

**Report To: Environment & Regeneration Committee    Date: 28 March 2018**

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

**Report No:  
ENV/011/18/SJ/AW**

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Planning Policy Team Leader**

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**Subject: Inverclyde Local Development Plan Proposed Plan**

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## **1.0 PURPOSE**

- 1.1 The purpose of this report is to seek approval of the Inverclyde Local Development Plan Proposed Plan and accompanying documents, and to proceed to public consultation.

## **2.0 SUMMARY**

- 2.1 Following publication of the Main Issues Report in March 2017 and subsequent consultation, the Proposed Plan version of the new Local Development Plan has been prepared for Committee approval ahead of consultation. The aim of the new Local Development Plan is to make Inverclyde an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development which is sustainably designed and located, and contributes to the creation of successful places. The Proposed Plan supports the priorities of the Inverclyde Outcome Improvement Plan.
- 2.2 The Proposed Plan is accompanied by four pieces of Supplementary Guidance, and a number of supporting documents, including a Draft Action Programme. Further Supplementary Guidance is to be prepared in respect of three other subject areas, which will be brought to the Committee and published for consultation at a later date.
- 2.3 The Proposed Plan and Supplementary Guidance will be published in April 2018 for a 9 week consultation period. Thereafter, should there be any unresolved objections to the Proposed Plan, an Examination of the Plan by the Scottish Government Directorate of Planning and Environmental Appeals will be held. Should this be the case, the Council's submissions to the Examination will be brought back to the Committee for approval.

## **3.0 RECOMMENDATIONS**

- 3.1 It is recommended that the Inverclyde Local Development Plan Proposed Plan and accompanying Supplementary Guidance is approved for public consultation.

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

## 4.0 BACKGROUND

- 4.1 The Local Development Plan is the document which sets out the Council's strategy and policy for the use of land and buildings across the Council area. Together with the National Planning Framework, Scottish Planning Policy, and the Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan), it provides the planning framework for the future development of the area and forms the basis for the determination of planning applications. The current Local Development Plan was adopted in August 2014, and legislation requires that a replacement plan should be adopted within 5 years i.e. by August 2019.
- 4.2 The Development Plan Scheme approved by the Committee on 31 August 2017 sets out the following timeline for key stages of the new Local Development Plan preparation process.

Stage	Date
Publication of Proposed Plan	March 2018
Submission of Proposed Plan to Scottish Ministers	November 2018
Commencement of Examination of Proposed Plan	December 2018
Adoption of Proposed Plan	August 2019

- 4.3 The Main Issues Report for the new Local Development Plan was published on 31 March 2017, with consultation running to 31 May 2017. A report on the outcome of that consultation was considered by the Committee on 31 August 2017.

## 5.0 PROPOSED LOCAL DEVELOPMENT PLAN

- 5.1 The Proposed Plan is a key stage in the preparation of the new Local Development Plan, as it reflects the 'settled view' of the Council as to what the final adopted content of the Plan should be. The text of the Proposed Plan is attached as Appendix 1 for approval.
- 5.2 The Local Development Plan is delivered within specified timescales set out in the Development Plan Scheme and Participation Statement which are brought before Committee on an annual basis. The Local Development Plan is required to accord with the Clydeplan Strategic Development Plan, in which the Council has an active role. Clydeplan was subject to a statutory appeal relating to housing matters by Gladman (Scotland) Ltd, however this was refused by a decision of the Inner House of the Court of Session dated 20 March 2018. Given that the Council has received planning applications and Proposal of Application Notices for housing development in Kilmacolm and Quarriers Village, it is considered important that the Council presses on with preparing its new Local Development Plan so that the Development Plan remains up to date, and the Council's position on this matter is set out.
- 5.3 The aim of the new Local Development Plan is to make Inverclyde an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and Spatial Development Strategy, the key elements of which are set out below. The Proposed Plan is considered to support the priorities of the Inverclyde Outcomes Improvement Plan.

### **Sustainable Development Strategy**

#### **Creating Successful Places**

- 5.4 The Proposed Plan sets out a requirement for all new development to contribute towards the creation of successful places. It also offers support for a number of Priority Projects, which are expected to be implemented over the lifetime of the Plan. These are:

- Glasgow City Region City Deal (Greenock Ocean Terminal, Inverkip Power Station, and Inchgreen)
- Affordable housing delivery programme
- Early learning and childcare investment
- Inverclyde cemetery capacity

5.5 The Plan carries forward a number of the Major Areas of Change, Areas of Potential Change and Development Option Sites identified in the adopted Inverclyde Local Development Plan (2014), re-titling these as Priority Places. The strategies for these sites remain largely the same as the adopted Plan. The Priority Places are:

- The Harbours, Greenock
- James Watt Dock/Garvel Island, Greenock
- Former Inverkip Power Station
- Woodhall, Port Glasgow
- Peat Road/Hole Farm, Greenock
- Spango Valley, Greenock
- Broomhill/Drumfrochar, Greenock
- Clune Park, Port Glasgow
- Regent Street, Port Glasgow

5.6 The followings sites are not being carried forward as Priority Places:

- Gourrock Bay – its inclusion in the current Local Development Plan was based on marina proposals submitted in the early 2000s. There has been no recent promotion of these proposals and their implementation during the lifetime of this Plan is not expected.
- John Street – the new plan will identify this area as existing residential.
- Sinclair Street – the new plan will identify this area as a business/industrial opportunity.

#### Tackling Climate Change

5.7 The Proposed Plan supports proposals for energy generation, storage and distribution, which contribute to a reduction in greenhouse gases. It encourages the consideration of district heating in new major developments, and within all developments close to significant heat sources. It also supports facilities that would contribute to the sustainable management of waste, and requires development to avoid flood risk and include sustainable drainage.

#### Connecting People and Places

5.8 The Proposed Plan promotes sustainable and active travel, and requires development to avoid having an adverse impact on the transport network. It also supports digital communications infrastructure in appropriate locations.

#### **Spatial Development Strategy**

##### Our Towns, Villages and Countryside

5.9 The Proposed Plan directs most new development to existing towns and villages and sets out what types of development will be allowed in the Green Belt and Countryside. It protects good quality agricultural land and carbon-rich soils, and requires contaminated land to be remediated to a standard appropriate for its proposed use.

##### Our Homes and Communities

5.10 Following the all Members' briefings held on 15 and 16 March 2018, officers have been asked to include additional information on the requirement of land for housing as set in the Proposed Plan in this report.

5.11 The context for land use planning in Scotland is set by the National Planning Framework and Scottish Planning Policy. The third National Planning Framework was published in

2014 and sets out the Government's priorities for the next 20 to 30 years. It commits the Government to a significant increase in housebuilding to ensure that housing requirements are met across the country.

- 5.12 Scottish Planning Policy, also published in 2014, is intended to assist in the delivery of this objective. A policy principle of Scottish Planning Policy is to "identify a generous supply of land for each housing market area...to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times". Development Plans are to be informed by a robust Housing Need and Demand Assessment. Based on this, development plans are to set out a Housing Supply Target for each Housing Market Area. The Housing Supply Target is to be increased by "a margin of 10 to 20% to establish the Housing Land Requirement, in order to ensure that a generous supply of land for housing is provided". Strategic Development Plans are to set the Housing Supply Target and Housing Land Requirement for each local authority area and each functional Housing Market Area.
- 5.13 The Housing Land Requirement is the amount of houses that a plan has to identify land to ensure that that the Housing Supply Target can be met.
- 5.14 Clydeplan is the Strategic Development Plan covering Inverclyde and the seven other planning authorities in the Glasgow city-region area. In line with Scottish Planning Policy, and based upon a robust and credible Housing Need and Demand Assessment, it sets the Housing Supply Target for the Inverclyde Council area and the Housing Market Areas within, based in part on a repopulation agenda. It also sets the Housing Land Requirement based on a 15% generosity allowance that was determined by the Reporter following the Examination of Clydeplan. The housing figures identified within Clydeplan have now been subject to examination by a Reporter and the Inner House of the Court of Session. For the 2012 to 2024 period Clydeplan identifies a Housing Supply Target of 3,150 new homes with a Housing Land Requirement of 3,630. For the 2024-2029 period, the Housing Supply Target is 1,250 and the Housing Land Requirement is 1,440. Further analysis of Clydeplan figures shows that for private housing in the Inverclyde Housing Market Area (covering Port Glasgow, Greenock, Gourock, Inverkip and Wemyss Bay), the Housing Land Requirement is 2,220 for 2012-2024 and 920 for 2024-2029. For that part of the Renfrewshire Sub-Market Area within Inverclyde (Kilmacolm and Quarriers Village), the Housing Land Requirement is for 140 houses for 2012-2024 and 60 houses 2024-2029 out of the respective totals of 8160 and 2030 for the full Renfrewshire Sub-Market Area. Officers have engaged with colleagues in the wider Renfrewshire Sub Market Area to explore whether the requirement identified for Inverclyde can be met within the wider Renfrewshire Sub Market Area. However due to pressures in the other local authority areas it is considered necessary to meet the requirement for Inverclyde within Inverclyde.
- 5.15 For the Proposed Local Development Plan, the Housing Land Requirement set out in Clydeplan is adjusted to fit the plan period, and the details of this process are set out in the Housing Land Technical Paper which accompanies the Plan. The Technical Paper takes account of what are known as the compound and annualised approaches to calculating the Housing Land Requirement, the Council has traditionally used a compound approach but due to the recommendation to release a greenfield site in Kilmacolm it was considered appropriate to check both approaches to ensure that the release was necessary. The compound approach takes account of the full period under consideration i.e. 2012-2024 and seeks to ensure the Housing Supply Target for that whole period is met. The annualised approach only looks at the Plan period i.e. 2019-2024 and seeks to meet the Housing Land Requirement for that period alone. The Technical Paper compares the Housing Land Requirement with known supply of land in Inverclyde, taking account of its effectiveness i.e. the expectation that the site will deliver housing in the period under comparison. The Technical Paper provides analysis: (1) using both the annualised and compound approaches; (2) looking at the two separate housing market areas in effect within Inverclyde; and (3) looking at two different tenures – private and social. The findings of this analysis are set out below, and in more detail in the Housing Land Supply Technical Paper.
- 5.16 For private housing in the Inverclyde Housing Market Area in the period to 2024, the

compound approach identifies a shortfall of land for approximately 600 houses, whilst the annualised approach identifies a shortfall of land for approximately 200 houses and whilst recognising this shortfall Officers are comfortable that within the following five year period any demand can be met by accelerating sites. For the 2024-2029 period, there is a surplus of land for approximately 1570 houses.

- 5.17 For private housing in the Renfrewshire Sub Market Area in the period to 2024, the compound approach identifies a shortfall of land for 25 houses, whilst the annualised approach identifies a surplus of land for 19 houses. For the 2024-2029 period, there is a shortfall of land for 57 houses.
- 5.18 For affordable housing in the Inverclyde local authority area, both the compound and annualised approach identify a surplus of land for 450+ houses in the period to 2024. There is a shortfall of land for approximately 320 affordable houses in the 2024-2029 period.
- 5.19 Based on this analysis, the following strategy is proposed:
- 5.20 Inverclyde Housing Market Area for private housing – new land is identified for housing at:
- Port Glasgow Industrial Estate (east of Knocknair Street)
  - Ratho Street/MacDougall Street, Greenock
  - Former Greenock Health Centre, Duncan Street
  - Auchneagh Road, Greenock
  - Former Holy Cross Primary School, Greenock
  - Former Sacred Heart Primary School, Greenock
  - Kirn Drive, Gourock
- It is also anticipated that there will be accelerated delivery of housing from Inverkip Power Station and Spango Valley. This addresses in full the shortfall identified under the annualised approach, but not under the compound approach.
- 5.21 Renfrewshire Sub Market Area for private housing – the West of Quarry Drive site in Kilmacolm is identified for housing. Under both the compound and annualised approach there is a shortfall of land in this Housing Market Area in the period to 2029. Officers have resisted and continue to resist Green Belt release and do not make this recommendation lightly. As well as a policy matter, public opinion against the site identified in the MIR remains high however Officers remain convinced that the West of Quarry Drive site is the best option to have the least impact on the village. If the Proposed Local Development Plan does not address this matter, it is anticipated that additional land for housing will be identified through the examination or the planning application process. The Council is currently considering an application for housing at Knapps/North Denniston.
- 5.22 Affordable housing – there is sufficient land, and sufficient delivery is expected of affordable housing to meet the Housing Supply Target to 2024, therefore the Proposed Plan does not include a policy placing a burden on private developers to provide affordable housing. It is considered that not having an affordable housing policy will also assist the delivery of private housing, as it will remove the need for legal agreements and contributions from private sites, making them more viable. The requirement of land for affordable housing in the longer term and the need for an affordable housing policy can be revisited at the time of preparation of the next Plan.
- 5.23 Including new sites, the Proposed Plan identifies land for 5,651 new houses and it is the Council's position that this is sufficient to meet housing need and demand in the period to 2024 and 2029.
- 5.24 The Plan sets out the circumstances under which individual new houses will be allowed in the Green Belt and Countryside and protects the amenity of existing residential areas. New community facilities are supported including the new Greenock Health Centre, and in principle support is offered to new early years' facilities and new cemetery capacity.

#### Our Town and Local Centres

- 5.25 The Proposed Plan sets out a network of centres strategy which seeks to direct town centre uses to the most appropriate centre. The central area of Greenock town centre is identified as the preferred location for new large scale retail development and for other town centre development with an Inverclyde-wide catchment, with Port Glasgow and Gourock town centres the second preferred locations. New retail development in local centres is restricted to below 1,000 square metres and other town centre uses located there should have a local catchment. New town centre type uses outwith the network of town and local centres are restricted to less than 250 square metres. The Proposed Plan continues to identify a retail core in Greenock town centre within which non-retail development will be restricted to no more than 25% of identified street frontages. Assessment criteria for *sui generis* uses such as pubs and bookmakers are included in the Plan.

#### Our Jobs and Businesses

- 5.26 The Proposed Plan identifies a network of business/industrial areas ranging from strategic locations reserved for specific uses to areas where a broader range of commercial uses will be permitted. The Plan identifies 20 hectares of land for new business/industrial development. Tourism development is also supported by the Plan.

#### Our Historic Buildings and Places

- 5.27 The Proposed Plan continues to safeguard Inverclyde's historic buildings and places including conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes.

#### Our Open and Natural Spaces

- 5.28 The Proposed Plan supports the protection of, and development sympathetic to, Inverclyde's important habitats and species, trees and woodland, open spaces and playing fields, the path network, Clyde Muirshiel Regional Park, and the water environment.

### **6.0 SUPPLEMENTARY GUIDANCE**

- 6.1 Four Supplementary Guidance documents will be published for consultation alongside the Proposed Plan. Under current legislation, on adoption the Supplementary Guidance will form part of the Development Plan.

#### Planning Application Advice Notes

- 6.2 This is a carry-forward of existing Supplementary Guidance which offers guidance on a range of common planning applications (see Appendix 2).

#### Priority Places

- 6.3 This includes development frameworks for the Priority Places identified in paragraph 5.4 (see Appendix 3).

#### Energy

- 6.4 This is a carry-forward of the current Renewable Energy Supplementary Guidance, with additional guidance offered on heat networks and electric car charging points. The spatial framework for wind energy remains the same (see Appendix 4).

#### Enabling Development

- 6.5 This is a carry-forward of the current Enabling Development Supplementary Guidance, which sets out the requirements for when proposals to restore a listed building are accompanied by new build proposals (see Appendix 5).

- 6.6 Additional Supplementary Guidance will be prepared, and brought to the Committee in relation to:
- Development Briefs for Housing Sites
  - Development Affecting Trees
  - Delivering Green Infrastructure Through New Development
- 6.7 It is not proposed to carry forward current Supplementary Guidance in relation to Affordable Housing Provision and Green Networks.

## **7.0 OTHER ACCOMPANYING DOCUMENTS**

- 7.1 The following documents will be published alongside the Proposed Plan:
- Draft Action Programme
  - Strategic Environmental Assessment Environmental Report
  - Habitats Regulations Appraisal
  - Equalities Impact Assessment
  - Housing Land Technical Report 2018
  - Kilmacolm/Quarriers Village Local Nature Conservation Site Assessment
  - Proposed Development Site Assessment

## **8.0 NEXT STEPS**

- 8.1 Subject to Committee approval, the versions of the Proposed Plan and Supplementary Guidance, attached as appendices, will be prepared for publication. This will involve the inclusion of more graphics to make the document visually appealing and more accessible. There may also be editorial changes to the text, but the policies will remain fundamentally the same.
- 8.2 It is proposed that the Proposed Plan is published in April 2018 for a 9 week consultation period, which is in excess of the statutory 6 week requirement. Appendix 6 is an extract from the current Participation Statement, which sets out the measures that will be taken by the Council to encourage participation in the Plan process. At the Proposed Plan stage this will involve notification of neighbours of sites identified for development in the Plan.
- 8.3 Consideration will be given to the responses received on the Proposed Plan. Should there be any objections that cannot be resolved, preparations will be made for an Examination of the Plan. A report will be brought back to the Committee advising of this, along with the 'Schedule 4s', which are the Council's submissions to the Examination.

## **9.0 IMPLICATIONS**

### **Finance**

- 9.1 It is anticipated that an Examination of the Local Development Plan will be required during financial year 2018/19. Based on the costs of the Examination of the previous Local Development Plan these are expected to be in the region of £30-40k and this cost will be met from existing budgets.

### Financial implications

#### One-off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
E+R	Planning Policy	2018/19	£30-40k		

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**

- 9.2 Planning authorities are statutorily required to keep an up-to-date Local Development Plan, and the publication of the Proposed Plan meets the requirements of the Council in this regard.

### **Human Resources**

- 9.3 There are no personnel issues associated with this report.

### **Equalities and diversity**

- 9.4 An Equalities Impact Assessment has been undertaken in respect of the Proposed Plan. This concludes that the Local Development Plan Main Issues Report will have a neutral impact on the protected characteristic groups identified under equalities legislation.

### **Repopulation**

- 9.5 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.

## **10.0 CONSULTATIONS**

- 10.1 The Chief Financial Officer and the Head of Legal and Property Services were consulted during the preparation of this report.

## **11.0 APPENDICES**

- 11.1 Appendix 1 – Proposed Local Development Plan  
Appendix 2 – Supplementary Guidance: Planning Application Advice Notes  
Appendix 3 – Supplementary Guidance: Priority Places  
Appendix 4 – Supplementary Guidance: Energy  
Appendix 5 – Supplementary Guidance: Enabling Development  
Appendix 6 – Extract from Participation Statement

## **12.0 LIST OF BACKGROUND PAPERS**

- 12.1 Housing Land Technical Report 2018  
Kilmacolm/Quarriers Village Local Nature Conservation Site Assessment  
Proposed Development Site Assessment



## **LDP PROPOSED PLAN**

Foreword  
How to respond to the Proposed Plan

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Our Homes and Communities  
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Our Jobs and Businesses  
Our Historic Buildings and Places  
Our Natural and Open Spaces

## **Introduction**

The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications. It covers the period until 2024 and beyond.

The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and a Sustainable Spatial Strategy, the aims of which are set out below.

### **Sustainable Development Strategy**

Creating Successful Places – to support development that contributes to creating successful places and making places better.

Tackling Climate Change – to reduce greenhouse gases through support for the sustainable production and distribution of energy and management of waste, and to be prepared for the impacts of climate change by managing flood risk.

Connecting People and Places – to support sustainable and active travel by directing new development to sustainable locations, manage the impact of development on the transport network, and support digital connectivity.

### **Sustainable Spatial Strategy**

Our Towns, Villages and Countryside – to support urban regeneration and the protection of the rural area by directing most new development to existing towns and villages, and limiting development in the Green Belt and Countryside.

Our Homes and Communities – to support new residential development in order to meet Inverclyde's housing needs and demand, and protect our existing residential areas.

Our Town and Local Centres – to support our town and local centres by directing town centre investment to the right locations.

Our Jobs and Businesses – to support the Inverclyde economy by identifying land for business and industrial development, protecting existing business and industrial areas, and supporting tourism development.

Our Historic Buildings and Places – to support the preservation of, and development sympathetic to, our historic environment, including Conservation Areas, Listed Buildings, Scheduled Monuments, archaeological sites, and Gardens and Designed Landscapes.

Our Natural and Open Spaces – to support the protection and enhancement of our important habitats and species, wider biodiversity, trees and woodland, open spaces and playing fields, the path network, Clyde Muirshiel Regional Park, and the water environment.

### Structure of the Local Development Plan

The Local Development Plan comprises two main parts:

- **Written Statement** – this document sets out, in narrative form, the strategy and policies of the Plan and the reasoning behind the policies. Following the introduction, it is split into the two main strategy areas – Sustainable Development Strategy and Spatial Development Strategy – with each of these sub-divided into topic specific sections. Proposals for specific sites are listed in a series of schedules found throughout the Plan, with supporting information provided in tables and figures. A Glossary of terms and acronyms and a schedule of land owned by the planning authority (Inverclyde Council) are also provided.
- **Proposals Maps** – this is an Ordnance Survey based map, which illustrates the areas which the policies and proposals of the Plan apply to.

