Estate - support for Option 1 | 4 |
| Total topics raised under Port Glasgow Industrial Estate | 4 |

9 Enabling Delivery of New Homes

| | |
|--|-----------|
| Enabling delivery of new homes - additional greenfield release required | 2 |
| Enabling delivery of new homes - consider contaminated land issues | 1 |
| Enabling delivery of new homes - need for generous and effective housing land supply | 1 |
| Enabling delivery of new homes - new housing development should make provision for wildlife | 1 |
| Enabling delivery of new homes - objection to greenbelt development in Inverclyde | 1 |
| Enabling delivery of new homes - strategy leading to a greater number of completions required | 1 |
| Enabling delivery of new homes - support for brownfield development | 1 |
| Enabling delivery of new homes - support for current LDP approach | 3 |
| Enabling delivery of new homes - transfer supply target from Inverclyde HMA to Kilmacolm/Quarriers Village | 1 |
| Enabling delivery of new homes - update strategy to allocate land across all settlements in plan area | 1 |
| Housing design - increase in social housing/cheap looking housing in Port Glasgow and Greenock. | 1 |
| Housing for special needs - more accomodation required | 1 |
| Total topics raised under Enabling Delivery of New Homes | 12 |

10 Housing Land Supply: Kilmacolm and Quarriers Village

| | |
|--|---|
| Kilmacolm - ARP Field - objection to housing development | 1 |
| Kilmacolm - ARP Field - support for housing development | 1 |
| Kilmacolm - ARP Field is in an area of beautiful green belt | 1 |
| Kilmacolm - concerns over impact of development on stream | 1 |
| Kilmacolm - Craigmarnloch (1 & 2) - objection to housing development | 1 |
| Kilmacolm - Knapps Loch - objection to housing development | 3 |

| Issue | Topic | Number of responses |
|-------|---|---------------------|
| | Kilmacolm - Knapps Loch - support for housing development | 1 |
| | Kilmacolm - Knapps Loch/North Denniston - objection to housing development | 1 |
| | Kilmacolm - Migdale - objection to housing development | 1 |
| | Kilmacolm - Migdale - support for housing development | 1 |
| | Kilmacolm - Milton Woods/Police Station field - objection to housing development | 9 |
| | Kilmacolm - Milton Woods/Police Station Field - support for housing development | 1 |
| | Kilmacolm - North Denniston - access to the adjacent synthetic pitch should be maintained | 1 |
| | Kilmacolm - North Denniston - objection to housing development | 1 |
| | Kilmacolm - North Denniston - support for housing development | 1 |
| | Kilmacolm - objection to housing development | 18 |
| | Kilmacolm - objection to housing development in the greenbelt | 19 |
| | Kilmacolm - options to south of village are more accessible | 1 |
| | Kilmacolm - Planetreeyetss - preferred to west of Quarry Drive for housing development | 1 |
| | Kilmacolm - Planetreeyetts - objection to housing development | 4 |
| | Kilmacolm - Planetreeyetts - support for housing development | 1 |
| | Kilmacolm - Planetreeyetts & Migdale - objection to housing development | 1 |
| | Kilmacolm - Port Glasgow Road (The Plots) - objection to housing development | 1 |
| | Kilmacolm - Port Glasgow Road (The Plots) - support for housing development | 2 |
| | Kilmacolm - Smithy Brae - support for care home | 1 |
| | Kilmacolm - Stables Wood - objection to housing development | 1 |
| | Kilmacolm - support for development | 2 |
| | Kilmacolm - Tathieknowe - support for housing development | 1 |
| | Kilmacolm - West Glen Road (CfS ref 011) - objection to housing development | 1 |
| | Kilmacolm - West Glen Road (CfS ref 011) - support for housing development | 1 |
| | Kilmacolm - West Glen Road (CfS ref 047) - objection to housing development | 1 |
| | Kilmacolm - west of Quarry Drive - drainage issues | 1 |
| | Kilmacolm - west of Quarry Drive - no objection as no ancient woodland lost | 1 |
| | Kilmacolm - west of Quarry Drive - objection to housing development | 41 |
| | Kilmacolm - west of Quarry Drive - preferred site, subject to there being a requirement | 1 |
| | Kilmacolm - west of Quarry Drive - support for further investigation for housing development if a requirement is demonstrated | 1 |

| Issue | Topic | Number of responses |
|---|---|---------------------|
| | Kilmacolm - West of Quarry Drive - support for housing development | 2 |
| | Kilmacolm - west of Quarry Drive - support for housing development if genuine need | 1 |
| | Kilmacolm - west of Quarry Drive and Planetreeyetts - objection to housing development | 93 |
| | Kilmacolm - west of Quarry Drive, Planetreeyetts and at Stables Wood - objection to housing development | 1 |
| | Kilmacolm & Quarriers - support for approach to sites | 1 |
| | Kilmacolm & Quarriers Village - objection to housing development in the greenbelt | 1 |
| | Kilmacolm and Quarriers Village - housing figures need revisited | 1 |
| | Kilmacolm and Quarriers Village - Option 3 sites should be considered for housing development | 1 |
| | Kilmacolm and Quarriers Village - support for greenfield release for housing development | 1 |
| | Quarriers Village - Carsemeadow - objection to housing development | 127 |
| Total topics raised under Housing Land Supply: Kilmacolm and Quarriers Village | | 46 |

11 Housing Land Supply: Port Glasgow, Greenock, Gourock, Inverkip & Wemyss Bay

| | | |
|--|--|---|
| | Affordable housing - support for Option 1 (10% contribution) | 1 |
| | Gourock - Kirn Drive - concern re impact on landscape, SINC and woodland | 1 |
| | Gourock - no clarity re vision for type of new housing being developed | 1 |
| | Gourock - the Council needs to deliver suitable, available and affordable housing, supported by infrastructure | 1 |
| | Greenock - Auchneagh Road - consideration of siting, design and mitigation required | 1 |
| | Greenock - former Sacred Heart Primary School - consideration of siting, design and mitigation required | 1 |
| | Greenock - Greenock Golf Club, Forsyth Street - consult with SportScotland | 1 |
| | Greenock - Greenock Golf Club, Lyle Hill - consult with SportScotland | 1 |
| | Greenock - Old Largs Road (Puggy Line) - proposed for residential development | 1 |
| | Greenock - Ratho Street - site promoted for residential development | 1 |
| | Greenock - Ravenscraig Hospital - capacity should be updated to c.200 houses and larger developable area shown | 1 |
| | Greenock - Ravenscraig Hospital - support for housing development | 1 |
| | Greenock - Spango Valley - support for housing development & comment on landscape framework | 1 |
| | Greenock Health Centre, Duncan Street - support for residential development | 1 |

| Issue | Topic | Number of responses |
|--|--|---------------------|
| | Inverclyde Housing Market Area - A78 capacity issues | 1 |
| | Inverclyde Housing Market Area - consider contaminated land issues | 1 |
| | Inverclyde Housing Market Area - some options have accessibility issues owing to topography | 1 |
| | Inverclyde Housing Market Area - support for brownfield strategy | 1 |
| | Inverclyde Housing Market Area - support for Option 1 (brownfield strategy) | 3 |
| | Inverclyde Housing Market Area - support for Option 1 (brownfield strategy), with increased access to open space | 1 |
| | Inverkip - object to Berfern options for housing development | 1 |
| | Inverkip Power Station - support for housing development & comment on landscape framework | 1 |
| | Port Glasgow - Barr's Brae (north) - is an effective housing site | 1 |
| | Port Glasgow - Barr's Brae (south) - is an effective housing site | 1 |
| Total topics raised under Housing Land Supply: Port Glasgow, Greenock, Gourock, Inverkip & Wemyss Bay | | 24 |

12 Affordable Housing Policy

| | | |
|--|--|----------|
| | Affordable housing - new policy approach required | 1 |
| | Affordable housing - 10% requirement should only be a benchmark | 1 |
| | Affordable housing - commitment to investigating need in Kilmacolm | 1 |
| | Affordable housing - support for Option 1 (10% contribution) | 5 |
| Total topics raised under Affordable Housing Policy | | 4 |

13 Gypsy/Traveller Policy

| | | |
|---|---|----------|
| | Gypsy/Traveller policy - support for Option 1 (criteria-based policy) | 1 |
| Total topics raised under Gypsy/Traveller Policy | | 1 |