### Accompanying and supporting documents

Supplementary Guidance – this will be prepared for the following topics and will provide further information or detail in respect of the Plan's policies:

- Planning Application Advice Notes
- Priority Places
- Energy
- Enabling Development
- Development Briefs for Housing Sites
- Development Affecting Trees
- Delivering Green Infrastructure Through New Development

Under the Planning (Scotland) Act 2006, Supplementary Guidance forms part of the Development Plan. Planning Guidance may also be published by the Council as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

Strategic Environmental Assessment Environmental Report – this assesses the environmental impact of the Plan's policies and proposals and, where necessary, identifies measures to mitigate any significant impacts.

Habitats Regulations Appraisal Record– this is required if a Plan may have an impact on a Natura 2000 site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.

Equality Impact Assessment – this assesses the impact of the Plan in terms of the Council's equality duties.

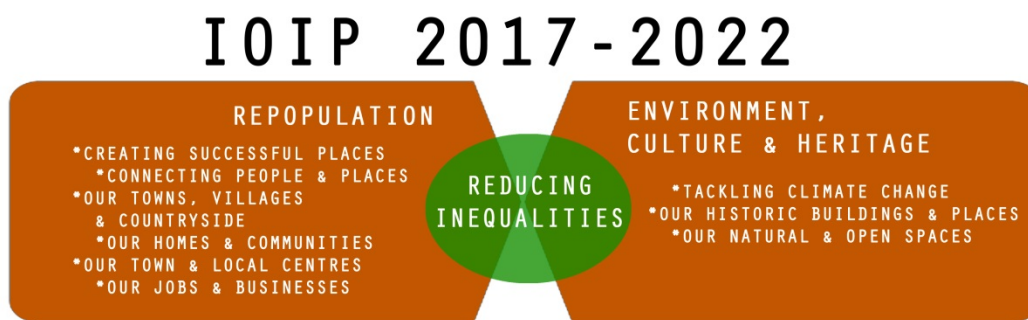
Action Programme – this sets out the actions required to successfully deliver the Plan's strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.

Housing Technical Report 2018 – this sets out the housing land requirement that is being met by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.

## Inverclyde Outcomes Improvement Plan

The Inverclyde Outcomes Improvement Plan sets out the outcomes that the community planning partners in Inverclyde, known as the Inverclyde Alliance, will seek to improve. The Outcomes Improvement Plan identifies three priorities for the period 2017-2022: Repopulation; Reducing Inequalities; and Environment, Culture and Heritage. Figure 1 illustrates how the priorities of the Inverclyde Outcomes Improvement Plan are supported by the Local Development Plan.

Figure 1: Relationship between Local Development Plan and Inverclyde Outcomes Improvement Plan



# **SUSTAINABLE DEVELOPMENT STRATEGY**

## **Creating Successful Places**

### **Introduction**

Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19<sup>th</sup> century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

### **Creating Successful Places**

The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive  
Resource Efficient  
Safe and Pleasant

Adaptable  
Easy to Move Around  
Welcoming

Schedule 1 sets out factors which contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.

### **Policy 1 – Creating Successful Places**

*Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Schedule 1. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.*

### **Schedule 1: Factors contributing to successful places**

<b>Distinctive</b>	<ul style="list-style-type: none"><li>• Reflect local architecture and urban form</li><li>• Contribute positively to historic buildings and places</li><li>• Make the most of important views</li><li>• Retain locally distinct built or natural features</li></ul>
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	<ul style="list-style-type: none"> <li>• Use native species in landscaping, and create habitats for native wildlife.</li> </ul>
<b>Adaptable</b>	<ul style="list-style-type: none"> <li>• Where appropriate, ensure buildings and spaces can be adapted for a range of uses</li> <li>•</li> <li>• Avoid creating buildings or spaces that will become neglected or obsolete</li> </ul>
<b>Resource Efficient</b>	<ul style="list-style-type: none"> <li>• Make use of existing buildings and previously developed</li> <li>• Take advantage of natural shelter and sunlight</li> <li>• Incorporate low and zero carbon energy-generating technology</li> <li>• Utilise sustainable design and construction techniques</li> <li>• Make use of available sources of heat</li> <li>• Use local or sustainably sourced construction materials</li> <li>• Build at higher density in town and local centres and around public transport nodes</li> <li>• Provide space for the separation and collection of waste</li> </ul>
<b>Easy to Move Around</b>	<ul style="list-style-type: none"> <li>• Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments</li> <li>• Recognise the needs of pedestrians and cyclists</li> <li>• Create landmarks to make areas legible and easy to navigate</li> <li>•</li> </ul>
<b>Safe and Pleasant</b>	<ul style="list-style-type: none"> <li>• Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; and overshadowing</li> <li>• Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime</li> <li>• Enable natural surveillance of spaces and buildings</li> <li>• Incorporate appropriate lighting</li> <li>• Minimise the impact of traffic and parking on the street scene</li> <li>• Incorporate green infrastructure and provide links to the green network.</li> </ul>
<b>Welcoming</b>	<ul style="list-style-type: none"> <li>• Create a sense of arrival</li> <li>• Integrate new development into existing communities</li> <li>• Create attractive and active streets</li> <li>• Make buildings legible and easy to access</li> </ul>

### **Priority Projects**

Over the lifetime of this Plan, the Council expects to be a leading or major partner in priority projects that have land use implications. Collectively, these projects mark a major investment in the economy, infrastructure, housing and communities of Inverclyde. This Plan offers in-principle support to the delivery of these projects, which are detailed below.



## Glasgow City-Region City Deal

Inverclyde is one of 8 local authorities participating in the Glasgow City-Region City Deal project. The City Deal aims to fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth; and generate billions of pounds of private sector investment. In Inverclyde, this investment will focus on:

- Greenock Ocean Terminal - this project will expand the quayside and deliver a new visitor centre in order to increase capacity for cruise ship visits and freight handling. It is anticipated that it will enable the visit of 100 cruise ships each year, bringing 150,000 visitors to central Scotland.
- Inverkip Infrastructure - this project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The project will release investment and enable the development of a major 20 hectare brownfield site around the former Inverkip Power Station, creating potential for in excess of 600 houses and up to 6,000 square metres of commercial retail space.
- Inchgreen, Greenock - this project will redevelop a brownfield site and develop underutilised quay assets to offer a dedicated on-shore marine hub, complimentary to the marine activities at the Inchgreen dry dock.

## Affordable Housing Delivery Programme

The Council, through its housing association partners, has an ambitious programme for the delivery of new quality affordable homes over the lifetime of the Plan. This is part of the Scottish Government's More Homes Scotland programme, which targets the delivery of 50,000 new affordable homes in Scotland by 2021. £37million has been allocated to Inverclyde to support the delivery of this programme in the period to 2021.

## Early learning and childcare

The Council are developing proposals to increase early learning and childcare entitlement from 600 hours to 1140 hours by 2020. The expansion requires substantial levels of investment in workforce and infrastructure to ensure that required capacity is in place by 2020. This will involve the development of new and expanded early years' facilities in locations across Inverclyde.

## Inverclyde cemetery capacity

The Council is currently investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of a site required during the lifetime of this Plan. Considerations include land ownership and various technical aspects, which mainly relate to ground conditions. A cemetery is a passive use of land and can contribute to the green network so locations within the built up area and Green Belt/Countryside may be appropriate.

## **Policy 2 – Priority Projects**

*The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 2*

### **Schedule 2: Inverclyde Local Development Plan Priority Projects**

Glasgow City-Region City Deal
<ul style="list-style-type: none"><li>• Greenock Ocean Terminal</li><li>• Inverkip Infrastructure</li><li>• Inchgreen, Greenock</li></ul>
Affordable Housing Delivery Programme
Early Learning and Childcare
Inverclyde Cemetery and Capacity

## **Priority Places**

The previous Local Development Plan (2014) identified a number of sites as Major Areas of Change, Areas of Potential Change and Development Option Sites. These represented the Plan's larger scale development opportunities, with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. Owing to their size and complexity, these sites are long term development opportunities and as such are carried forward as priority development sites into this Plan, in which they are re-titled Priority Places. This reflects the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places. Schedule 3 lists the Priority Places and their preferred uses, and Policy 3 supports their comprehensive development, in line with the identified uses. Policy 3 is supported by Supplementary Guidance, which sets out the preferred development framework for these sites.

## **Policy 3 – Priority Places**

*The Council will support comprehensive redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 3 and the development frameworks set out in the Priority Places Supplementary Guidance.*

### **Schedule 3 – Inverclyde Local Development Plan Priority Places**

<b>Priority Place</b>	<b>Preferred Strategy</b>
The Harbours, Greenock	Mixed use development including housing, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-based business uses.
James Watt Dock/Garvel Island, Greenock	Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, maritime-based commercial enterprises, and ancillary retail and food and drink.
Former Inverkip Power Station	Mixed use development including housing, community facilities, leisure,

	hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses.
Woodhall, Port Glasgow	Housing with community facilities and neighbourhood retail.
Peat Road/Hole Farm, Greenock	Housing with community facilities and neighbourhood retail.
Spango Valley, Greenock	Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area), housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, and appropriate renewable energy uses. Prison on former Greenock High School site.
Broomhill and Drumfrochar, Greenock	Housing, industrial, community and green network development as per Central East Greenock Masterplan 2014
Clune Park, Port Glasgow	Housing-led regeneration.
Regent Street, Greenock	Suitable for a range of uses including business, industrial, storage or distribution, residential institutions, housing, non-residential institutions, and uses associated with Greenock Central railway station.

*Town centre uses (Schedule 7) are required to comply with the Network of Centres strategy (Policy 22).*

## **Tackling Climate Change**

Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, it has made a 13.7% reduction in the amount of greenhouse gases emitted by its buildings and operations. The Council's Climate Change Plan 2017 has set a target of increasing this reduction to 16% by 2022. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance installing insulation and solar panels and by being more energy efficient.

Building on progress made so far, the Scottish Government has set ambitious targets for further carbon reductions including:

- 66% reduction in greenhouse gas emissions by 2032 from a 1990 baseline
- 80% reduction in greenhouse gas emissions by 2050 from a 1990 baseline
- 94% of non-domestic buildings' heat and cooling to be supplied using low or zero carbon generating technologies by 2032

These targets require the Council to continue, through its own actions and its planning policy agenda, to pursue the reduction of greenhouse gases. The Plan encourages this by supporting the generation of heat and electricity from sustainable sources and sustainable waste management.

Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

## **Supplying Energy**

In 2015, 64% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.

Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy sets out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

### ***Policy 4 –Supplying Energy***

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. *Proposals will be assessed with regard to impact on:*

- a) the green network (including landscape), and historic buildings and places;*
- b) the amenity and operations of existing and adjacent uses;*
- c) tourism and recreational resources;*
- d) air quality;*
- e) aviation and defence interests;*

f) telecommunication and broadcasting interests; and

g) traffic and pedestrian safety

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

## **Heat Networks**

Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility.

Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

### ***Policy 5 – Heat Networks***

*Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.*

## **Low and Zero Carbon-Generating Technology**

The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero-carbon generating technologies.

### ***Policy 6 – Low and Zero Carbon Generating Technology***

*All new buildings\* will be required to include low and zero carbon generating technology (LZCGT).*

\*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or equivalent exceptions set out in later versions of the handbook.

## **Waste Reduction and Management**

Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 45 neighbourhood recycling centres and 2 centres for recycling bulky materials/garden waste.

The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including a requirement for 60% of household waste to be recycled by 2020, increasing to 70% by 2025. In 2016, Inverclyde recycled 53.4% of household waste.

No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable site restoration, where applicable. Sustainable management of waste can also be promoted through making the separation, storage and collection of waste as easy as possible.

### ***Policy 7 – Waste Reduction and Management***

*Proposals for waste management facilities will be supported where they:*

- *support the national Zero Waste Plan and promote the waste hierarchy;*
- *are primarily required to cater for waste arising in Inverclyde;*
- *enable the management of waste closer to where it arises;*
- *avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and*
- *avoid significant adverse impact on historic buildings and places and the green network.*

*Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.*

*Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy.*

### **Managing Flood Risk**

Flooding can impact on local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.

With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.

The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District sets out the schemes required in Inverclyde to manage flood risk. These include flood protection schemes for the Coves Burn and Bouverie Burn in Greenock and the Gotter Water in Quarriers Village, as well as 'softer' measures such as surface water management plans and raising awareness of residents and businesses about flood risk.

The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

### **Policy 8 – Managing Flood Risk**

*Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:*

- *be at significant risk of flooding;*
- *increase the level of flood risk elsewhere; and*
- *reduce the water conveyance and storage capacity of a functional flood plain.*

*The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.*

### **Surface and Waste Water Drainage**

Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. To address these issues, it is now required that many new developments include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants.

It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

### **Policy 9 – Surface and Waste Water Drainage**

*New build development proposals which require surface water to be drained should demonstrate that this will be achieved through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.*

*The provision of SuDS should be compliant with the principles set out the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.*

*Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:*

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and*
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.*

*Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.*

*Developments including SuDS will be required to have an acceptable maintenance plan in place.*



## **Connecting People and Places**

### **Introduction**

Inverclyde has excellent transport connections; the A8 and A78 trunk roads run through the area and it has two train lines with fourteen stations, all of which connect Inverclyde with the rest of the Glasgow city-region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. At the same time, the need to tackle climate change by cutting transport emissions requires an approach which reduces the need to travel by car and prioritises sustainable travel modes.

Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure is needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

### **Promoting Sustainable and Active Travel**

The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development is easily accessible by sustainable types of transport. It will seek to achieve this by requiring that all such development gives consideration to making the site accessible by walking and cycling, both internally and, where possible, through links to the external path and footway network. For larger sites, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators. The installation of electric vehicle charging points will be encouraged in new build development, and required in larger developments.

At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre, the identification of gaps in the cycle/path network, and the need for an alternative route through Inverclyde for when there is reduced capacity on the A8 trunk road. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy and Active

Travel Strategy. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

### ***Policy 10 – Promoting Sustainable and Active Travel***

*Development proposals, proportionate to their scale and proposed use, are required to:*

- *provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and*
- *include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.*

*Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.*

*The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.*

### **Managing the Impact of Development on the Transport Network**

New development can impact on the existing transport network. In order to identify any potential capacity issues on the strategic network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. The Council subsequently completed a high level impact appraisal of several large scale development proposals along the A78 in consultation with Transport Scotland, which concluded there will not be a significant cumulative impact on the trunk road network as a result of the Plan's proposals. Mitigation measures may still be required as a result of individual developments coming forward and these can be determined through the Transport Assessment process.

To ensure that the transport network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

### ***Policy 11 – Managing Impact of Development on the Transport Network***

*Development proposals should not have an adverse impact on the efficient operation of the transport network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.*

## **Air quality**

As at 2018, Inverclyde does not have any Air Quality Management Areas. It does have busy transport corridors that can occasionally be congested where air quality is monitored. Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

### ***Policy 12 - Air Quality***

*Development which could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.*

## **Communications Infrastructure**

Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

### ***Policy 13 – Communications Infrastructure***

*The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.*

# **SPATIAL DEVELOPMENT STRATEGY**

## **Our Towns, Villages and Countryside**

### **Introduction**

Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.

Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Ocean Terminal. Electronic and service companies operate from industrial locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most popular greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.

Port Glasgow is the second largest town with an estimated population of 15,000 (2016). The central area has seen significant investment in recent years by the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.

Gourock has an estimated population of 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Inverclyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.

Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3000 (2016) having expanded significantly since the 1980's as a result of the Swallow Brae and Hill Farm housing developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.

Wemyss Bay, with a population of around 2500, (2016) has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional predominantly red sandstone buildings and more modern housing in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

Kilmacolm, which has a population of approximately 4000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village.

Quarriers Village was developed as an orphans' village in the 19<sup>th</sup> century, and is still the headquarters of the Quarriers charity although much of it is now in general residential use. The original 'Quarriers Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarriers Village has an estimated population of 700 (2016).

Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.

The Council's preferred location for new development is within the existing towns and villages, particularly where this makes re-use of previously developed land.

### Greenbelt and Countryside

The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy has been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and which restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate.

### **Policy 14 – Green Belt and Countryside**

*Non-residential development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:*

- a) agriculture, horticulture, woodland or forestry;*
- b) a tourism or recreational use that requires a countryside location;*
- c) infrastructure with a specific locational need;*
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or*

*e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form. Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.*

## Soils

Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water

### **Policy 15 - Soils**

*Development on prime agricultural land or affecting carbon rich soils will only be supported if:*

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;*
- b) there is a specific locational need for the development;*
- c) it is for small scale development directly linked to a rural business; or*
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.*

*For carbon rich soils, it will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in Co2 emissions over its lifetime.*

## Contaminated Land

Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely.

### **Policy 16 - Contaminated Land**

*Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.*

## **Our Homes and Communities**

### **Introduction**

Repopulation is a priority of the Inverclyde Outcomes Improvement Plan, and whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Inverclyde offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions such as New build family homes for owner occupation have proven popular in areas such as Kingston, Port Glasgow and Hill Farm in Inverkip, and the area's housing associations have made significant investment in building new houses and bringing existing houses up to the Scottish Housing Quality Standard. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents, and through this Plan will make sufficient land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

### **Land for Housing**

The requirement for housing land in this Plan is established by the Housing Need and Demand Assessment, which was undertaken as part of the Clydeplan Strategic Development Plan (2017). The Housing Need and Demand Assessment makes use of population, household and migration projections to estimate the number of houses needed in the period to 2024, which is covered by this Plan, and 2029, which this Plan needs to look ahead to. The Housing Land Supply Technical Paper 2018 sets out the Council's interpretation of housing need and demand, its Housing Supply Targets and Housing Land Requirement. This has informed the Council's decision that this Plan requires to identify additional land for private housing at the locations identified in Schedule 4, and to accelerate delivery of housing on some existing housing opportunities sites, identified in Schedule 5. In addition, the Technical Note concludes that there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites. It is anticipated that this approach will also enable the accelerated delivery of private housing in Inverclyde. Schedule 5 lists all of the land identified for housing development in Inverclyde.

The Council is therefore satisfied that the land identified in the Plan is sufficient to meet the requirements of new housebuilding in the period to 2029. However, the Council also recognises the need to keep this under review and will bring forward additional land for housing should it be clearly demonstrated that it is required.

### ***Policy 17 – Land for Housing***

*The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and:*



- *A strong preference for appropriate brownfield sites within the identified settlement boundaries;*
- *There being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan; and*
- *Evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.*

### New Housing Development

Schedule 5 lists the land identified for housing by this Plan. The Council supports, in principle, the development of housing on these sites subject to assessment against relevant Supplementary Guidance and other policies of the Plan. Housing development on other appropriate sites within the residential area and town and local centres will also be supported.

The Council will bring forward Supplementary Guidance containing development briefs for housing sites. This will include development briefs for the new sites identified by this Plan in Schedule 4 and for those sites in Schedule 5 for which a development brief is considered to be required.

The Council recognises the requirement for housing to meet particular needs. Inverclyde has an ageing population and therefore a requirement to adapt existing or deliver new housing that will help elderly people live independently, and to provide for supported accommodation such as sheltered housing and care or nursing homes. Other particular needs housing, such as wheelchair accessible homes, are also encouraged to meet requirements. In most instances, particular needs housing will be acceptable on general housing sites subject to acceptable design and the required standards being met.

### ***Policy 18 – New Housing Development***

*New housing development will be supported on the sites identified in Schedule 5, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Development Briefs for Housing Sites, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.*

### Individual and Small Scale Housing Development in the Green Belt and Countryside

The Council has a planning strategy that seeks to direct residential development to within existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the countryside environment.

## **Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside**

*Proposals for new dwellings in the Green Belt and Countryside will only be supported in the following circumstances:*

- *where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;*
- *where the dwelling(s) is an integral part of a development that would bring significant economic benefits to Inverclyde;*
- *demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;*
- *sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building;* or
- *conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicating that the building can be converted in its current form, with any new build element clearly ancillary to the existing building.*

*In all instances, dwellings are required to be designed and located to respect their Green Belt/Countryside location.*

### Residential Areas

Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support resident's proposals to improve their properties where these proposals do not have an unacceptable impact on their neighbour's enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses is in keeping with its surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerately located, designed and operated to avoid unacceptable impact on nearby houses.

### **Policy 20 – Residential Areas**

*Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.*

### Community Facilities

Recent years have seen the Council make significant investment in its education estate, and by 2020 it is anticipated that all secondary, primary, additional special needs and early years' pupils will be attending a recently built or refurbished school. Plans are in place for the delivery of a new Greenock Health Centre on Wellington Street by 2020, which will contribute to the regeneration of the Broomhill area.

The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones are proposed. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 6. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed.