14 Valuing the Historic Environment

| | | |
|---|---|----------|
| | Enabling development - support for appropriate scheme at Duchal House | 1 |
| | Gourock - West Bay Conservation Area makes improvements to properties challenging | 1 |
| | Historic environment - support for current LDP approach | 1 |
| Total topics raised under Valuing the Historic Environment | | 3 |

15 Delivering Heat and Electricity

| | | |
|--|---|----------|
| | Delivering heat and electricity - resist large wind turbines in Upper Gryffe Valley | 1 |
| | Delivering heat and electricity - support for current LDP approach | 3 |
| | Delivering heat and electricity - support for electricity transmission network required | 1 |
| | Delivering heat and electricity - wind turbines: early engagement with Scottish Water advised | 1 |
| | Renewable energy | 1 |
| | Renewable energy - current LDP approach remains valid | 1 |
| Total topics raised under Delivering Heat and Electricity | | 6 |

16 Heat Networks

| | | |
|--|---|----------|
| | Heat networks - doesn't support heat networks | 1 |
| | Heat networks - should not be imposed on new developments | 1 |
| | Heat networks - support | 1 |
| | Heat networks - support for Option 1 (new policy) | 4 |
| Total topics raised under Heat Networks | | 4 |

17 Planning for Zero Waste

| | | |
|--|--|----------|
| | Waste management - support for current LDP approach | 2 |
| | Waste management - support for current LDP policy, subject to amendments | 1 |
| Total topics raised under Planning for Zero Waste | | 2 |

18 Valuing the Natural Environment

| | | |
|--|--|---|
| | Geodiversity - geology and geodiversity should be referred to in the Plan | 1 |
| | Gourock - TPOs disproportionately affect residents of Gourock Bay, Cloch Road and Levan | 1 |
| | Greenbelt - Kilmacolm greenbelt should be saved | 1 |
| | Local Landscape Area - appropriate policy required | 1 |
| | Natural environment - current LDP policies should be enhanced in relation to pollinator habitats | 1 |
| | Natural environment - current LDP policies should be retained and supplementary guidance developed | 1 |

| Issue | Topic | Number of responses |
|--|---|---------------------|
| | Natural environment - no confidence IC has appreciation of species and habitats within area | 1 |
| | Natural environment - policies should take account of electricity transmission requirements | 1 |
| | Natural environment - support for existing LDP approach | 4 |
| | Natural environment - woodland or forestry strategy required | 1 |
| Total topics raised under Valuing the Natural Environment | | 10 |

19 Green Infrastructure

| | | |
|---|---|----------|
| | Green infrastructure - support for current LDP approach | 1 |
| | Green infrastructure - policy for developer contributions for biodiversity enhancements | 1 |
| | Green infrastructure - support (as far as it goes) | 1 |
| | Green infrastructure - support for current LDP approach | 2 |
| | Green infrastructure - support for current LDP approach (with advice to improve) | 1 |
| | Open space, green network & path network - open space in and around Kilmacolm should be protected | 1 |
| | Open spaces, green network & path network - active travel is important for commuting | 1 |
| | Open spaces, green network & path network - support for current LDP approach | 2 |
| | Outdoor access - coastal access should be safeguarded and created | 1 |
| Total topics raised under Green Infrastructure | | 9 |

20 Allotments and Community Growing

| | | |
|---|--|----------|
| | Allotments and community growing - consult with Sport Scotland if sports facilities affected | 1 |
| | Allotments and community growing - flood risk should be taken into account | 1 |
| | Allotments and community growing - should include pollinator friendly planting | 1 |
| | Allotments and community growing - support for identification of sites in Plan | 3 |
| | Allotments and community growing - why no sites in Wemyss Bay? | 1 |
| | Flood risk and drainage - support for current LDP approach | 1 |
| Total topics raised under Allotments and Community Growing | | 6 |