***Policy 21 – Community Facilities***

*Proposals for the new community facilities identified in Schedule 6 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses and where it can be reached conveniently by walking, cycling or public transport by its proposed users.*

*Proposals that would result in the loss of a community facility will need to demonstrate that the facility is no longer required for the existing or an alternative community use.*

#### Schedule 4: New private housing development opportunity sites

Site reference	Site/Address	Location	Indicative tenure	Indicative capacity
r7	Industrial Estate, Dubbs Road	Port Glasgow	Private	200
r20	Ratho Street/MacDougall Street	Greenock	Private	100
r30	Greenock Health Centre, Duncan Street	Greenock	Private	35
r39	Former Holy Cross Primary School, Lyle Road	Greenock	Private	15
r48	Auchneagh Road	Greenock	Private	28
r49	Former Sacred Heart Primary School, Westmorland Road	Greenock	Private	40
r58	Kirn Drive	Gourock	Private	110
r65	West of Quarry Drive	Kilmacolm	Private	75

#### Schedule 5: Housing development opportunity sites

Site Ref.	Site Location	Indicative Tenure	Indicative Capacity	Notes
<b><u>INVERCLYDE HOUSING MARKET AREA</u></b>				
<b><u>PORT GLASGOW</u></b>				
r1	Slaemuir	Affordable	147	
r2	fmr Broadfield Hospital	Private	70	Enabling development. Development started – not shown on Proposals Map.
r3	Woodhall (Phases 4 & 5)	Mixed	140	Development Framework
r4	Southfield Avenue (fmr St. Stephen's Sch.)	Affordable	120	
r5	Auchenbothie Road (fmr Barmoss Nursery)	Affordable	8	
r6	Dubbs Road (fmr Boglestone Clinic)	Affordable	24	
r7	Port Glasgow Industrial Estate	Private	200	
r8	Selkirk Road	Affordable	18	
r9	Clune Park	Private	120	Development

				Framework
r10	Bay Street	Affordable	41	Development almost complete - not shown on Proposals Map
r11	3 Highholm Street	Private	12	
r12	Broadstone Ave (fmr Broadstone Hospital)	Affordable	12	
r13	Lilybank Road (fmr Lilybank School)	Affordable	16	
r14	Kingston Dock	Private	17	Development almost complete - not shown on Proposals Map
<b>PORT GLASGOW TOTAL</b>			<b>945</b>	
<b>GREENOCK</b>				
r15	James Watt Dock (East)	Affordable	135	Development Framework
r16	JWD/Garvel Island	Private	900	Development Framework
r17	Sinclair Street	Private	12	
r18	Carwood Street	Private	31	
r19	East Crawford Street	Affordable	40	
r20	Ratho/MacDougall Street	Private	100	
r21	Garvald Street	Affordable	45	Development almost complete - not shown on Proposals Map
r22	Cardross Crescent (fmr King's Glen School)	Affordable	58	
r23	Luss Ave/Renton Road	Private	50	
r24	Gareloch Road	Mixed	100	
r25	Wellington Park	Private	120	Development Framework
r26	Drumfrochar Road (fmr Tate & Lyle (SE))	Affordable	60	Development Framework
r27	fmr Tate & Lyle (NE)	Affordable	20	Development Framework
r28	89-105 Drumfrochar Road	Affordable	50	Development Framework
r29	Drumfrochar Road	Private	50	Development Framework
r30	Duncan Street (fmr Greenock Health Centre)	Private	35	
r31	Hill Street	Affordable	20	
r32	Regent Street	Private	40	Development Framework
r33	Victoria/East India Harbour	Private	240	Development Framework
r34	16 West Stewart Street	Affordable	24	
r35	Houston Street	Affordable	24	

r36	Union Street	Mixed	60	
r37	Madeira Street (fmr Greenock Academy)	Private	30	
r38	Eldon Street	Private	98	Development started – not shown on Proposals Map.
r39	Lyle Road (fmr Holy Cross Sch.)	Private	15	
r40	Killochend Drive	Affordable	16	
r41	Mount Pleasant Street (fmr Highlander's Academy)	Affordable	44	
r42	Papermill Road	Affordable	40	
r43	Peat Road/Hole Farm	Affordable	102	Development Framework
r44	Bow Farm	Affordable	54	
r45	Upper Bow	Affordable	62	
r46	Merlin Lane	Affordable	20	
r47	Ravenscraig Hospital	Mixed	200	
r48	Auchneaugh Road	Private	28	
r49	Westmorland Road	Private	40	
r50	Auchmead Road (fmr Ravenscraig Sch.)	Affordable	36	
r51	Juno Terrace	Affordable	23	Development almost complete - not shown on Proposals Map
r52	Spango Valley	Private	420	Development Framework. Accelerated delivery.
<b>GREENOCK TOTAL</b>			<b>3442</b>	
<b><u>GOUROCK</u></b>				
r53	Shore Street	Affordable	8	
r54	Ashburn Gate	Private	13	
r55	1 Ashton Road	Private	11	
r56	Weymouth Crescent	Affordable	10	
r57	Kempock House, Kirn Drive	Private	36	Development started– not shown on Proposals Map
r58	Kirn Drive	Private	110	
r59	Cowal View	Private	15	
r60	Levan Farm (Phase 3)	Private	150	
<b>GOUROCK TOTAL</b>			<b>353</b>	
<b>INVERKIP &amp; WEMYSS BAY</b>				
r61	Bridgend	Private	28	
r62	The Glebe	Private	25	
r63	fmr Inverkipp Power Station	Private	670	Development Framework. Accelerated delivery.
<b>INVERKIP &amp; WEMYSS BAY TOTAL</b>			<b>723</b>	

<b>INVERCLYDE HOUSING MARKET AREA TOTAL</b>			<b>5463</b>	
<b>RENFREWSHIRE SUB-MARKET AREA</b>				
r64	Leperstone Avenue	Private	7	
r65	West of Quarry Drive	Private	75	
r66	Smithy Brae (incl GB adj.)	Private	42	
r67	Lochwinnoch Road (fmr Kilmacolm Institute)	Private	13	
r68	Whitelea Road	Private	4	
r69	fmr Balrossie School	Private	40	Enabling Development
r70	Woodside Care Home	Private	7	
<b>KILMACOLM &amp; QUARRIER'S VILLAGE</b>			<b>188</b>	
<b>RENFREWSHIRE SUB-MARKET TOTAL</b>			<b>188</b>	
<b>INVERCLYDE TOTAL</b>			<b>5651</b>	
Source: 2017 Housing Land Audit, updated where relevant to reflect Strategic Local Programme and Strategic Housing Investment Plan. Also includes new sites.				
Indicative tenure: Sites listed as 'Affordable' are expected, in the main, to be developed by a Housing Association for rent. 'Private' sites are expected, in the main, to be developed for private sale to owner-occupiers. Mixed sites are expected to have a mix of private and affordable tenures.				
Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. Actual capacity will be based on design-led proposals for the site based on creating a successful place.				

### **Schedule 6: Opportunities for Community Facilities**

<b>Reference</b>	<b>Proposed Facility</b>	<b>Location</b>
CF1	New Greenock Health Centre	Wellington Street, Greenock
CF2	Early Years Facilities	Various
CF3	New cemetery	To be identified

## **Our Town and Local Centres**

### **Introduction**

Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve an important civic, cultural, commercial and leisure function, and are important employment locations.

Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the McLean Museum and Art Gallery, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated.

Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde.

Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.

### **Network of Centres Strategy**

Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.



**Policy 22 – Network of Centres Strategy**

The preferred locations for the uses set out in Schedule 7 are within the network of town and local centres identified in Table 1. Proposals which accord with the role and function of the network of centres as set out in Table 1 and the opportunities identified in Schedule 8 will be supported. Proposals for Schedule 7 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- there is not a suitable sequentially preferable opportunity;
- there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

**Schedule 7 – uses directed to the network of centres**

Shops (Class 1) Financial, professional and other services (Class 2) Food and drink (Class 3) Non-residential institutions (Class 10) Assembly and leisure (Class 11) Amusement arcade/centre (Sui generis) Betting office (Sui generis) Beautician/Nail bar (Sui generis) Hot food takeaway (Sui generis) Pay day loan shop (Sui generis) Public house (Sui generis) Tattoo parlour (Sui generis) Taxi/private hire office (Sui generis) Theatre (Sui generis) Other uses most closely associated with, or most appropriately located within town or local centres. (Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))
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**Table 1 – Network of Centres Strategy**

Centre	Status	Role and function
Greenock	Strategic centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 sq.mt Greenock town centre is the preferred location for other Schedule 7 uses with an Inverclyde-wide catchment.
Port Glasgow	Town centre	Second preferred locations for new

Gourock		retail development over 1,000 square metres. Preferred location for other Schedule 7 uses with whole town catchments
The Cross, Kilmacolm Dubbs Road, Port Glasgow Sinclair Street, Greenock Lyndedoch Street, Greenock Barrs Cottage, Greenock Cumberland Walk, Greenock Cardwell Road, Gourock Kip Park, Inverkip Ardgowan Road, Wemyss Bay, Inverkip Power Station* Spango Valley, Greenock* * proposed local centre as part of comprehensive masterplan	Local centre	New retail development should not exceed 1,000 square metres Preferred location for other Schedule 7 uses serving a local catchment.
Local facilities		Proposals for new Schedule 7 uses outwith the town and local centres shall not exceed 250 square metres in total.

### Schedule 8 – Network of Centre Opportunities

Reference	Centre	Site/Location	Area
TLC1	Greenock Town Centre	15 Nelson Street	0.11
TLC2	Greenock Town Centre	16 West Stewart Street	0.11
TLC3	Greenock Town Centre	4 West Stewart Street	0.06
TLC4	Greenock Town Centre	25 West Stewart Street	0.30
TLC5	Cumberland Walk Local Centre	Redevelopment of centre including retail and residential	0.75
TLC6	Inverkip Local Centre	Main Street	0.23

### Greenock Town Centre Retail Core

At the heart of the Central Area of Greenock town centre is an area which has traditionally been the main focus of shopping activity. This includes much of the Oak Mall shopping centre and the eastern part of West Blackhall Street. Shopping remains a main reason for people to visit the town centre, and within a large town centre such as Greenock, it is still considered appropriate to maintain a retail core. Consequently there remains an area in which the Council will seek to control the amount of non-retail floorspace. However, the Council does recognise trends towards having a wider variety of uses within the town centre, and has therefore reduced both the extent of the retail core and restrictions on what uses can locate within the different parts of the Outer Area of the town centre.

**Policy 23 – Greenock Town Centre Retail Core**

*Proposals for change of use that will result in over 25% of ground floor frontage of the zones identified in Figure 1 being in non-Class 1 use will not be supported.*

Network of Centres Sui Generis uses

Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as *sui generis* (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

**Policy 24 – Network of Centres Sui Generis Uses**

*Proposals for the Sui Generis uses listed in Schedule 7 will be assessed with regard to:*

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;*
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;*
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and*
- d) the availability and suitability of other locations within the centre.*

## **Our Jobs and Businesses**

### **Introduction**

Inverclyde has seen a significant economic shift in the last 30 year, most notably from a manufacturing to a service based economy. The national and multi-national employers present in Inverclyde evidence the current diversity with service-based companies such as RBS, EE, and Amazon operating alongside maritime-related employers such as Ferguson Marine and Caledonian MacBrayne. Small and medium enterprises in sectors including life sciences, food and drink manufacture, and auto-related services are also a key source of employment. Retail and financial and professional services are big employers in our town centres. The public and third sectors are also important employers. City Deal investment in a dedicated cruise ship berth at Greenock Ocean Terminal also highlights the growing importance of tourism in Inverclyde's economy.

### **Business and industrial areas**

Inverclyde's varied economy is served by a range of industrial locations, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourock and Custom House in Greenock have all recently been renovated to provide centrally located office space.

Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Cartsdyke for business and financial services. Greenock Ocean terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry except where a masterplan associated with this Plan has identified an alternative use.

The Plan recognises that as Inverclyde's economy has changed, so too has demand for business premises and in some business and industrial areas. In older industrial estates there are clusters of underused properties and vacant land. The Plan identifies these areas for economic mixed use in which uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

#### ***Policy 25 - Business and Industrial Areas***

*Proposals for development within the business and industrial areas identified on the Proposals Map will be assessed against the following strategy:*

#### ***Strategic Economic Investment Locations***

*Areas identified under 25(a) on the Proposals Map are promoted and safeguarded for business and financial services.*

*Inchgreen (25(b) on the Proposals Map) is promoted and safeguarded for the manufacture and maintenance of renewables and the provision of specialist marine services.*

**Strategic Freight Transport Hub**

*Greenock Ocean Terminal (25(c) on the Proposals Map) is safeguarded for freight transport and cruise liner activity.*

**Local Business and Industrial Areas**

*Areas identified under 25(d) on the Proposals Map are safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6).*

*Other uses may be supported within areas 25(a)-(d) where it is clearly demonstrated that they:*

- are ancillary to the safeguarded use*
- will not prevent the future development of the site for the safeguarded use*

**Economic Mixed Use Areas**

*The areas identified as 25(e) on the Proposals Map will be safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6); and other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses.*

**Ports, harbours and docks**

*Port, harbour and dock facilities will be safeguarded from development that would adversely impact on their existing or potential maritime related use, except where the area has been identified for alternative uses by this Plan or associated Supplementary Guidance.*

**Business and Industrial Development Opportunities**

There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde’s future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.

The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Baker Street (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

**Policy 26 – Business and Industrial Development Opportunities**

*Business, industrial, and storage and distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 9 and shown on the Proposals Map, will be supported.*

**Schedule 9: Business and Industrial Development Opportunities**

<b>Site Ref</b>	<b>Site/Location</b>	<b>Site Area</b>	<b>Preferred Use</b>	<b>Additional Information</b>
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		(ha)		
<b><u>Port Glasgow</u></b>				
e1	Kelburn (Parklea Rd)	1.48	Class 4, 5 and 6	
e2	Duchal Road	0.66	Class 4, 5 and 6	
e3	Newark Street	0.98	Class 4, 5 and 6	
<b><u>Greenock</u></b>				
e4	Bogston Lane	0.21	Class 4, 5 and 6	
e5	Port Glasgow Rd (south)	0.59	Class 4, 5 and 6	
e6	Port Glasgow Rd (north)	1.02	Class 4, 5 and 6	Strategic Economic investment Location
e7	Inchgreen	5.86	Class 4, 5 and 6	Strategic Economic investment Location Identified for/priority given to manufacture and maintenance of off-shore renewables
e8	Sinclair Street	2.43	Class 4, 5 and 6	
e9	Main Street	1.43	Class 4	Strategic Economic investment Location
e10	Cartsdyke Avenue	0.43	Class 4	Strategic Economic investment Location
e11	Crescent Street	0.37	Class 4, 5 and 6	
e12	Ingleston Street	1.16	Class 4, 5 and 6	
e13	Scott Street	0.27	Class 4, 5 and 6	
e14	Baker Street	0.41	Class 4, 5 and 6	
e15	Regent Street	1.54	Class 4, 5 and 6	See Priority Places Supplementary Guidance
e16	Spango Valley	Indicative	Class 4, 5 and 6	See Priority Places Supplementary Guidance
e17	Larkfield Industrial Estate	1.78	Class 4, 5 and 6	

### **Tourism Development**

Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirshiel Regional Park, Newark Castle, Gourrock Waterfront, and the charming rural villages of Kilmacolm and Quarriers. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to Argyll. In recent years, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With City Deal funding for a dedicated cruise liner berth and visitor centre in place, further growth of this sector is expected.

The Plan supports tourism by safeguarding existing tourist related facilities and adopting a positive approach to the development of new facilities.

### **Policy 27 – Tourism Development**

*Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use.*

*Development of tourism related facilities will be supported in appropriate locations where:*

- it avoids adverse impact on the amenity and operation of existing and adjacent uses;*
- major trip-generating proposals can be accessed by sustainable means; and*
- it is appropriately designed for its location and avoids significant adverse impact on the green network and historic buildings and places.*

### **Minerals Extraction**

Inverclyde does not currently have any live mineral workings. Mineral workings, whilst important for the economy, can have an impact on local communities, the environment and built and natural heritage. The Council's position is that any proposals for mineral extraction should be brought forward through the Local Development Plan process. As such, no proposals for mineral workings will be supported during the lifetime of this Plan. Should any proposals come forward during the Plan period, they will be assessed in accordance with the other policies of the Plan and Scottish Planning Policy.

## **Our Historic Buildings and Places**

Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18<sup>th</sup> to 20<sup>th</sup> centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. As well as the policies below, the Council will have regard to Historic Environment Scotland's Policy Statement (June 2016) and any successor document, when assessing proposals affecting these historic buildings and places.

### **Conservation Areas**

Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (south east and The Cross) and Quarriers Village. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas, which were designated after the General Permitted Development Order was amended to restrict permitted development in conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover.

Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management, and informing development management decisions. A Conservation Area Appraisal was completed for the Greenock West End in 2016 and it is intended that appraisals be undertaken for the other conservation areas over the lifetime of this Plan.

### ***Policy 28 – Conservation Areas***

*Proposals for development, including demolition, within, or affecting the setting of a conservation area are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.*

### **Listed Buildings**

Inverclyde has 249 listed buildings, details of which are available on the Council's website. Twenty-six of these are A-listed as they are of national or international importance, including Gourock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.

Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Greenock Municipal Buildings and Watt Memorial School, to keep or retain the listed buildings in active use and securing their future. Other buildings including the former sugar warehouses on



James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.

### ***Policy 29 – Listed Buildings***

*Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.*

*Demolition of listed buildings will not be supported.*

### **Enabling Development**

One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarriers Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.

Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

### ***Policy 30 – Enabling Development***

*Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it can be clearly shown to be the only means preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.*

### **Scheduled Monuments and Archaeological Sites**

Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments, ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15<sup>th</sup> century Newark Castle, the 19<sup>th</sup> century industrial archaeology of the Greenock Cut, and Larkfield Battery, a Second World War anti-

aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.

Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system in place, administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

***Policy 31 – Scheduled Monuments and Archaeological sites***

*Development that would potentially have an adverse effect on a Scheduled Monument will only be permitted in exceptional circumstances.*

*Development affecting archaeological sites should seek to preserve the archaeological resource in situ.*

**Gardens and Designed Landscapes**

Inverclyde has 3 Gardens and Designed Landscapes, a national designation recognising grounds, often of large houses, which were consciously laid out for artistic effect. These are Ardgowan, Duchal House and Finlaystone House.

***Policy 32 – Gardens and Designed Landscapes***

*Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance its important features.*

## **Our Natural and Open Spaces**

### **Introduction**

Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and the Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.

Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.

Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and leisurely walks and cycles.

Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character and wellbeing of the area.

### **Biodiversity and Geodiversity**

Inverclyde has a diverse network of wildlife habitats, which host a variety of different animals and plants.

The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status, which is a European designation; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are Natura 2000 sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a Natura 2000 site are required to be accompanied by a Habitats Regulations Appraisal. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.

Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. The existing network of biological sites has been appraised as part of this Plan preparation process. All previously designated sites have been carried forward, and new and extended sites have been identified in the Kilmacolm area.

The West Renfrew Hills are designated as a Local Landscape Area by this Plan and a Statement of Importance for this landscape area has been prepared in partnership with Scottish Natural Heritage. This identifies its special landscape qualities as

including, a strong sense of remoteness and wildness, and iconic panoramic views from the Hills over the Firth of Clyde.

Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage greater biodiversity through the incorporation of features in the building or landscaping.

### **Policy 33 – Biodiversity and Geodiversity**

#### **Natura 2000 sites**

*Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:*

- *there are no alternative solutions;*
- *there are imperative reasons of overriding public interest, including those of a social or economic nature; or*
- *compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.*

#### **Sites of Special Scientific Interest**

*Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.*

#### **Protected Species**

*Development affecting Protected Species will only be permitted where:*

- *it preserves public health or public safety or is for other imperative reasons of overriding public interest including those of a social or economic nature and has beneficial consequences of primary importance for the environment;*
- *there is no satisfactory alternative; and*
- *it maintains the species in a favourable conservation status.*

#### **Local Nature Conservation Sites**

*Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.*

#### **Local Landscape Area**

*Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance.*

#### **Non-designated sites**

*The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife,*

*especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.*

## **Trees, Woodland and Forestry**

Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, of which approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2018), covering individual trees, groups of trees and areas of woodland within our towns and villages, and there are other trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas.

The Scottish Government's policy on Control of Woodland Removal sets out a strong presumption against the loss of ancient semi-natural woodland and woodland integral to the value of natural and built heritage sites of national and international importance.

As well as contributing to the character of Inverclyde, trees and woodlands are an economic resource, providing employment and income to landowners. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

It is often the case that development sites contain trees which will be impacted by the development process. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance for development affecting trees. This will set out how development affecting existing trees will be assessed, how trees are to be protected during the construction phase of a development, re-planting requirements, and how existing and new trees are to be managed once a development is complete.

Inverclyde also has a number of commercial plantations. Occasionally, Inverclyde Council is consulted by Forestry Commission Scotland on new woodland and forestry proposals and on redesign or felling of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, positive and negative, on the green network. The matters the Council will consider when consulted on proposals are set out in the UK Forestry Standard.. In addition, regard will be given to any Supplementary Guidance produced in association with the Clydeplan Strategic Development Plan, while reference will also be made to other relevant policies set out in this Plan.

### ***Policy 34 – Trees, Woodland and Forestry***

*The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the*

*removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:*

- *it can be clearly demonstrated that the development cannot be achieved without removal;*
- *the public benefits of the proposal outweigh the loss of trees/hedgerows; and*
- *compensatory planting will be provided, to a standard agreed by the Council.*

*Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the management and protection of existing and new trees during and after the construction phase.*

*Proposals for new forestry/woodland planting will be assessed with regards to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.*

### **Open Spaces and Outdoor Sports Facilities**

Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter are smaller in scale, they serve an important purpose and make Inverclyde an attractive place to live and work. These spaces are often integral to the good design of a development and are protected by Policy GN3.

Existing allotments and community growing spaces are protected as part of the open space network. The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. SportScotland will be consulted on any development affecting outdoor sports facilities.

While the Proposals Maps identifies open spaces and playing fields which are greater than 0.2 hectares in size, Policy 35 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be.

#### ***Policy 35 – Open Spaces and Outdoor Sports Facilities***

*Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.*

*Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.*

*Outdoor sports facilities will be safeguarded from development except where:*

- *the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;*
- *the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or*
- *a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.*

### **Delivering Green Infrastructure Through New Development**

The term 'green infrastructure' is held by this Plan to refer to open and natural/semi-natural spaces, the water environment including sustainable drainage systems, the path network and landscaping. These green elements, both individually and collectively, provide a range of benefits to our towns, communities and natural environment. For example, appropriate landscaping not only makes a place look good, but can also cleanse and cool the air, reduce problems caused by rain, reduce noise and promote better health and well-being. To fully integrate green infrastructure into new development, it must be considered from the outset, as part of the initial design phase, rather than as an afterthought. Green infrastructure should be designed to deliver multi-functional benefits. An example of this is water management infrastructure which can also have ecological and open space value.

The Council will produce Supplementary Guidance, which will set out its expectations for the integration of green infrastructure into new development in terms of design, quality and quantity.

#### ***Policy 36 – Delivering Green Infrastructure Through New Development***

*The Council supports the integration of green infrastructure into new development and will require green infrastructure to be provided in association with new development in accordance with the relevant Supplementary Guidance.*

### **Clyde Muirshiel Regional Park**

Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.

The Park Objectives are:

- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
- To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.

- To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.

These Objectives are supported by the Park Strategy 2016-2021.

The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

### ***Policy 37 – Clyde Muirshiel Regional Park***

*Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy.*

### **Path Network**

Inverclyde has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay.

The Council is keen to see more use made of the outdoor access network for recreation and everyday journeys, such as to work and school. More active travel will result in better health and wellbeing and reduce road traffic, congestion, and vehicle emissions. The Council is developing an Active Travel Strategy, which will identify how the path network can be improved and expanded, and how more people can be encouraged to use it. The strategy projects will be supported in principle by this Plan.

The Council is keen to safeguard the existing path network, and to ensure that new development incorporates new paths and connections to the existing path network, especially where the opportunity exists to provide paths along water.

### ***Policy 38 – Path Network***

*Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.*

*Where applicable, development proposals will be required to provide new paths in order to encourage active travel and/or connectivity to the green network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.*

### **Water Environment**

In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside



dotted with reservoirs, and has the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.

It is important therefore to manage the water environment in a way which protects and enhances its functions as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.

### ***Policy 39 – Water Environment***

*Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:*

- *supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;*
- *minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;*
- *the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;*
- *avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;*
- *maintaining or improving waterside and water-based habitats; and*
- *providing access to the water and waterside, where appropriate.*



**INVERCLYDE LOCAL DEVELOPMENT PLAN  
PROPOSED PLAN 2018**

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**SUPPLEMENTARY GUIDANCE on PLANNING APPLICATION ADVICE NOTES (PAANs)**

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- 1.0 Purpose and Background
- 2.0 Relationship to Local Development Plan
- 3.0 The PAANs
  - 1 Backland and Tandem Residential Development
  - 2 Single Plot Residential Development
  - 3 Private and Public Open Space Provision in New Residential Development
  - 4 House Extensions
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  - 6 Dormer Windows
  - 7 Window Replacement in Conservation Areas and in Listed Buildings
  - 8 Siting and Design of New Houses in the Green Belt and the Countryside
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- 10 Signage and Advertisements
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Kip Marina, Inverkip

## 1.0 Purpose and Background

**1.1** The purpose of this Supplementary Guidance (SG) is to supplement certain policies and proposals in the LDP. The policies that are most affected and require this additional advice are outlined in Section 2.0 and relate mainly to residential development proposals.

**1.2** The SG is a material consideration for the Council in the assessment of all relevant planning applications under the policies listed in Section 2.0. It should be read in conjunction with other relevant policies of the adopted LDP.

**1.3** The Council receives between 450 and 500 planning applications each year, including those for listed building and advertisement consent.

**1.4** Considerable delays can result when applicants present their development proposals without having consulted the Planning Service first. Pre-application discussions are strongly encouraged in order to make applicants aware of the advice that is available to them, which should help to speed-up the planning process.

**1.5** Eleven PAANs have been prepared for this purpose, providing detailed advice on the most common planning applications, which if followed should assist applicants wishing to undertake development and works of this kind and submit proposals that are more likely to be acceptable and approved.

**1.6** The PAANs are designed to assist applicants to submit their proposals without having to amend them later on in the assessment process. Without

having first discussed the advice available with officers, proposals are likely to require amendment leading to applicants facing additional expense preparing revised plans and re-notifying neighbours.

**1.7** The PAANs should not only assist applicants receive planning permission, but also within a reasonable timeframe.

**1.8** It is acknowledged that there may be additional requirements or new issues that may arise requiring review and amendments to the existing PAANs or the preparation of new ones. If considered necessary, this will be done and any changes or new PAANs would have the same status as those currently approved PAANs within this adopted SG.

## 2.0 Relationship to Local Development Plan

**2.1** The PAAN Nos. 1-11 are designed to supplement the policy content of the LDP. The PAANs are referenced in the LDP under a number of policies, in particular in Chapter 6 and to a lesser extent, chapters 7 and 9.

**2.2** The relevant policies are:

**Chapter 6: Policy RES1 – PAAN Nos. 1; 2 & 3**

**Chapter 6: Policy RES5 – PAAN Nos. 4; 5; 6 & 7**

**Chapter 6: Policy RES7 – PAAN Nos. 8 & 9**

**Chapter 7: Policy TCR7 – PAAN Nos. 10 & 11**

**Chapter 8: Policy ENV2 – PAAN No. 8**

**Chapter 9: Policies HER1 and HER4 – PAAN No. 7**

## 3.0 The PAANs



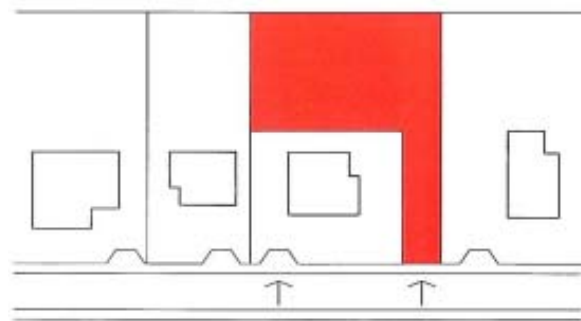
## Planning Application Advice Note No. 1

### BACKLAND and TANDEM RESIDENTIAL DEVELOPMENT

**Backland** sites are areas of ground which do not have a direct street frontage. They are linked to the road via an access between buildings which themselves have direct road frontages. Pressure for backland development comes in many forms; a new house within the rear garden of an existing house and the development of hidden sites accessed via a narrow lane between buildings are typical examples.

**Tandem** development is where a house is sited beside an existing house and it shares a common drive.

This Advice Note provides a guide to the issues that are considered in determining planning applications for these types of development.



Backland Development

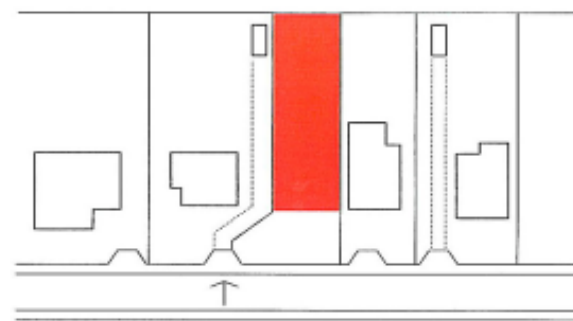
**Applications for backland residential development will be considered with reference to the following:**

- The impact of traffic generation and movement on the amenity of adjacent houses or flats.

The position of the site access and the location of any parking areas with particular reference to the proximity of existing residential buildings, the position of habitable rooms and windows within adjacent buildings, and the impact on areas of existing private garden ground will be assessed. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

- The impact on traffic safety.

Vehicles and pedestrians must be able to enter and leave the site safely without danger to others. In this respect appropriate visibility sightlines must be provided at the entrance to the site. The access link may require to provide for vehicles passing dependent upon the length of the access and the number of houses being developed.



Tandem Development

- The shape of the site and its ability to be developed without unacceptable impact on adjacent houses or flats.

Considerations will include an assessment of the proximity between existing and proposed residential buildings, the relationship between windows within adjacent buildings (see window intervisibility guidance), the impact on daylight in adjacent houses or flats and the impact of shadow and disturbance on areas of existing private garden ground. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

- Compatibility with established development.

The proposed development must be able to provide buildings and gardens comparable with and complementary to those in the immediate locality.

**Applications for tandem residential development will be considered with reference to the following:**

- The impact of traffic generation and movement on the amenity of adjacent houses or flats.

The position of the common drive and the location of any parking areas with particular reference to the proximity of existing residential buildings, the position of habitable rooms and windows within adjacent buildings, and the impact on areas of existing private garden ground will be assessed. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

# PLANNING APPLICATION ADVICE NOTES

- The impact on traffic safety.

Vehicles and pedestrians must be able to use the common drive safely. In this respect the common drive may require to provide for vehicles passing dependent upon the length of the access.

- The shape of the site and its ability to be developed without unacceptable impact on adjacent houses or plots.

The proposed development must be able to be developed without unacceptable impact on adjacent houses or flats. Considerations will include an assessment of the proximity between existing and proposed residential buildings, the relationship between windows within adjacent buildings (see window intervisibility guidance), the impact on daylight in adjacent houses or flats and the impact of shadow and disturbance on areas of existing private garden ground. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

- Compatibility with established development.

Provide buildings and gardens comparable with and complementary to those in the immediate locality.

## Applications in conservation areas

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for backland residential development in these areas. Historic Environment Scotland's Policy Statement explains the Government's position. The Scottish Government require the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not

generally be supported.

## Applications in the grounds of listed buildings

New development within the grounds of listed buildings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all key viewpoints. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

## Trees

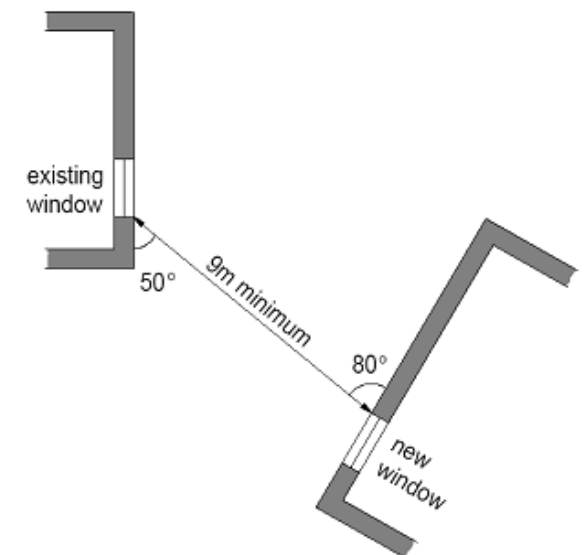
Some backland and tandem sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPOs is an ongoing process and, in assessing applications for development, the Council has a duty to consider the visual impact which would result if tree felling is required.

## Window intervisibility

The table below details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.

**Minimum Window to Window Distances (metres)**

		Angle at window of house/extension etc. to be erected not more than:									
		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
Angle at window of any other house not more than:	90°	18	18	18	18	13	9	6	4	3	2
	80°	18	18	18	13	9	6	4	3	2	-
	70°	18	18	13	9	6	4	3	2	-	-
	60°	18	13	9	6	4	3	2	-	-	-
	50°	13	9	6	4	3	2	-	-	-	-
	40°	9	6	4	3	2	-	-	-	-	-
	30°	6	4	3	2	-	-	-	-	-	-
	20°	4	3	2	-	-	-	-	-	-	-
	10°	3	2	-	-	-	-	-	-	-	-
	0°	2	-	-	-	-	-	-	-	-	-





## Planning Application Advice Note No. 2

### SINGLE PLOT RESIDENTIAL DEVELOPMENT

There is a constant demand to erect single houses, often within the grounds of large private gardens and occasionally on small derelict or undeveloped areas of ground. These developments are often beneficial, providing additional housing in sustainable locations and removing derelict and untidy sites from the streetscene.

This Advice Note provides guidance on the issues that are considered in determining planning applications for this type of development.

#### **Infill plots will be considered with reference to the following:**

- The plot size should reflect those in the immediate locality.
- The proportion of the built ground to garden ground should reflect that in the immediate locality.
- The distance of the building to garden boundaries should reflect that in the immediate locality.
- The established street front building line should be followed.
- The proposed building height, roof design, use of materials and colours should reflect those in the immediate locality.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- The level of on site car parking should be comparable with the established pattern in the street and be capable of being implemented without detriment to road safety.

#### **Applications in Conservation Areas**

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for infill residential development in these areas. Historic Environment Scotland's Policy Statement explains the Government's position. The Scottish Government requires the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

#### **Applications in the grounds of listed buildings**

New development within the grounds of listed buildings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all key viewpoints. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

#### **Trees**

Some infill sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPOs is an ongoing process and, in assessing applications for development, the

# PLANNING APPLICATION ADVICE NOTES

Council has a duty to consider the visual impact which would result if tree felling is required.

## Window intervisibility

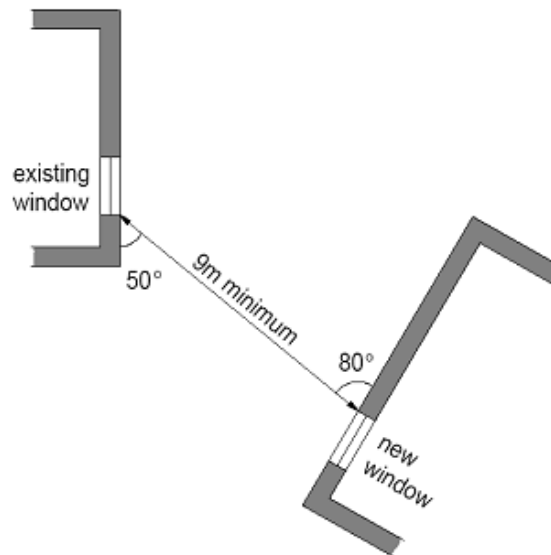
The table to the right details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.



Brisbane Street, Greenock

### Minimum Window to Window Distances (metres)

Angle at window of any other house not more than:	Angle at window of house/extension etc. to be erected not more than:									
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	-
70°	18	18	13	9	6	4	3	2	-	-
60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-



## Planning Application Advice Note No. 3

### PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to “Placemaking”, providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure.

This Advice Note provides guidance on the required levels of public open space and private garden ground that should be included in new residential developments.

#### Types of development

No two sites are the same and residential development can range from the single house to sites in excess of 100 units. The standards required vary depending upon the scale of the development. The following definitions apply:

#### SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

- 10 houses or fewer in a vacant / redevelopment site within a built up area.

#### LARGE SCALE INFILL

- more than 10 houses in a vacant / redevelopment site within a built up area.

#### GREENFIELD / EDGE OF TOWN

- the development of a site on the edge of or outside a town or village.

#### FLATTED INFILL

- the development of a block of flats, irrespective of number of units, on a vacant / redevelopment site within a built up area.

#### FLATTED DEVELOPMENT WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF TOWN SITE

- the development of a block of flats, irrespective of number of units, as part of a larger infill development within a town or village, or on a greenfield / edge of town or village site.

#### Private Garden Ground

#### SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

- new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries.

#### FLATTED INFILL DEVELOPMENTS

- flats should reflect the existing scale of buildings and townscape in the immediate environs. Open space need only be provided where surplus land is available following the provision of any off-street parking required.

#### LARGE SCALE (INFILL) OR GREENFIELD / EDGE OF SETTLEMENT SITE

- the following minimum sizes shall apply:
  - Rear / private garden depth - 9 metres, although where the rear garden does not back onto residential property, this may be reduced if an area of screened side garden of size equivalent

to a rear garden with a 9 metre depth can be provided.

- Front / public garden depth - 6 metres.
- Distance from house to side boundary - 2 metres.
- Distance from house to side boundary when the house has an attached garage - 3 metres.

#### FLATTED WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF SETTLEMENT SITE

- 10 square metres per bedspace based upon an occupancy rate of two persons per double bedroom and one person per single bedroom.

#### Public Open Space

In developments other than small scale and flatted infill sites, public open space is required to be provided to achieve both an appropriate landscape setting for the development and play space.

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.

- It will be the responsibility of the developer to equip the play areas. Children’s play areas and kickabout areas should comprise 0.32 ha per 1000 population.

# PLANNING APPLICATION ADVICE NOTES

- Developers may request that the Council take over maintenance of the open space and play areas. The decision is at the discretion of the Council, and will require the following criteria to be achieved:
  - The design and layout of play equipment and safety surface shall be of a design agreed with the Council as part of the planning application process.
  - That an accredited play area inspector confirm the conformity of the design and installation to the relevant standard prevailing at the time.
  - 12 months defects liabilities and warranties shall apply.
  - The land and any associated assets are disposed to the Council free of any charges or fees.
  - That a sum equal to 10 years maintenance of the site is paid to the Council in advance.
- Where the developer selects not to pass maintenance to the Council, it will be a requirement for the obtaining of planning permission that the developer passes ownership and maintenance of all open space and play equipment to a management company. A bond to cover the cost of maintenance and replacement over a 10 year period will also require to be provided.

## Location of Play Areas

- Play areas should be located to ensure that they are overlooked, but at the same time must be positioned at least 10 metres distant from the boundary of the nearest residence.
- Where developments are located in close proximity to established parks or play areas, the Council may, in appropriate cases, consider as an alternative to on-site provision of play equipment the supplementing, at the expense of the developer, of existing play equipment in the nearby park or play area. This, however, will not absolve the developer of the requirement to provide amenity landscaped areas to enhance the setting of the development. Toddler play provision may not be required when the developer provides flat rear/private garden ground in excess of 9 metres.



## Planning Application Advice Note No. 4

### HOUSE EXTENSIONS

Not all house extensions require planning permission. For works that do require planning permission, this advice note offers guidance on how a house can be extended by achieving a reasonable balance between the interests of those wishing to extend and the interests of their neighbours.

#### Rear extensions

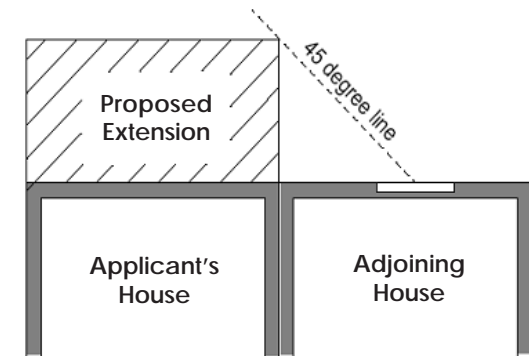
- Single storey extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Two storey extensions will be considered on individual merit. They must not either extend 3.5 metres or result in unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the house may be extended to equal size.
- An extension should not result in more than 50% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

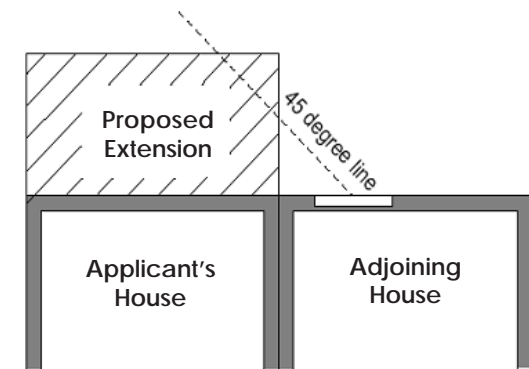
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.

- The extension should be finished in materials to match those of the existing house.

- The off street parking requirements of the Council's Roads Development Guide shall be met.



Extension not encroaching 45 degree line: Acceptable



Extension encroaching 45 degree line: Inappropriate

# PLANNING APPLICATION ADVICE NOTES

## Side extensions

- Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Ground level window positions should comply with the window intervisibility guidance. Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- Windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house.
- The roof over extensions should match the existing house roof. Extensions should be set back at least 1.0 metre from the site boundary.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

## Conservatories and sun rooms

- Conservatories and sun rooms should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the conservatory or sun room may extend to equal size.
- A conservatory or sun room should not result in more than 50% of the rear garden area being developed. In all cases a conservatory or sun room should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must not exceed 2.5 metres or it may itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

## Front porches

- Where applicable, porches should be pitch roofed to match the existing roof.