21 Promoting Responsible Extraction of Resources

| Issue | Topic | Number of responses |
|--|--|---------------------|
| | Extraction of resources - support for current LDP approach | 1 |
| | Extraction of resources - support for current LDP policy, subject to amendments | 1 |
| | Extraction of resources - take precautionary approach to unconventional gas extraction | 1 |
| | Mineral extraction - support for current LDP approach with criteria for protecting natural environment | 1 |
| Total topics raised under Promoting Responsible Extraction of Resources | | 4 |

22 Managing Flood Risk and Drainage

| | | |
|---|--|----------|
| | Flood risk and drainage - development and infrastructure should be future proofed for climate change | 1 |
| | Flood risk and drainage - refer to Sea Level Rise study | 1 |
| | Flood risk and drainage - support for current LDP approach | 3 |
| | Flood risk and drainage - support for current LDP approach, subject to amendments | 1 |
| | Wastewater drainage - policy requiring connection to public sewerage system | 1 |
| Total topics raised under Managing Flood Risk and Drainage | | 5 |

23 Promoting Sustainable Transport and Active Travel

| | | |
|--|--|-----------|
| | A8 - alternative route in/out of Inverclyde required for when A8 is closed | 1 |
| | A8 corridor- relief road required | 1 |
| | Gourock - frustrations around car parking availability and management | 1 |
| | Gourock - road congestion is major issue | 1 |
| | Greenock & Port Glasgow - proposal of new link road | 2 |
| | Roads - a Port Glasgow>Wemyss Bay by-pass is required | 1 |
| | Sustainable transport and active travel - consider impact of road infrastructure works on air quality | 1 |
| | Sustainable transport and active travel - greater emphasis required on active travel for everyday journeys | 1 |
| | Sustainable transport and active travel - LDP should identify, extend and upgrade cycle and walking networks | 1 |
| | Sustainable transport and active travel - support for existing LDP approach | 1 |
| | Trunk road network - impact of development on trunk road network required | 1 |
| Total topics raised under Promoting Sustainable Transport and Active Travel | | 11 |

24 Kilmacolm Village Centre Parking

| | |
|--|----------|
| Kilmacolm village centre parking - lack of short term spaces | 1 |
| Kilmacolm village centre parking - limited long stay parking at cost and improved public transport | 1 |
| Kilmacolm village centre parking - no need for additional long-stay parking | 3 |
| Kilmacolm village centre parking - objection to car park behind old Police Station | 7 |
| Kilmacolm village centre parking - proposal for parking deck at Kilmacolm Community Centre | 1 |
| Kilmacolm village centre parking - Smithy Brae - objection to use for car parks | 3 |
| Kilmacolm village centre parking - support for car parking behind former police station | 1 |
| Kilmacolm village centre parking - support for Gillburn Road option | 2 |
| Total topics raised under Kilmacolm Village Centre Parking | 8 |

25 Digital Connectivity

| | |
|---|----------|
| Communications infrastructure - policy approach should be more positive | 1 |
| Total topics raised under Digital Connectivity | 1 |

26 Development Opportunity Review

| | |
|--|---|
| Development opportunities - accessibility is important | 1 |
| Gourock - Pierhead, Shore Street (r47) - objection to use as hotel, retain as car park | 1 |
| Gourock - Riverside Gardens (r46) - objection to housing development, retain as car park | 1 |
| Greenock - Cartsburn (Riverside) (e2) - allow non Use Class 4, 5 & 6 uses | 1 |
| Greenock - Cartsburn (Riverside) (e2) - site's allocation for business/industry should be reviewed | 1 |
| Inverkip - request for residential to be added to suitable uses for Kip Park site (tc9) | 1 |
| Kilmacolm - Balrossie School (r62) - support of development opportunity | 1 |
| Kilmacolm - Leperstone Avenue (r58) - support of development opportunity | 1 |
| Kilmacolm - Lochwinnoch Road (r1) - support for development opportunity | 1 |
| Kilmacolm - Port Glasgow Road (former quarry) - support of development opportunity | 1 |
| Kilmacolm - Smithy Brae - amend affordable housing contribution | 1 |
| Kilmacolm - Smithy Brae - greenfield allocation should be rescinded | 1 |

| Issue | Topic | Number of responses |
|---|--|---------------------|
| | Kilmacolm - Smithy Brae (r59) - support of development opportunity | 1 |
| | Kilmacolm - Whitelea Rd (r60) - support of development opportunity | 1 |
| | Port Glasgow - Park Farm site (r2) - support for inclusion in LDP | 1 |
| | Quarriers Village - Woodside Care Home - support for development opportunity | 1 |
| Total topics raised under Development Opportunity Review | | 16 |