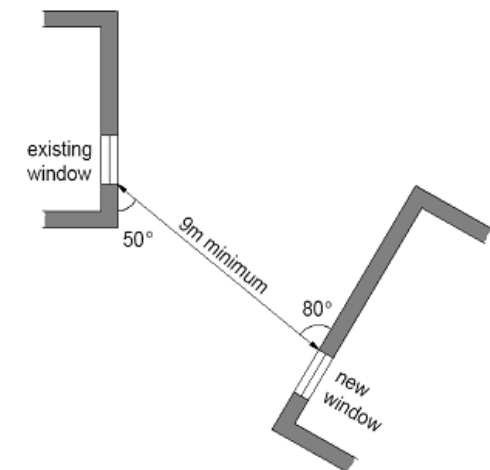
- Base courses should be finished in materials to match the existing house.

## Window intervisibility

The table below details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.

Minimum Window to Window Distances (metres)

		Angle at window of house/extension etc. to be erected not more than:									
		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
Angle at window of any other house not more than:	90°	18	18	18	18	13	9	6	4	3	2
	80°	18	18	18	13	9	6	4	3	2	-
	70°	18	18	13	9	6	4	3	2	-	-
	60°	18	13	9	6	4	3	2	-	-	-
	50°	13	9	6	4	3	2	-	-	-	-
	40°	9	6	4	3	2	-	-	-	-	-
	30°	6	4	3	2	-	-	-	-	-	-
	20°	4	3	2	-	-	-	-	-	-	-
	10°	3	2	-	-	-	-	-	-	-	-
	0°	2	-	-	-	-	-	-	-	-	-



## Planning Application Advice Note No. 5

### OUTDOOR SEATING AREAS

The topography of Inverclyde provides many houses with spectacular views over the Firth of Clyde. Inland there are often opportunities to view open countryside. There is no objection in principle to balconies being erected, but they must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

Outdoor seating areas are becoming increasingly popular, but must take account of privacy and the impact these may have on neighbours enjoyment of their gardens.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.

#### Balconies & Roof Terraces

- The balcony should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where a balcony is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required. Screening may not be required in cases where the

balcony does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the balcony shall be appropriate to the architectural design of the house.



Decking in Greenock

#### Garden Decking & Raised Platforms

- Decking and platforms should be restricted in size to allow for limited seating and the enjoyment of wider views.
- The position of decking should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where decking is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening, either at the decking edge or the garden boundary shall generally be required. Screening may not be required in cases where the decking does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed decking will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the decking shall be appropriate to the architectural design of the house.



Decking in Greenock

## Planning Application Advice Note No. 6

### DORMER WINDOWS

It is appreciated that many households require additional accommodation and that, in many cases, the most cost effective way is to use attic space. Dormer windows can help to maximise the floorspace.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.



Nelson Street / Inverkip Street, Greenock

#### Design Principles

- Dormers should, preferably, be located at the rear of the house where they will be less conspicuous.

- A dormer should be subordinate to the existing roof in terms of its shape and size and should be set back from the wall head, be below the ridge line of the roof and be set back from the gable ends.
- Exposed fascia boarding on dormers should be used sparingly and should be painted to match the colour of the dormer faces rather than the window frames.
- Where practical the external cladding of the dormer should be similar to that of the original roof.
- Dormers on the hipped gable of a roof should be avoided.
- The window openings of the dormer should, where practical, follow the style, proportion and alignment of door and window openings in the existing house.
- On a building of traditional design, a pitched or sloping roof over each dormer should reflect the architectural style of the building.



## Planning Application Advice Note No. 7

### WINDOW REPLACEMENT in CONSERVATION AREAS and in LISTED BUILDINGS

The appearance of a building and the impressions of a street and area can be impacted greatly by detailed features such as windows. Where windows are replaced in a piecemeal manner, resulting in a variety of different materials, profiles, colours and methods of opening, the quality of the building can be significantly reduced.

The Council seeks to ensure that the general quality of Inverclyde's built environment is improved to the benefit of all and is required to introduce policies and practice aimed at improving and enhancing the quality of Conservation Areas and Listed Buildings. Planning

Permission is required for replacement windows in a Conservation Area unless the replacement is an exact replica with reference to materials, proportion, method of glazing and method of opening. Listed Building Consent is required if it is proposed to replace windows in a building listed as being of Historical or Architectural Interest.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission and listed building consent.

Proposals which accord with the following principle will be recommended for approval.

#### Listed Buildings (Category A and B)

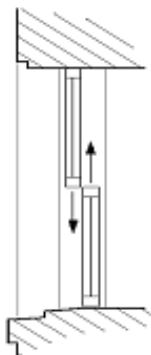
- Replacement windows should match the design of the original windows. For example, if the building was originally fitted with sash and case

windows, traditional timber sash and case windows (top and bottom sashes should slide vertically to open) should be used in all elevations.

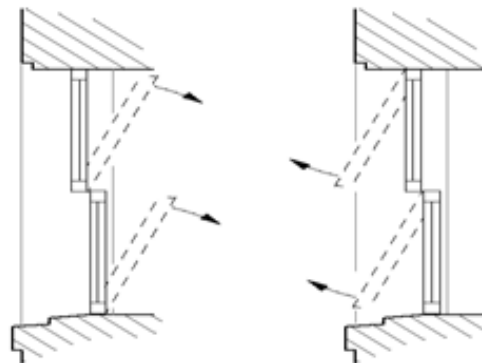
- Windows should be painted to accord with the original colour.
- Where appropriate, glazing bars should match the original in position and size.
- If sash and case windows are required, the bottom sash should be capable of opening inwards.

#### Listed Buildings (Category C)

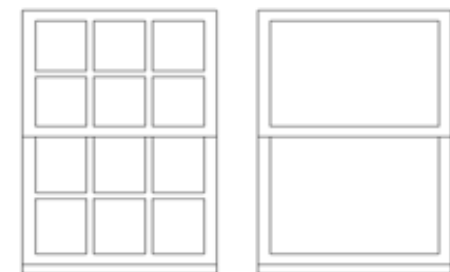
- Replacement windows should match the design of the original windows, although variations to the method of opening will be considered. For example, if the building was originally fitted with sash and case windows, traditional timber sash and



Sliding sash & casement window



Tilting sash & casement:  
Acceptable for Category 'C' Listed Buildings  
and in Conservation Areas



Glazing bars:  
Important to match original

# PLANNING APPLICATION ADVICE NOTES

case windows (top and bottom sashes should slide vertically to open) or tilting sash windows manufactured in either timber, uPVC or aluminium with a plasticated wood grain effect finish are acceptable options.

- Windows should be painted to accord with the original colour.
- Where appropriate, glazing bars should match the original in position and size.



## Conservation Areas

The following replacement windows are acceptable :

- Windows should match the design of the original windows, although variations to the method of opening will be considered.

- Traditional timber sliding sash and case (painted in the original colour).
- uPVC sliding sash and case (finished in the original colour).
- Aluminium with a plasticated wood grain effect finish sash and case (finished in the original colour).
- Tilting sash windows in timber, uPVC or aluminium with a plasticated wood grain finish (finished in the original colour).
- Stepped windows with a combination of sliding, tilting or side opening in timber, uPVC or aluminium with a plasticated woodgrain finish (finished in the original colour).
- In all cases glazing bars should match the original in position and size. Bars inserted into double glazed window units are inappropriate.

## Planning Application Advice Note No. 8

### SITING and DESIGN of NEW HOUSES in the GREEN BELT and the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

#### Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

#### Design of New Housing

##### EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

##### BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

##### UNDERBUILDING

- Excessive underbuilding should be avoided.

##### WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

##### ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

##### EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

##### ROOFLIGHTS

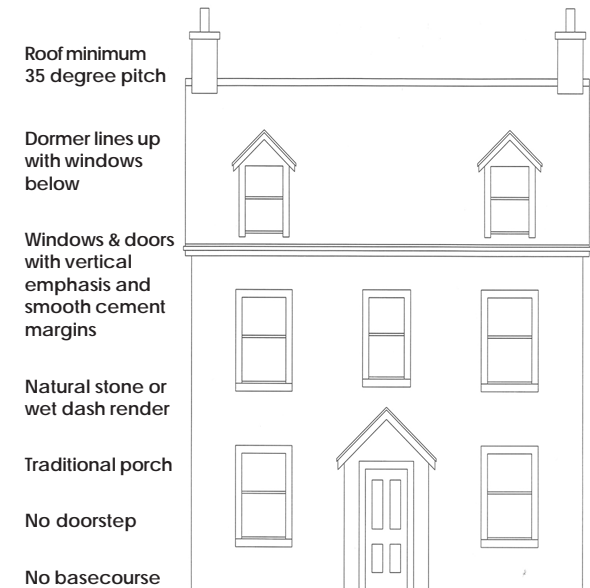
- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

##### DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line up with windows and / or doors on the facade below and be symmetrical.

##### PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.



# PLANNING APPLICATION ADVICE NOTES

## Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, originally constructed of brick or stone with a slate roof or similar and must be largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property has to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.



- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of New Housing".

## Extending Existing Residential Buildings

Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of New Housing" in the case of traditional buildings.

## Planning Application Advice Note No. 9

### SITING and DESIGN of NEW FARM and FORESTRY BUILDINGS

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape.

#### Siting of New Buildings

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

#### Design of New Buildings

##### ROOFS

- Where traditional roofing material is proposed a minimum 35 degree pitch should be achieved using a natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate. On large buildings requiring wide roof spans, high pitch roofs would

have a significant impact. Also many buildings, for economic reasons, will propose the use of modern materials. Under such circumstances roofs should seek to blend in with the landscape or be finished in a colour to match the farm buildings in the immediate vicinity. Where large buildings use modern materials a low pitch roof should be used. Flat roofs are not appropriate.



Lukeston Farm, Bridge of Weir

##### WALLS

- Natural stone or wet dash render are traditional to the Inverclyde countryside and are acceptable. Where steel framed buildings are proposed, they should seek to blend in with the landscape or be finished in a colour to match other farm buildings in the immediate vicinity.

## Planning Application Advice Note No. 10

### SIGNAGE & ADVERTISEMENTS

Signs and advertisements are an integral feature in towns and make an important contribution to the visual appearance of an area. This Advice Note offers guidance on acceptable levels of signage aimed at achieving the balance between traffic safety, visual amenity and the requirement to advertise the presence of a business.

#### Hoardings

As part of an overall display including, where appropriate, fencing, landscape displays and seating, hoardings can make a positive contribution where used to screen visually prominent industrial and commercial sites, construction sites and vacant / derelict land. Except where applications will lead to a proliferation of hoardings along a street or within an area, proposals which bring about environmental improvement by screening commercial sites and vacant / derelict land will be supported.

Application for hoardings can only be considered with reference to amenity and public safety. As such, applications for hoardings will not generally be supported in the following circumstances:

- rural locations.
- predominantly residential areas.
- on the gables and walls of roadside buildings where the size and siting of a hoarding is considered not to be in keeping with the scale and character of the area.



#### Advance Directional Signs

Advance directional signs for commercial properties will not generally be supported other than in the exceptional circumstance of being necessary in the interests of road safety. Where appropriate, advance signage should be incorporated within the network of national road signage. Advance directional signage solely for the purpose of advertisement will not generally be permitted and in such circumstances proprietors should consider other means (e.g. the use of newspaper and radio advertisement) as a method of attracting business.

#### Forecourt Signage

Forecourt signage can lead to unnecessary visual clutter and should be kept to the minimum necessary to inform customers or clients.

#### Totem Signs

Totem signs can have a significant impact on amenity. Where possible, signage should be added to an existing nearby totem sign. A new totem sign will generally only be considered where it is located within the development site boundary.

#### Hotels, Bed & Breakfast, Restaurants and Public Houses

The level of signage permitted will have regard to the location and nature of the premises. In predominantly residential areas signs should be restricted to a single non-illuminated sign. In commercial areas signage will generally be limited to one sign per gable per establishment. Incidental menu boards and directional signs (e.g. Lounge Bar / Restaurant etc.) at appropriate entrances may be acceptable provided they do not lead to clutter. Totem signs are generally only acceptable as an alternative to signage on the building and/or where the building and its function is not clearly evident.

#### Petrol Filling Stations

It is recognised that petrol brands and prices are important considerations to many motorists. Signage, however, shall generally be limited to positions on the canopy and the kiosk fascia and to a single pole sign. Incidental signage on pumps and around valeting facilities will be acceptable provided they do not lead to clutter. Illumination of signage, where considered to adversely affect nearby residential property or road safety, will not be permissible.

#### Car Sales

Due to the size of car sales premises sites can, on occasion, be the subject of excessive signage which can present an image of clutter. Signage will be permissible on the same level as petrol filling stations (canopy signage, building fascia signage and a single totem sign). In addition, incidental advertisement on sale vehicles will also be acceptable. Illumination of signage, where considered to adversely affect nearby residential property or road safety, will not be permitted. The

use of flags, flywheels and balloons will not generally be supported.

## Free-standing Display Signs / Bus Shelter Signage

Support will generally be given to bus shelter signage when there are no road safety issues. Similarly free-standing display signs, when incorporated in the public facilities (e.g. public toilet / payphones) will generally be supported. All such proposals which fail to preserve or enhance the character or appearance of Conservation Areas, or which adversely affect the setting of a Listed Building will be opposed.



## Temporary Event Signs / Flyposting

These will be opposed. Where such signage relates to events within Council property consideration will be given to cancelling lets. In all other cases the Council will give due consideration to seeking prosecution.

## Shop Signage

Signage should be limited to one fascia sign and one projecting sign per shop frontage subject to the following criteria :

- Signage should in all cases be limited to the upper fascia. Lettering and advertising shall not generally be permitted on any lower fascia or other pilasters.
- In listed buildings and in conservation areas, fascia advertising shall generally be limited to the name of the business with no extraneous logos permitted. Any non-timber fascia panels should have a matt non-reflective finish. Illumination will generally only be permitted by way of individual internally illuminated letters or by appropriately designed downlighters.
- Projecting signs should be positioned at upper fascia level.
- In listed buildings and in conservation areas projecting signs should be top hung from a traditional wrought iron bracket. They should have a maximum dimension of 600mm. Internal illumination is not generally permitted. External illumination may be by trough light.

## Planning Application Advice Note No. 11

### SHOPFRONT DESIGN

Shopfronts are an important element in the streetscape. Their design can have a significant impact on the appearance of buildings and streets and on the image of a shopping area.

This Advice Note provides a guide to good design features that can enhance the image of the retailer.

#### Design and Proportion

The design and proportion of the shopfront is based on the framing of the window and door around the fascia board, stallrisers and pilasters. It is inappropriate to consider the shopfront in isolation, as it should reflect the other shopfronts both within the building (if in a tenement or parade of shops) and the street. Replacement shopfronts should comply with following design criteria:

- New shopfronts should either retain or reintroduce traditional high level windowheads and shallow fascias.

- Where alterations have resulted in lowered internal ceilings behind lowered secondary fascias, the high level fascias should be re-introduced with the lower level fascia replaced by mirrored glass.
- Stallriser heights may vary in depth, but are generally between 400 - 500mm. The finish of the stallriser should reflect the overall design on the building and shopfront.
- Pilasters act to delineate each shop and should run the full height of the shopfront through the stallriser, window height and fascia.
- The door and window positions and design should reflect the original design of the shopfront and building and the vertical emphasis.
- There are a variety of different materials available including stone, timber, aluminium, granite, marble and uPVC. Where a shopfront is in a listed building or a conservation area, the material should reflect the status of the building and utilise traditional materials.
- Shopfronts should be finished in any B Range matt or eggshell colour.



#### Canopies and Awnings

The re-introduction of traditional awnings, recessed at the base of the fascia, will be supported. Awnings should be matt finished canvas or cloth in a colour to reflect the shopfront. Gloss, plastic, or static canopies will not generally be supported.

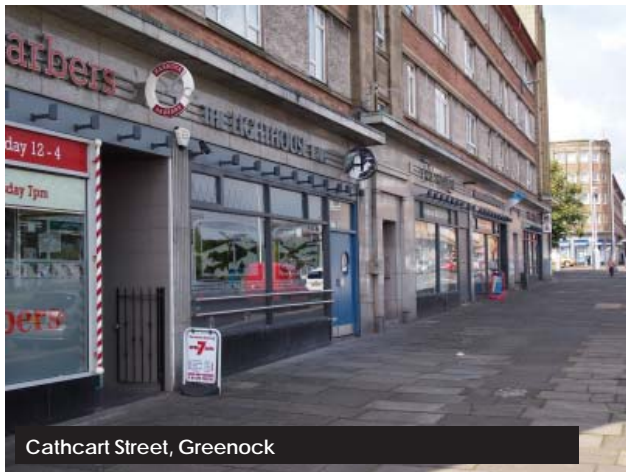
#### Security

Shop window displays make an important contribution to the vibrancy and interest of shopping areas. This contribution is significant during the evenings when shop front displays are illuminated. This guide is aimed at ensuring that window displays continue to make a contribution while at the same time recognising the need for security.

In listed buildings and in conservation areas roller shutter blinds should comply with the following criteria:

- The shutter should be lattice grilled.
- The shutter should be positioned behind the shop window and / or door.
- The shutter box should be recessed behind the fascia.
- Where external security grilles are required, side hung grille panels, which may be removed daily at the commencement of trade, may be acceptable. Recessed doors may be protected by an appropriately designed security gate.





Cathcart Street, Greenock

In all other cases, roller shutters which protect the glazing will be permitted providing:

- The shutter should be latticed grilled.
- The shutter box should be recessed behind the fascia or, subject to appropriate design, a sub-fascia.
- In isolated shop units and in exceptional circumstances where evidence recognises a high level of vandalism and burglary, solid external security shutters may be permitted.
- Shutters and grilles should be painted to match shopfront.

Alarm boxes are acceptable in all cases subject to appropriate consideration of their design, size, colour and position.

## Signage

Signage should be limited to one fascia sign and one projecting sign per shopfront, subject to the following criteria:

- Signage should in all cases be limited to the upper fascia. Lettering and advertising shall not generally be permitted on any lower fascia or on pilasters.
- In listed buildings and in conservation areas, fascia advertising shall generally be limited to the name of the business with no extraneous logos permitted. Any non-timber fascia panels should have a matt non-reflective finish. Illumination will generally only be permitted by way of individual internally illuminated letters or by appropriately designed downlighters.
- Projecting signs should be positioned at upper fascia level.
- In listed buildings and in conservation areas projecting signs should be top hung from a traditional wrought iron bracket. They should have a maximum dimension of 600mm. Internal illumination is not generally permitted. External illumination may be by trough light.

Inverclyde  
council



**Regeneration and Planning**

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## Supplementary Guidance on Priority Places

### Introduction

The Development Frameworks in this guidance supplement Policy 3 of the Inverclyde Local Development Plan, which supports the comprehensive development of 10 'Priority Places', in line with the uses identified in Schedule 3 of the Plan, set out below:

### *Schedule 2 – Inverclyde Local Development Plan Priority Places*

<b>Priority Place</b>	<b>Preferred Strategy</b>
The Harbours, Greenock	Mixed use development including housing, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-based business uses.
James Watt Dock/Garvel Island, Greenock	Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, maritime-based commercial enterprises, and ancillary retail and food and drink.
Former Inverkip Power Station	Mixed use development including housing, community facilities, leisure, hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses.
Woodhall, Port Glasgow	Housing with community facilities and neighbourhood retail.
Peat Road/Hole Farm, Greenock	Housing with community facilities and neighbourhood retail.
Spango Valley, Greenock	Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area), housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, and appropriate renewable energy uses.
Broomhill and Drumfrochar, Greenock	Housing, industrial, community and green network development as per Central East Greenock Masterplan 2014
Clune Park, Port Glasgow	Housing-led regeneration.
Regent Street, Greenock	Suitable for range of uses including business, industrial, storage or distribution, residential institutions, housing, non-residential institutions, and uses associated with

	the railway station.
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These Priority Places are large scale, long term development opportunities with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. The title 'Priority Places' reflects the importance the Council places on delivering development on these sites, and its desire to see the creation of quality places. Owing to the size and complexity of the 'Priority Places', development frameworks have been produced to guide the preparation of development proposals and inform planning decisions.

## **The Harbours, Greenock**

The site occupies a prime waterfront location immediately north of the A8, at the entrance to Greenock Town Centre. It comprises Victoria and East India Harbours, the A listed Scott's dry dock and approx 4.84ha of open, flat land with excellent views over the Firth of Clyde. Existing buildings include a restaurant, two maritime related business buildings and an electricity sub-station. The surrounding area is mixed in nature, with a diverse range of uses, including town centre, retail and light industrial. The site has a history of maritime-related uses associated with the harbours and dry docks, including shipbuilding and commercial shipping.

Outline planning permission and an associated masterplan for a housing led mixed use development was approved in 2006, with subsequent detailed permissions granted for 88 residential flats, and a restaurant (developed in 2014). As the approved masterplan was prepared in 2003, and subsequent development of the Beacon Arts Centre and the restaurant has deviated slightly from it, the masterplan will require to be comprehensively reviewed and updated as part of any future development proposal.

The Planning Strategy is for housing-led redevelopment due to the sites waterfront location, proximity to the town centre and excellent public transport services. Leisure, tourism and commercial maritime uses are identified to reflect and take advantage of the sites heritage and harbour assets, while also generating employment opportunities in the local area.

Supported land uses are:

- a) Residential;
- b) Non-Residential Institutions (Use Class 10) of a tourist and heritage nature that are related to the Harbours maritime use, location and historical importance;
- c) Retail (Use Class 1), restricted to the servicing of the above tourism, heritage and leisure uses and not exceeding 250 square metres of gross floorspace?;
- d) Food and Drink (Use Class 3) and use as a Public House;
- e) Financial, Professional and other services (Use Class 2); and
- f) Marine-based commercial enterprises, including provision for marina facilities..

Proposals should take advantage of the waterfront location and maintain views over the Firth of Clyde from within and outwith the site, as well as views from the Firth of Clyde toward the waterfront. Given the diversity of uses in the surrounding area, i.e. town centre, retail and light industrial, it is important that the layout, massing and design of any new development fits with its surroundings, while also providing a clear sense of identity. While the site is in close proximity to the town centre, it is poorly

connected to it, particularly for pedestrians and cyclists. Good path access through the site and to the Town Centre will be a requirement.

The A listed Scott's Dry Dock lies within the site, and Custom House (A listed) is close to the western boundary. Proposals must ensure that the setting of these structures are protected and enhanced.

Open space should include a mix of green and civic spaces, which provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of SuDS and landscaping should be designed to contribute to green infrastructure, e.g. enhance biodiversity.

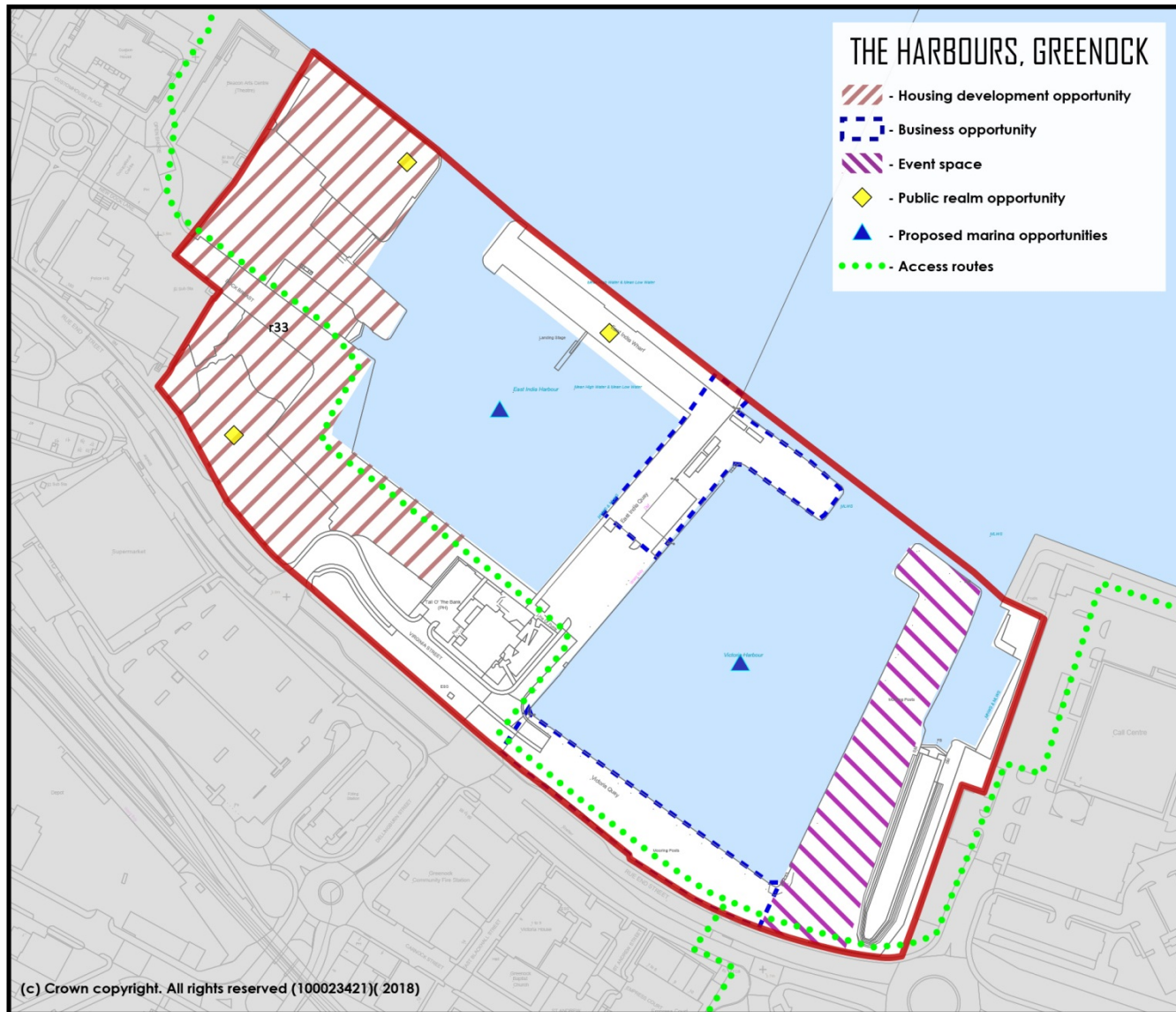
The site is at risk of coastal and, to a lesser extent, surface water flooding. There are also known to be culverts running through the site. Development proposals will therefore need to be supported by a Flood Risk Assessment, which assesses the level of risk and identifies mitigation measures. With regard to mitigation, it is likely that site levels will require to be raised or remodelled, flood defences improved, and buildings designed appropriately to protect them from flood damage.

An Environmental Impact Assessment was submitted with the approved 2006 outline planning application. This will require to be reviewed and updated, taking into account the scoping responses of the Council and the statutory consultees. Attention is drawn to the possibility of protected species on the site.

Due to the sites location adjacent to the A8 trunk Road, Transport Scotland should be consulted on any new proposed junctions/accesses. While a Transport Assessment was submitted with the 2006 application, this will require to be reviewed and updated.

The principal elements of the planning strategy are illustrated on Diagram 1.

DIAGRAM – 1



## **James Watt Dock/Garvel Island, Greenock**

The site is situated in a prominent waterfront location, midway between the town centres of Greenock and Port Glasgow, and adjacent to the A8 trunk road. The site covers 40 hectares, half of which is water, and is comprised of James Watt Dock, the A listed Sugar Warehouses and Titan Crane, Garvel Dry Dock and part of the Great Harbour.

The surrounding area is generally mixed in nature, comprising commercial industrial units and new housing. The site's location immediately adjacent to the A8 trunk road, and close proximity to Cartsydyke train station and bus services, make it accessible to a range of users.

The site has a history of marine engineering, ship repair and commercial shipping, which is reflected by the presence of several maritime-related businesses around Garvel Dry Dock and the northern promontory, the operational Great Harbour, and the provision of marina facilities at James Watt Dock. Planning permission was issued for a new marina building in 2017. However, much of the site is unused.

In 2010, planning permission for a residential led mixed use development was approved, in line with an agreed Masterplan. Following this, a number of public realm projects and road/access upgrades were completed in 2011, including the creation of contemporary public realm frontage to the 'A' listed Sugar Warehouses, new dual carriageway access and pedestrian crossings, and pathways with hard and soft landscaping. The Sugar Warehouses, which were previously open to the elements, have also been made wind and watertight. in preparation for future use.

The planning strategy aligns with the Masterplan for the area, which identifies housing as the predominant use, complimented by leisure and tourism, business, hotel, food and drink, and commercial maritime uses. Three main 'character areas' are identified; the 'Perch' (Plinth) is earmarked for plotted residential development, using its immediate access to the River; The 'Island', the main building area for residential development, is illustrated as a 'greened new neighbourhood'; while 'The Destination' has a mix of uses around the dock marina, including leisure (restaurants and bars), office accommodation, a potential hotel, and ancillary uses linked to boating/yachting and associated yard space. While the Clyde Graving Dock will be retained for ship repairs, the strategy includes an alternative scheme for The Island. Particular emphasis is given to the greening of the site, especially the 'corridors' running north-south and east-west through the Island. These, together with the extensive public realm elements, which include James Watt Square, The Boulevard at the site's entrance and Link Park, maximise opportunities through the site for long-views across the Clyde.



Supported land uses are:

- a) Residential;
- b) Business (Offices and Light Industry) (Use Class 4);
- c) Assembly and Leisure (Use Class 11)
- d) Hotels and Hostels (Use Class 7);
- e) Residential Institutions (Use Class 8);
- f) Non-Residential Institutions, including education (Use Class 10);
- g) Maritime-based commercial enterprises, including provision for marina berthing facilities; and
- h) Retail or Food and Drink (Use Class 1 or 3), where ancillary to the above uses.

As the site will be developed in phases over a number of years, the development capacity of each defined area will be agreed at the planning application stage.

Significant land reclamation will be necessary to create development platforms of a scale and size to link the main dock with Garvel Island. SEPA and SNH will require to be consulted at an early stage to ensure that their statutory requirements are met.

While the National Cycle Network 75 and core path are adjacent to the southern boundary (i.e. public footpath of the A8), the provision of new walkways and cycle paths through the site will be required. These should be designed to allow public access to the dockside and water edges.

Proposals should ensure that a long term, sustainable use is identified for the A listed Sugar Warehouses, while also protecting and enhancing the setting of the A listed Sugar Warehouses and the Titan Crane.

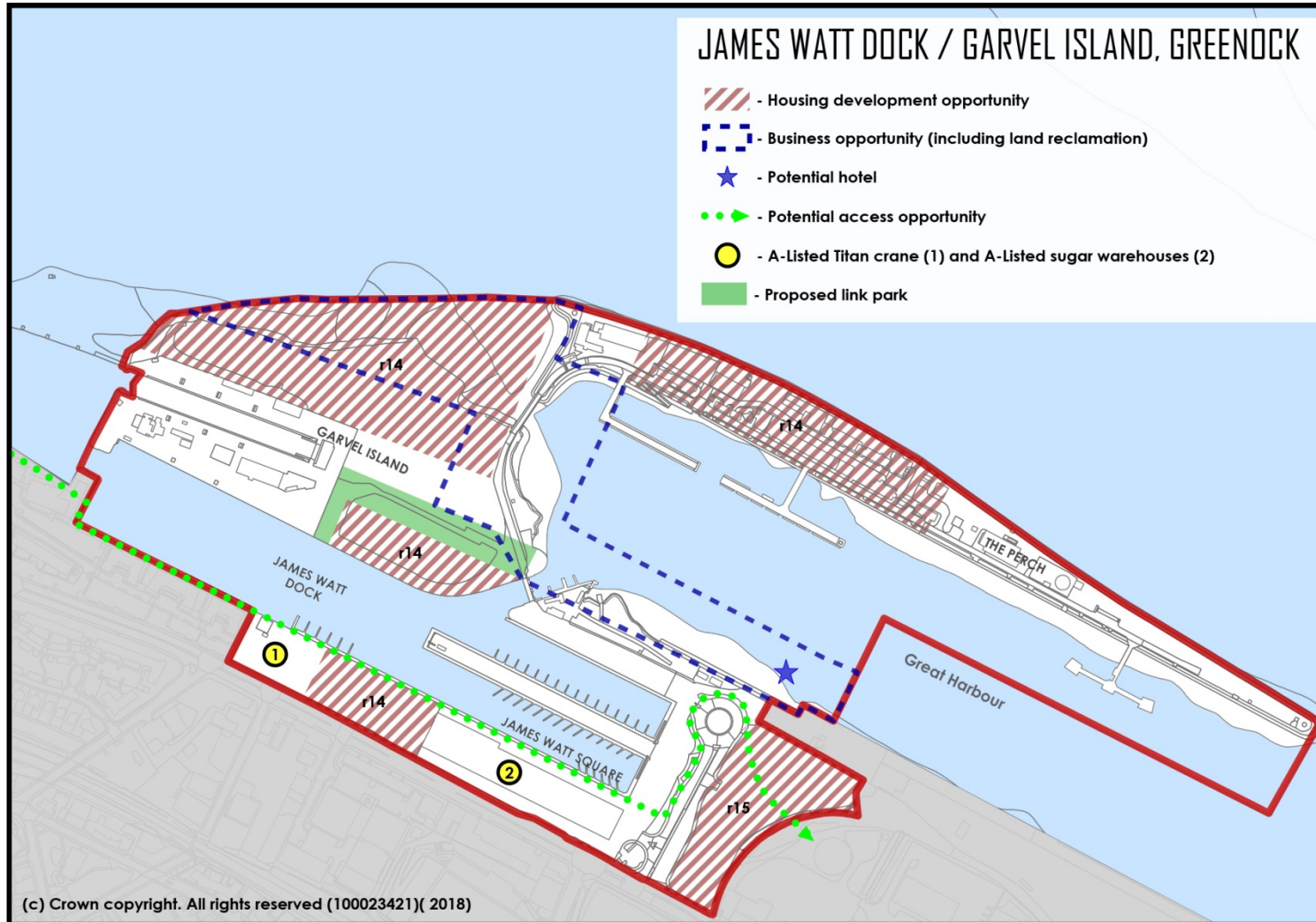
Open space provision should provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of SuDS and landscaping should be designed in a way that enhances local biodiversity, thereby contributing to green infrastructure in the wider area.

Parts of the site are at significant risk of coastal and surface water flooding. Development proposals will therefore need to be supported by a Flood Risk Assessment, which assesses the level of risk and identifies mitigation measures.,

An Environmental Impact Assessment was submitted with the 2010 outline planning application. This will require to be reviewed and updated, taking into account the scoping responses of the Council and the statutory consultees.

The principal elements of the planning strategy/masterplan are illustrated on Diagram 2.

DIAGRAM – 2



## **Spango Valley, Greenock**

The site covers 56 ha and is located on the south western edge of Greenock, between the A78 and the Glasgow to Wemyss Bay railway line. The majority of this area was originally developed by IBM in the 1950's for the manufacture of various microelectronic products, with the former Greenock High School located within the northern part. IBM's operations gradually reduced over a number of years and ceased completely in September 2016, while the former school buildings were demolished in 2013. Planning permission for a new prison on the former school site was granted in 2011 and the Scottish Prison Service has confirmed that this remains their preferred use. The restructuring and refurbishment of the central business area (B) proposed by a previous masterplan (i.e. Valley Park) has not progressed and the majority of the buildings have been demolished. In addition, no firm development interest has been expressed in developing the southern area (C) for the business/ industrial, renewable energy or leisure and recreation uses identified in the Local Development Plan 2014.

The planning strategy for the area seeks to balance its long standing industrial use, with the clear need for a wider range and mix of uses to progress development. To this end, the northern area (A) is identified for a new prison, with the combined developable area of (B) and (C) identified for up to 50% housing, with at least 35% retained for business and industrial uses (Class 4, 5 and 6). The remaining area would be appropriate for a range of other uses, including neighbourhood retail.

Supported uses are:

- a) Business (Use Class 4), General Industrial (Use Class 5) and Storage or Distribution (Use Class 6);
- b) Residential;
- c) Residential Institutions (Use Class 8);
- d) Non-residential Institutions (Use Class 10);
- e) Neighbourhood Retail (Use Class 1) and Food and Drink (Use Class 3)
- f) appropriate leisure and recreation;
- g) appropriate renewable energy uses.

While this Development Framework provides a broad strategy for the area, a comprehensive masterplan, covering the full site and all ownerships, will be required in order to agree the appropriate layout of uses.

An Integrated Green Infrastructure Study of the site was undertaken by the Glasgow and the Clyde Valley Green Network Partnership in 2012. The study identifies opportunities for combined/integrated benefits across the five green infrastructure topics; water management, access networks, habitat networks, open space and stewardship. For example, it recognises the opportunity

for the enhancement of watercourses through the site, including 'daylighting' the Hole of Spango burn; improvement of the SuDS functioning, including a linear wetland, swales and ponds; establishing a green access route across the site, linking the north and south sides of the valley and the separate areas of the Regional Park, in particular the Greenock Cut with the site; and on the vacant south western part, a woodland landscape framework is proposed to help define development platforms for future use. This study should form the basis for the redevelopment and ecological enhancement of the area, specifically the masterplan. Open space should provide for a range of formal and informal activities, such as walking, picnics and children's play etc.

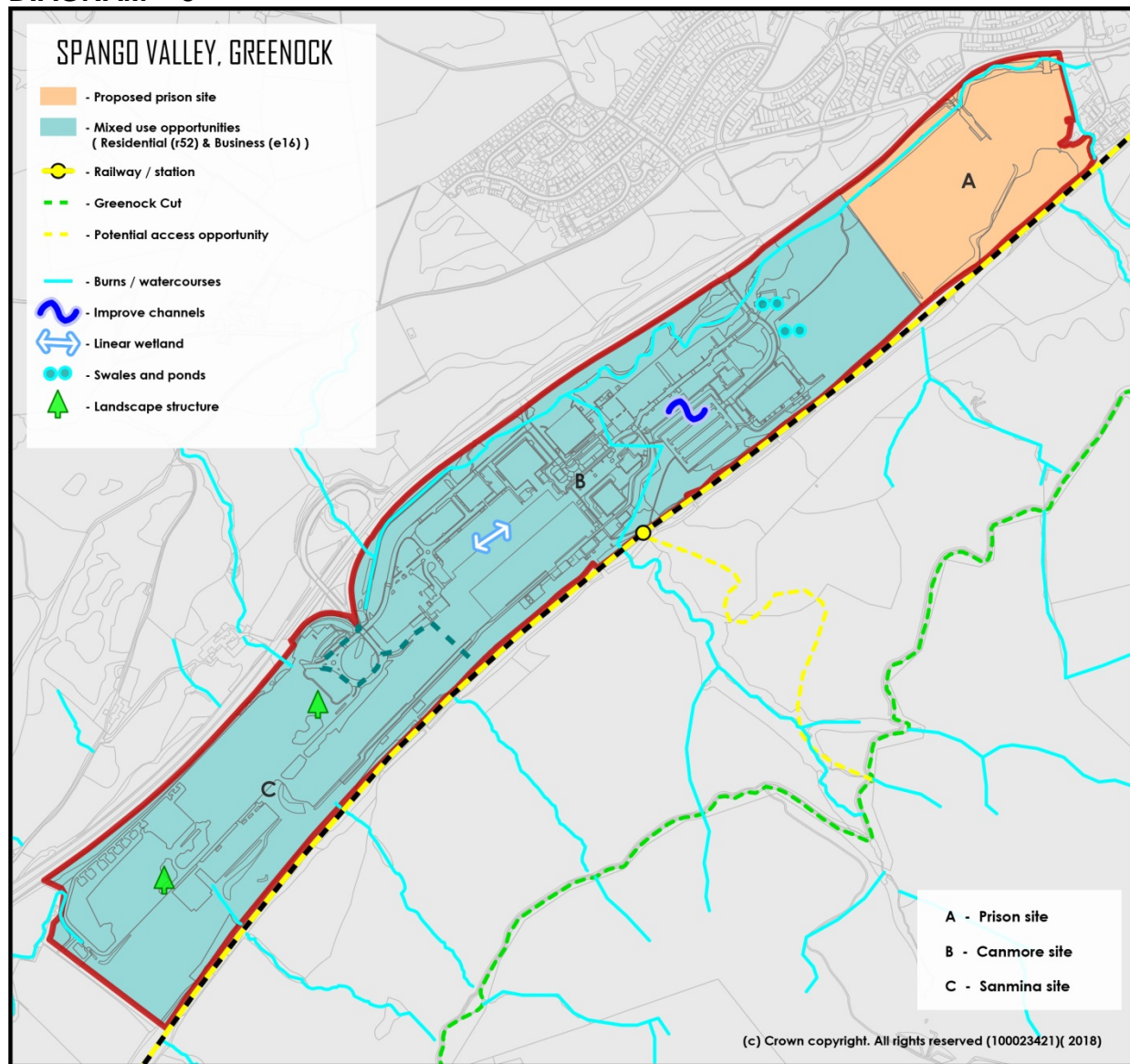
Parts of the site are at significant risk of river and surface water flooding. Development proposals will therefore need to be supported by a Flood Risk Assessment, which assesses the level of risk and identifies mitigation measures. Due to potential presence of protected species, a Phase 1 Habitat Survey will also be required. This will determine whether further detailed surveys are necessary.

While an initial ground condition survey indicates that there are no contamination issues from former industrial uses, further detailed ground investigation is required.

It is important that access to public transport services and the active travel network is maximised. Road access to the site should be able to accommodate bus service provision, and developers should investigate the running of bus services through the site with operators. North-south paths through the site should be provided and, where possible, new path links to the Clyde Muirshiel Regional Park provided.