Inverclyde
council
**LOCAL
DEVELOPMENT
PLAN**



**DEVELOPMENT PLAN SCHEME
& PARTICIPATION STATEMENT**
AUGUST 2017

INTRODUCTION

This Development Plan Scheme and Participation Statement sets out the stages and timetable for preparing the next Local Development Plan. It also provides information on how you can get involved in the preparation of the Plan at various stages. We will update the Scheme annually to keep you informed of how the preparation of the next Plan is progressing and to let you know of any changes to the timetable.

What is a Development Plan?

The Development Plan sets out the strategy, policies and proposals for the use of land and buildings within Inverclyde. It is used to determine planning applications and provide advice on development proposals.

The Development Plan for Inverclyde comprises:

- The Glasgow and the Clyde Valley Strategic Development Plan, which was approved 24th July 2017 and can be viewed at: <https://www.clydeplan-sdpa.gov.uk> . This plan covers the eight Glasgow City Region local planning authorities, including Inverclyde. It sets out a long term vision for the future development of the city region and provides a framework for Local Development Plans.
- The Local Development Plan, which was adopted by Inverclyde Council on the 29th August 2014. The Plan includes a range of policies and development sites, which together provide the context for determining where development should and shouldn't happen in Inverclyde. It is supported by six Supplementary Guidance documents, which provide greater detail on how certain policies will be applied when determining planning applications and advising on development proposals. Supplementary Guidance covers:
 - Local Development Frameworks
 - Affordable Housing Provision
 - Green Networks
 - Renewable Energy
 - Planning Application Advice Notes
 - Enabling Development

The Plan is also supported by Non-Statutory Guidance on Developer Contributions.

The Plan and associated guidance can be viewed at:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>.

Why are we preparing a new Local Development Plan?

We are required to replace the Local Development Plan every five years. This is to ensure that the Plan is up to date and relevant to the needs and aspirations of our local communities, landowners and developers. To meet this requirement, we began the preparation of a new Plan in March 2016 and aim to adopt it by August 2019.



Kingston, Port Glasgow

WHAT ARE THE MAIN STAGES IN PREPARING THE NEXT LOCAL DEVELOPMENT PLAN?

DEVELOPMENT PLAN SCHEME

Sets out the stages and timetable for preparing the next Development Plan and provides information on how you can get involved (updated annually).

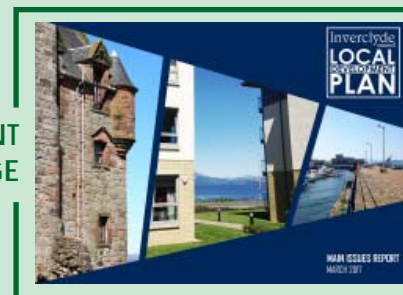
MONITORING & EARLY ENGAGEMENT

Reviews the current Plan's policies and development proposals, in consultation with a range of interested parties, such as key agencies (e.g. Transport Scotland, SEPA, SNH), other Council services and neighbouring planning authorities. We also ask landowners, developers and local communities to submit sites which they wish to be identified for development.

MAIN ISSUES REPORT

Identifies the main planning issues in Inverclyde and sets out preferred and alternative options for how the next Plan can address them, either through changes to policy or development proposals. Published for public consultation.

CURRENT STAGE



PROPOSED PLAN

Presents what the Council believes the final content of the Plan should be. It sets out a spatial strategy, policies and identifies sites for development. At this stage we will also publish an Action Programme, which will list the actions required to implement the Plan, and identify the timetable and people/organisations responsible for carrying out each action. Published for public consultation.

SUBMISSION TO SCOTTISH MINISTERS & EXAMINATION

Following consultation, the Proposed Plan is submitted to the Scottish Government. If there are any unresolved issues from the consultation, the Government will appoint a Reporter to carry out an Examination. The Examination report may recommend modifications to the Proposed Plan.

ADOPTION

Following the Examination, any modifications and the modified Plan are published, and copies sent to the Scottish Ministers. The Local Development Plan will be adopted 28 days after submission to the Scottish Ministers, unless directed otherwise by the Ministers.

IMPACT ASSESSMENTS OF THE LOCAL DEVELOPMENT PLAN

To ensure that any significant impacts are identified and addressed during the preparation of the next Plan, we will carry out the following assessments at the Main Issues Report and Proposed Plan stages:

STRATEGIC ENVIRONMENTAL ASSESSMENT

This assessment will allow the environmental impacts of the next Plan to be fully considered.

HABITATS REGULATIONS APPRAISAL

To protect European designated habitats and species, we will carry out a Habitats Regulations Appraisal.

EQUALITIES IMPACT ASSESSMENT

In order to ensure that the Local Development promotes equality and human rights and does not result in discrimination, an Equalities Impact Assessment will be carried out.



TIMETABLE FOR THE PREPARATION OF THE NEW LOCAL DEVELOPMENT PLAN

| | |
|--|-----------------------------|
| • Preparing the Evidence Base and Early Engagement | March 2016 – Feb 2017 |
| • Publication of Main Issues Report | March 2017 |
| • Main Issues Report Consultation | April – May 2017 |
| • Preparation of Proposed Plan | June 2017 – Feb 2018 |
| • Publication of Proposed Plan | March 2018 |
| • Proposed Plan Consultation | April – May 2018 |
| • Submission of Proposed Plan to Scottish Government | November 2018 |
| • Examination of Adoption of Plan | November 2018 – June 2019 * |
| • Adoption of Plan | August 2019 |

* Subject to the timetable of the reporter appointed by Scottish Ministers

PARTICIPATION STATEMENT

We encourage everyone with an interest in planning issues within Inverclyde to get involved in the preparation of the next Local Development Plan. Participation is important as it will help us prepare a Plan that addresses the needs, aspirations and concerns of those who live, work, visit and invest in the area. At various stages of preparing the next Plan, we will seek to involve the following, using the approaches detailed on page 7:

- the local community including residents, Community Councils, community representatives, community organisations and other interested bodies
- the private sector (such as businesses, land and property owners and developers)
- the public sector (such as key government agencies, neighboring local authorities, statutory bodies, and non-governmental organisations)

REGISTERING AS A CONTACT

The Council maintains a mailing list of interested people, groups and organisations that will be directly notified of key stages/events in the preparation of the next Plan.

To add your name to our mailing list, please get in touch with the Planning Policy team using the details provided at the end of this document.

PUBLICITY & ENGAGEMENT

A range of techniques will be used to publicise and engage at various stages of preparing the next Plan. These will include:

- Making information and consultation documents available on the Council's website
- Sending copies of relevant documents to key agencies, neighbouring and Clydeplan planning authorities
- Updates on the Council's Facebook and Twitter pages
- Contacting people on the LDP mailing list (email or letter) to provide updates at key stages
- Statutory notices in local newspapers
- Press adverts and/or press releases
- Exhibitions at busy locations (e.g. libraries, leisure centres and Council offices)
- Presentations to community groups, where requested (e.g. Community Councils)
- Notifying neighbours and owner/occupiers of sites included in the Proposed Plan
- Meetings with stakeholders (e.g. key agencies such as SEPA, SNH)
- Briefings for the LDP Members Working Group
- Reports to the Council's Environment and Regeneration Committee
- Planning staff available to answer queries or provide information in person or by telephone/email

HOW CAN YOU PROVIDE COMMENTS?

You can respond to formal consultations at the Main Issues Report and Proposed Plan stages by:

- Using the e-form on the Council website
- Emailing or writing a letter using the contact details at the bottom of this document

You can also provide informal comments at development plan events, such as presentations to local community groups.

HOW WE WILL DEAL WITH YOUR COMMENTS

When we receive a formal representation, we will acknowledge receipt of it by email, or letter if no email address is available.

CONTACTING THE LOCAL DEVELOPMENT PLAN TEAM

PLANNING POLICY TEAM

Regeneration and Planning
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY

TEL: 01475 712491
E-MAIL: ldp@inverclyde.gov.uk
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