The principal elements of the planning strategy are illustrated on Diagram 3.

# DIAGRAM – 3



## **Former Inverkip Power Station**

The site is situated on the Clyde estuary, north of Wemyss Bay and adjacent to the A78. It is generally flat and extends to 43 hectares, with a developable area covering approximately half this. The landform and tree cover to the west of the site, which includes part of the Wemyss Plantation (TPO), screens it from the A78(T) road and the railway line. A 'diamond' interchange (Brueacre) provides access off the A78(T).

The site was originally developed in 1970 as an oil fired power station and decommissioned in 2006. The existing structures were demolished and the site cleared between 2010 -2013.

The site is to benefit from a City Deal project to upgrade four junctions around Inverkip. This will enable future development on the site, specifically through improvements to the Bruearce junction.

The planning strategy is based on a Development Framework, which was submitted with a planning application in 2009 . The strategy is residential led, with supporting uses including community facilities, neighbourhood retail and employment. Leisure and recreation, hotel, food and drink and public house uses are also identified to take advantage of the sites waterfront location and the opportunities this offers. The development footprint, which is generally restricted to the previously developed areas and utilises the landform sloping down to the coast, should be set around a centrally located area of open space around Brueacre Burn. Development proposals should ensure that the site provides good access links to adjacent settlements, in particular Wemyss Bay, but also to the north and Inverkip. The Coastal Access Route from Inverkip should be extended through the site by way of a new promenade.

Supported land uses are:

- a) Residential;
- b) Community Facilities (Use Class 10);
- c) Leisure: watersports facilities and other outdoor recreation (Use Class 11);
- d) Hotel (Use Class 7), Food and Drink (Use Class 3) and Public House;
- e) Neighbourhood Retail (Use Class 1); and
- f) Employment: Financial, Professional and Other Services (Use Class 2) and Business (Use Class 4).

Open space should provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of SuDS and landscaping should be designed to contribute to green infrastructure, e.g. enhance biodiversity.

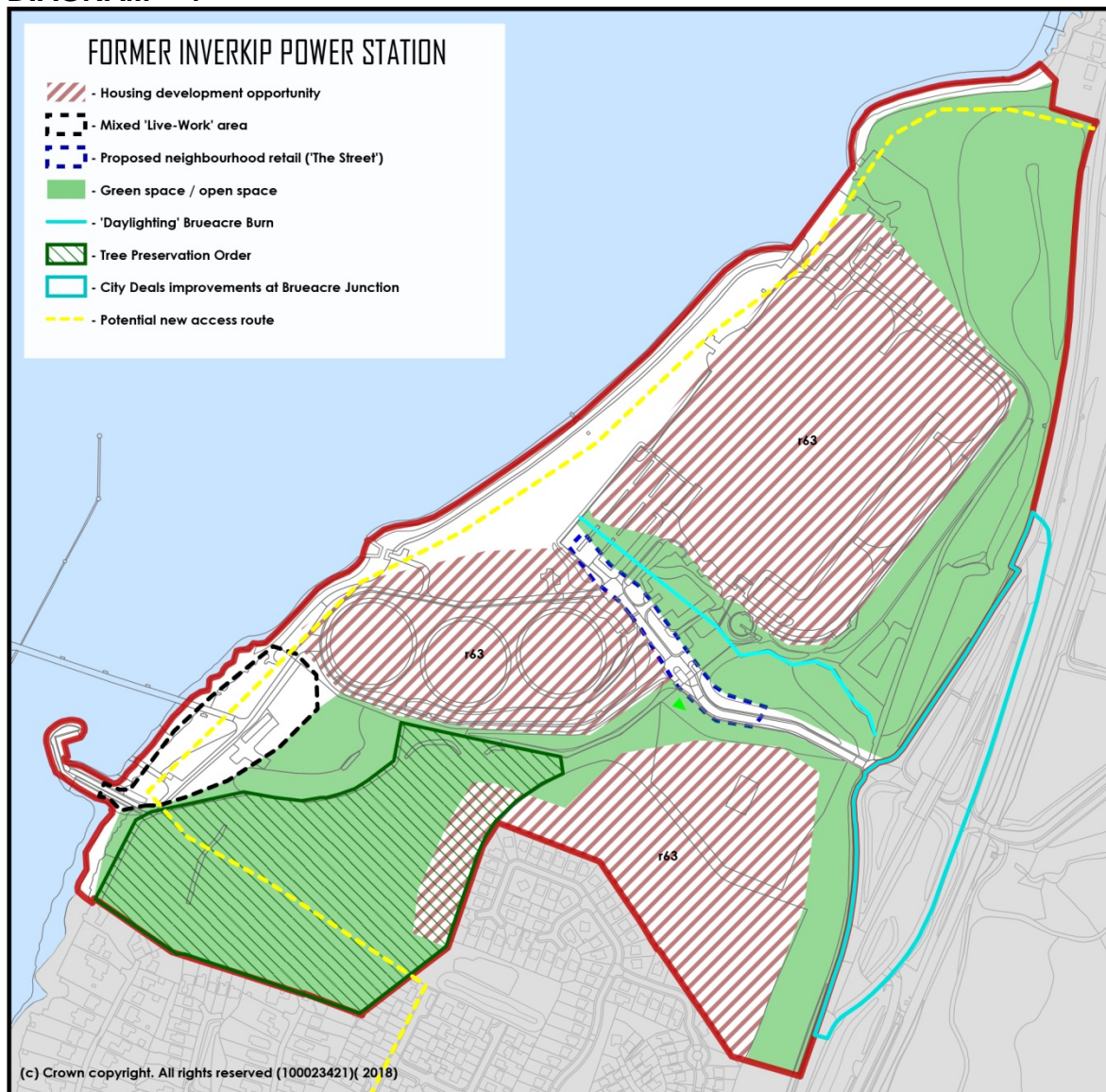
Parts of the site are at significant risk of coastal and surface water flooding. There is also a potential flood risk from the culverted sections of the Brueacre Burn, which run through the site. Development proposals will therefore need to be supported by a Flood Risk Assessment, which assesses the level of risk and identifies mitigation measures. Wherever possible, opening up the Brueacre Burn that runs through the centre of site will be a requirement.

An Environmental Impact Assessment was submitted with the 2009 outline planning application. This will require to be reviewed and updated, taking account the scoping responses of the Council and the statutory consultees.

A Transport Assessment will also be required.

The principal elements of the planning strategy are illustrated on Diagram 4.

DIAGRAM – 4





## Broomhill/Drumfrochar Road, Greenock

Broomhill/Drumfrochar Rd covers a 7.2ha area, which includes a wide mix of land uses, including housing, business and industry and community facilities. There are also a number of vacant sites and buildings in the area. In recent years, there have been a number of initiatives to enhance the area, including significant investment in the school estate and local play areas; the refurbishment of River Clyde Home's housing stock and the development of Broomhill Gardens and Community Hub.

In September 2017, a Proposal of Application Notice was submitted, notifying the Council of pre-application consultation on a proposed new Health and Care Centre on the site of the former Wellington Academy and associated football pitch.

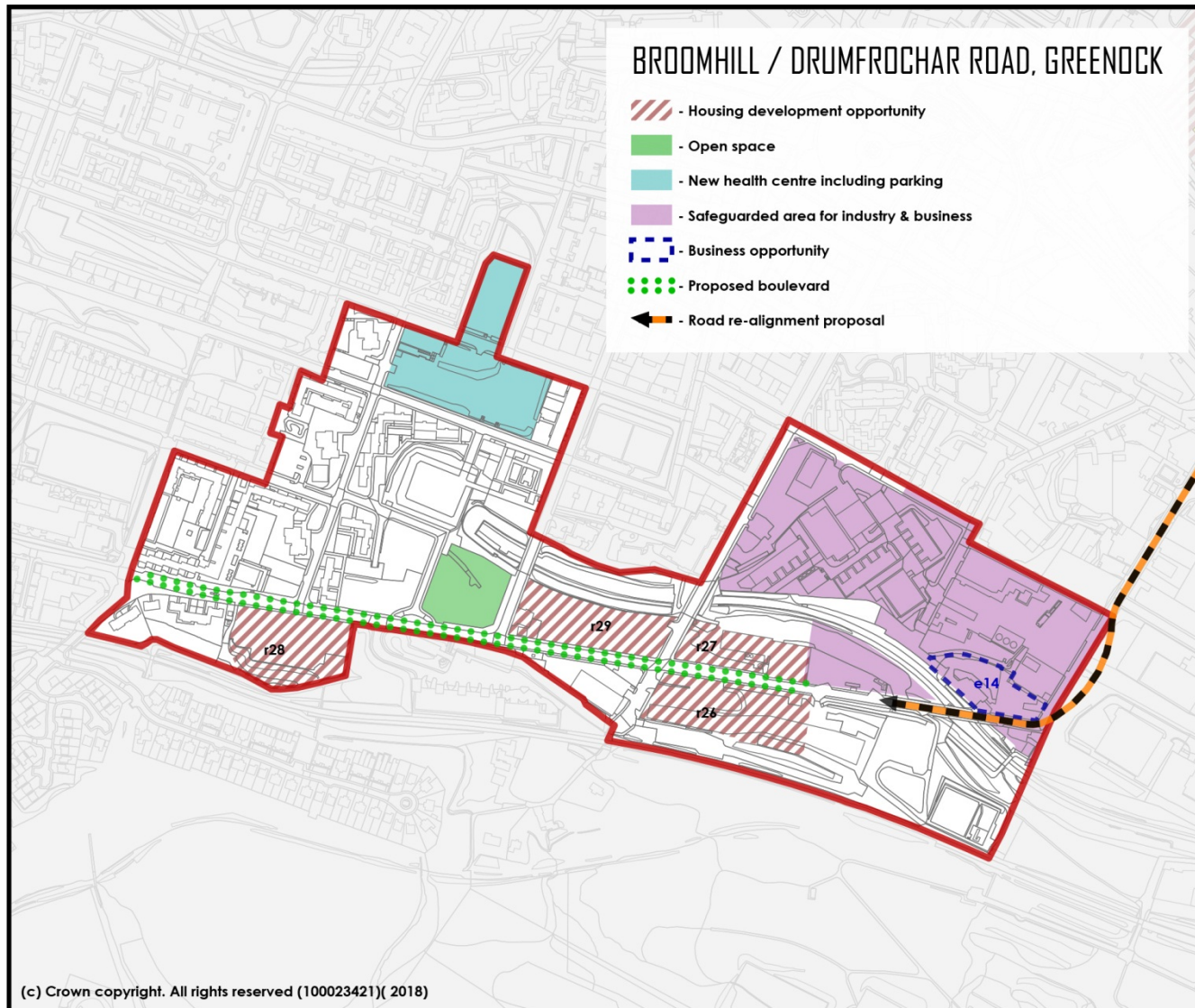
In recognition of the need for a planned approach to the area, a multi-agency task force was set up to progress a range of projects, including the refurbishment of River Clyde Home's housing stock, the re-alignment of Bakers Brae and the installation of a district heating system. In 2013, a masterplan for the Greenock Central East Area was prepared and subsequently approved by the Council in 2014. The masterplan includes the Broomhill/Drumfrochar area and provides the short to medium term context for development and identifies where opportunities for longer term investment may exist, with the aim of improving the overall environment.

The planning strategy aligns with the masterplan, which identifies the need for the re-alignment of Bakers Brae to improve traffic flow and increase road safety, and environmental improvements along Drumfrochar Road, which is a key east/west route through Inverclyde. The latter will be achieved by encouraging development on each side of Drumfrochar Road to contribute to a Boulevard design, including reducing the width of the road, providing on street parking and introducing safe pedestrian crossing points, along with trees and other landscape devices. The masterplan also identifies key development sites for housing, including the former Tate and Lyle sites and land to the west of Trafalgar Street and south of Regent Street, business and industrial opportunities along Baker street, and new open space provision and green network enhancements.

Open space should provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of SuDS and landscaping should be designed to contribute to green infrastructure, e.g. enhance biodiversity.

The principal elements of the planning strategy are illustrated on Diagram 5.

DIAGRAM – 5



## **Woodhall, Port Glasgow**

Woodhall is a prominent 18ha site at the entrance to Port Glasgow. The site sits on a steep north facing slope, with views out across the Clyde and significant areas of woodland being key features. The site also has excellent transport links, being adjacent to Woodhall station on the main Glasgow to Greenock line, the A8 Trunk Road, and with a core path along the northern and western boundaries.

The site identified in this development framework is part of a wider area for which planning permission and an associated masterplan was approved in 2009 for a mixed tenure 'new neighbourhood'. This included 200-230 dwellings, integrated 'home zones', provision of a community centre, the relocation of the neighbourhood shop and generous open space provision centred on a 'green spine' linking the north and south of the neighbourhood. Development of Woodhall in line with the Masterplan has commenced.

The planning strategy aligns with the approved Masterplan, with supported uses being:

- a) Residential;
- b) Community Facilities (Use Class 10);
- c) Neighbourhood Retail (Use Class 1).

Design principles include maximising views out of the site to the Firth of Clyde, providing a green spine running north/south through the development and utilising the significant blocks of mature trees to define development areas and provide amenity and distinctiveness, as well as shelter and slope stability. Consideration should be given to the provision of a cycle path link between Mansion Road and Hollybush Lane, which would provide a short-cut towards Port Glasgow for pedestrians and cyclists.

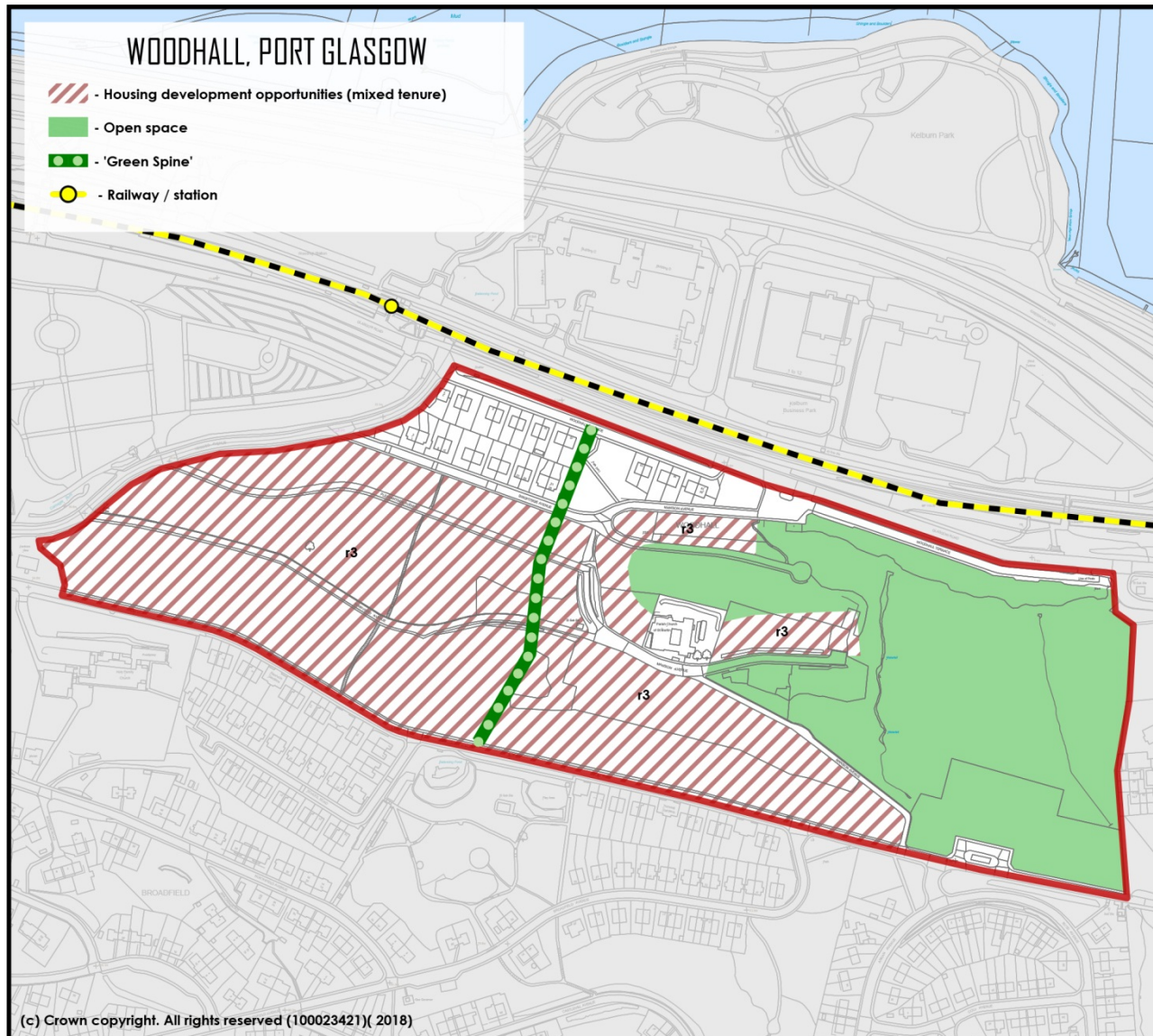
Parts of the site are at significant risk of surface water flooding. There is also a potential flood risk from multiple watercourses flowing through the site, sections of which are culverted. Development proposals will therefore need to be supported by a Flood Risk Assessment, which assesses the level of risk and identifies mitigation measures. Where appropriate, opening-up of culverts will be a requirement.

A Tree Survey will be required where proposed development affects trees, particularly the ancient woodland within the eastern part of the site.

Open space and green infrastructure provision should be considered at an early stage in the design of development proposals. Open space should provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of green infrastructure should ensure that SuDS and landscaping are designed in a way that enhances local biodiversity.

The principal elements of the planning strategy are illustrated on Diagram 6.

DIAGRAM – 6



## **Clune Park, Port Glasgow**

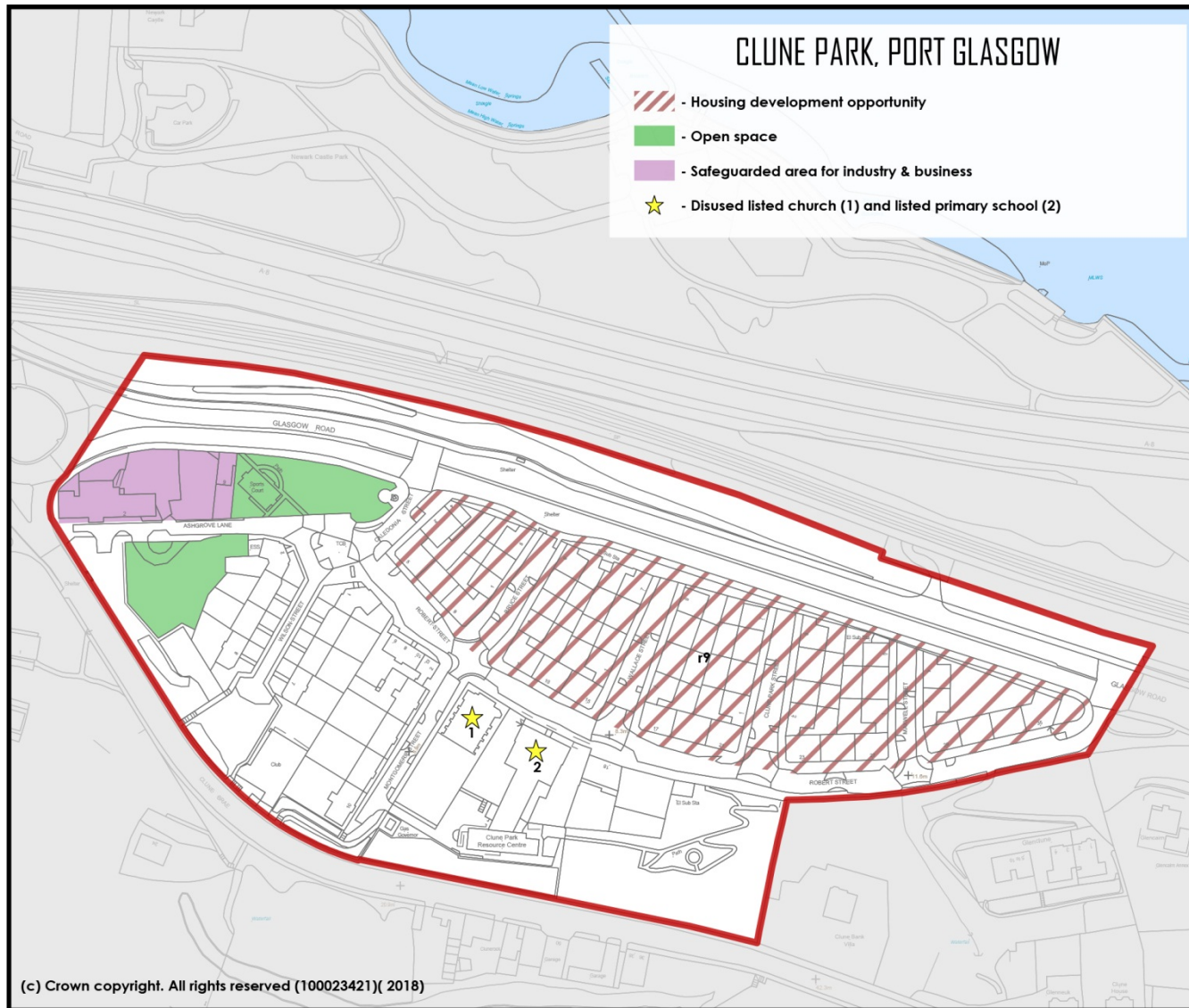
Clune Park is a 26.4ha area fronting onto Glasgow Road, approximately 10minutes walk east of Port Glasgow Town Centre. At the heart of Clune Park is an area of 45 red sandstone tenements containing 430 separate flats. These were built around 1910-1920 to house workers in local industries. The vast majority of the flats are privately owned, but it is estimated that less than 50 of the flats are occupied (2018). The Council has become increasingly concerned about the structural integrity and living conditions within these flats, the majority of which are considered to be below tolerable standard.

To address these problems, a comprehensive masterplan for the Clune Park area was commissioned by Inverclyde Council in 2018.

Development proposals will be required to align with any approved masterplan. Key objectives for the preparation of the masterplan are to achieve:

- housing-led regeneration
- provision of mixed tenure housing to meet identified need and demand
- an overall improvement in the environment, including open space provision and landscaping
- improve access links to the coast and Port Glasgow Town Centre

DIAGRAM – 7



## Peat Road/Hole Farm, Greenock

Peat Road/ Hole Farm is a 14ha site in south west Greenock. The site is well served by ready access to Drumfrochar station and is within easy reach of the A78 trunk road, with a core path running along its western and southern boundaries.

The planning strategy is for the creation of a mixed tenure 'new neighbourhood', comprising of predominantly new low density housing and associated open space provision and greening, where appropriate. Community facilities and other small scale neighbourhood uses would also be acceptable. Due to its location close to the countryside and the Regional Park, there are good opportunities for improving existing and introducing new green network links from/to the area.

Supported land uses are:

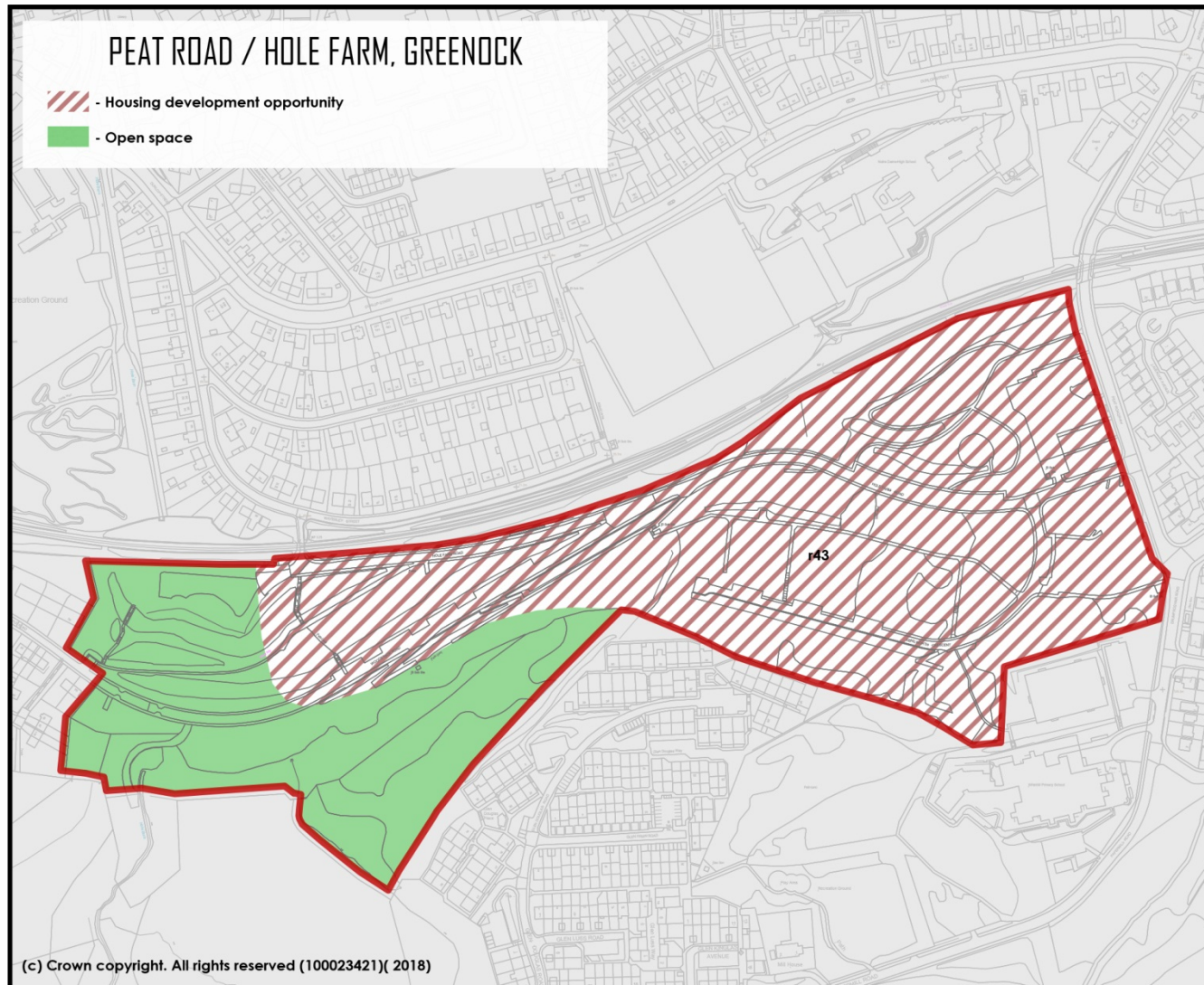
- a) Residential;
- b) Community Facilities (Use Class 10);
- c) Neighbourhood Retail (Use Class 1)

Parts of the site are at significant risk of surface water flooding. There may also be a fluvial flood risk, due to the potential presence of culverted watercourses through the site. Development proposals will therefore need to be supported by a Flood Risk Assessment, which assesses the level of risk and identifies mitigation measures. Where appropriate, opening-up culverts will be a requirement.

Open space should include a mix of green and civic spaces, which provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of SuDS and landscaping should be designed to contribute to green infrastructure, e.g. enhance biodiversity.



# DIAGRAM – 8



## **Regent Street, Greenock**

This site extends to over 1.5 hectares and is adjacent to Greenock Town Centre, and Greenock Central station and the Glasgow to Gourock rail line. It is readily accessible to Cathcart Street and the Oak Mall and is within reasonable walking distance to Greenock waterfront. The site lay vacant for over 10 years following its previous use as a BT depot but was cleared in early 2018. To the south of the site, on the opposite side of Regent Street, lies a mix of both residential and business/industrial properties, with mainly business and industrial uses to the east.

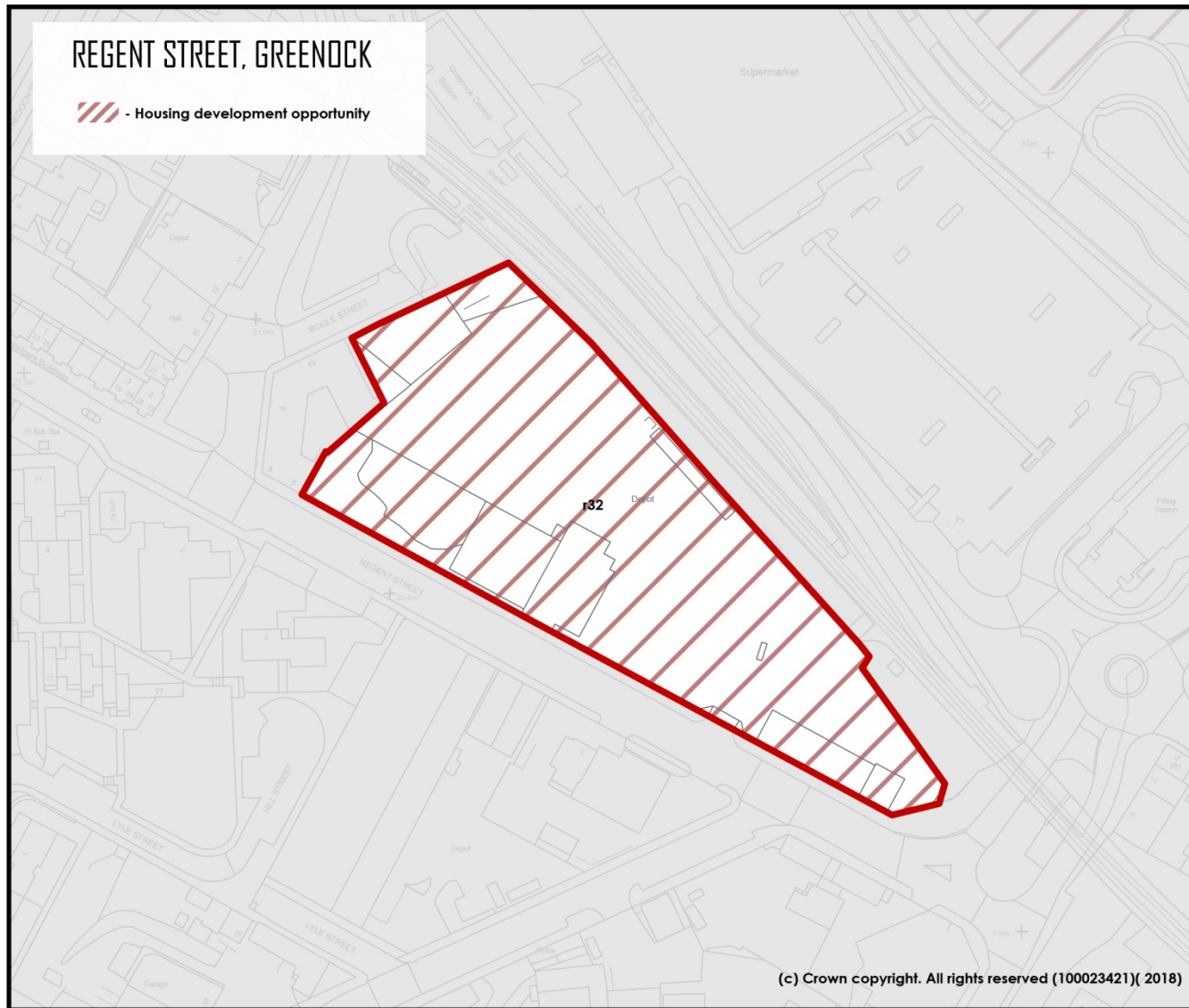
In order to provide the flexibility to progress development on the site, a range of suitable uses have been identified.

Supported land uses are:

- a) Business (Use Class 4);
- b) General Industrial (Use Class 5);
- c) Storage or Distribution (Use Class 6);
- d) Residential Institutions (Use Class 8);
- e) Residential;
- f) Non-residential Institutions (Use Class 10);
- g) Uses associated with the railway station.

Parts of the site are at significant risk of surface water flooding. There may also be a fluvial flood risk, due to the potential presence of culverted watercourses through the site. Development proposals will therefore need to be supported by a Flood Risk Assessment, which assesses the level of risk and identifies mitigation measures. Where appropriate, opening-up culverts will be a requirement.

# DIAGRAM – 9





**INVERCLYDE LOCAL DEVELOPMENT PLAN  
PROPOSED PLAN MAY 2018**

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**SUPPLEMENTARY GUIDANCE on RENEWABLE ENERGY**

1.0 INTRODUCTION

2.0 POLICY AND GUIDANCE

3.0 WIND ENERGY IN INVERCLYDE

4.0 OTHER RENEWABLE ENERGY TECHNOLOGY

5.0 COMMUNITY BENEFITS

6.0 HEAT NETWORKS AND HEAT MAPPING

7.0 ELECTRIC VEHICLE CHARGING

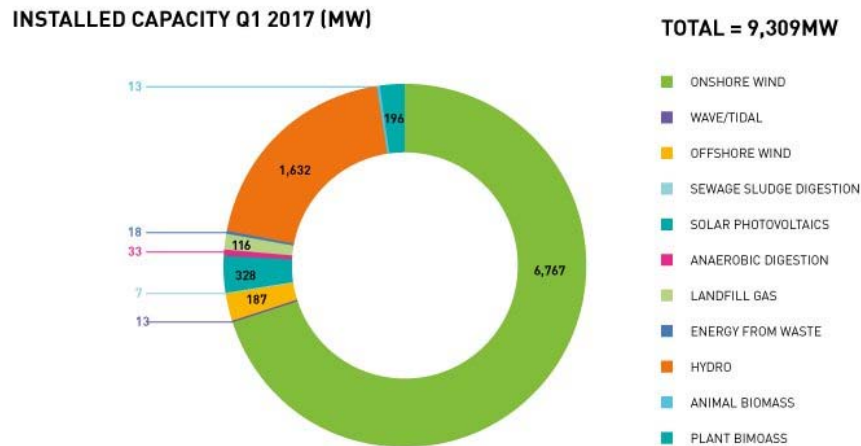
## 1.0 INTRODUCTION

This document provides guidance to supplement the Local Development Plan policies on energy. Specifically, it has been prepared to allow for the assessment of a variety of types of energy development proposals. The Guidance is aimed at:

- landowners and developers (and their advisors) considering renewable energy projects;
- communities/interest groups considering the impact of a proposed renewable development; and
- local authority Councillors and Officers considering planning applications.

Renewable energy is generated from natural resources such as the sun, wind, and water. It also includes energy from replenishable resources such as waste and biomass. Renewables are the single largest contributor to electricity generation in Scotland. Wind energy and hydro energy are currently the most productive of the renewable resources in Scotland but it is considered that the others will increase their share over time.

**Diagram 1: Installed Renewable Energy Capacity in Scotland**



Source: BEIS Energy Trends

It is the role of the planning system to reconcile the benefits of proposed renewable energy developments with any potential detrimental impact on the environment.

## 2.0 POLICY AND GUIDANCE

### National Policy Context

National Planning Framework 3 (NPF3) considers the means of attaining a low carbon Scotland by reducing emissions and recognises the importance of the planning system in delivering targets. It recognises the importance of promoting greater use of renewable sources of heat energy and recovery of waste heat and supports the further deployment of onshore wind farms whilst addressing concerns about the impact of some developments and reflecting the objective of greater community ownership of renewable energy. Scottish Planning Policy (2014), offers support to renewable energy and addresses the main sources of renewable energy at present – wind and hydro – and those other technologies that may contribute in future such as biomass, solar/ photovoltaic, landfill gas, wave and tidal.

The 2020 Route-map for Renewable Energy in Scotland, 2013 identifies a target of 30% of overall energy demand to be met from renewables by 2020 which is broken down to 100% of electricity, 11% of heat and 10% of transport fuels.

The Climate Change Plan for Scotland 2018 sets targets for reduction in greenhouse gases which the increased use of renewable energy will contribute to.

**Table 1: CO2 Reduction Targets**

Target Reduction in CO2 (%)	Target Year
50	2020
66	2032
80	2050

### Guidance

There is a series of online planning guidance from Scottish Government relating to a variety of renewable technologies including:

**Table 2: Scottish Government Online Guidance**

Onshore Wind Turbines	Wind Farm Developments on Peat Land
Landfill gas	Hydro Schemes
Anaerobic digestion	Woody biomass
Large photovoltaic arrays	Energy from waste
Micro-generation	Deep geothermal
Local Authority Wind Assessment	Energy storage
Planning and Heat	

This guidance can be accessed at: <http://www.gov.scot/Topics/Built-Environment/planning/Policy/Subject-Policies/Utilities/Delivering-heat-electricity/renewables-advice>

A number of documents relevant to the development process for onshore wind farms can be found on Scottish Natural Heritage’s website:

<https://www.nature.scot/professional-advice/planning-and-development/renewable-energy-development/types-renewable-technologies/onshore-wind-energy>

Within the Managing Change in the Historic Environment series, Historic Environment Scotland has prepared guidance on Micro-renewables (2016) and Wave and Tidal Energy (2013). These documents can be accessed via the following link:

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/>



## Local Policy Context

### Local Development Plan

This Supplementary Guidance accompanies Policies 4 and 5 of the Proposed Inverclyde Local Development Plan Policy 4 offers in principle support to energy developments which contribute to a reduction in greenhouse gases. All energy applications will be assessed against this and other relevant Local Development Plan policies.

#### *Policy 1 Supplying Energy*

*Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact on:*

- a) The green network (including landscape) and historic buildings and places;*
- b) The amenity and operations of existing and adjacent uses;*
- c) Tourism and recreational resources;*
- d) air quality;*
- e) aviation and defence interests;*
- f) telecommunication and broadcasting interests; and*
- g) traffic and pedestrian safety*

*Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.*

### Climate Change Plan

Inverclyde is a signatory to the Scottish Climate Change Declaration. The Inverclyde Climate Change Plan sets targets for the reduction of greenhouse gas emissions. Planning supports decarbonisation and a move towards a low carbon future through supporting green energy, renewable energy technologies, heat networks and more sustainable forms of transport.

### 3.0 WIND ENERGY IN INVERCLYDE

Wind energy developments are currently the most popular type of renewable energy proposals and this type of development is Scotland's fastest growing renewable energy source – a trend which is expected to continue. By the end of 2016 there was 6.77GW of installed onshore wind capacity in Scotland with another 11GW of capacity either in planning or already consented. (*Scottish Renewables*)

Applications for wind energy developments are dealt with according to size:

**Table 3: Determination of Wind Energy Applications**

Scale	Determined By	Consultees
Up to 50MW	Inverclyde Council	Key Agencies
Over 50MW	Scottish Government	Inverclyde Council and Key Agencies

They can also be classified according to height to blade tip, as is the case in landscape capacity studies: The Landscape Capacity Study for Wind Turbine Development 2014 was carried out in Inverclyde and used the following categories:

15 – 30m **small**

31 – 50m **small/medium**

51 – 80m **medium**

81 – 120m **large**

over 120m up to around 150m **very large**

#### **Spatial Framework**

Scottish Planning Policy requires planning authorities to set out a spatial framework identifying those areas that are likely to be most appropriate for wind energy development, as a guide to developers and communities. Using the criteria provided in Scottish Planning Policy, a spatial framework for Inverclyde has been set out. Designations highlighted in blue in Table 4 apply to Inverclyde.

**Table 4: Spatial Framework**

<p><b>Group 1: Areas where wind farms will not be acceptable:</b>National Parks and National Scenic Areas.</p>		
<p><b>Group 2: Areas of significant protection:</b>Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.</p>		
<p><b>National and international designations:</b></p> <ul style="list-style-type: none"> <li>• World Heritage Sites;</li> <li>• <b>Natura 2000</b> and <b>Ramsar</b> sites;</li> <li>• <b>Sites of Special Scientific Interest</b>;</li> <li>• National Nature Reserves;</li> <li>• <b>Sites identified in the Inventory of Gardens and Designed Landscapes</b>;</li> <li>• Sites identified in the Inventory of Historic Battlefields.</li> </ul>	<p><b>Other nationally important mapped environmental interests:</b></p> <ul style="list-style-type: none"> <li>• areas of wild land as shown on the 2014 SNH map of wild land areas;</li> <li>• <b>carbon rich soils, deep peat and priority peatland habitat.</b></li> </ul>	<p><b>Community separation for consideration of visual impact:</b></p> <ul style="list-style-type: none"> <li>• <b>an area not exceeding 2km around cities, towns and villages</b> identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.</li> </ul>
<p><b>Group 3: Areas with potential for wind farm development:</b> Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.</p>		

Scottish Planning Policy requires development plans to indicate the minimum scale of onshore wind development that its Spatial Framework applies to. In Inverclyde the Spatial Framework is to be applied to wind energy developments of one or more turbines which is/are greater than 15 metres in height to blade tip.

The Spatial Framework criteria apply to Inverclyde as follows:

**Group 1 - Areas where wind energy developments will not be acceptable.**

Inverclyde has no National Parks and no National Scenic Areas therefore there are no Group 1 areas in Inverclyde.

**Group 2 - Areas where there is a need for significant protection.**

These include one on-shore internationally designated Special Protection Area (SPA) and another located along the bank of the Clyde, which is also a Ramsar site **(1)**, along with 7 Sites of Special Scientific Interest (SSSI). Three Gardens and Designed Landscapes and areas of peatland to the south of the authority shown at <http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/> along with a community separation distance of up to 2km complete the designations falling within this category. Diagram 2 shows the Group 2 restricted areas in detail.

**Group 3 areas where wind energy developments are likely to be acceptable subject to detailed consideration against policy criteria.**

This includes all other areas in Inverclyde not already included in Group 2.

Diagram 3 shows the combined Group 2 and Group 3 areas.

**(1) Any development for wind energy generation will only be permitted where it can be demonstrated that it will not have any adverse effect on the integrity of the Inner Clyde SPA/Ramsar site, the Renfrewshire Heights SPA or any other Natura site outwith Inverclyde where there is ecological connectivity.**

Diagram 2: Group 2 Areas of Significant Protection

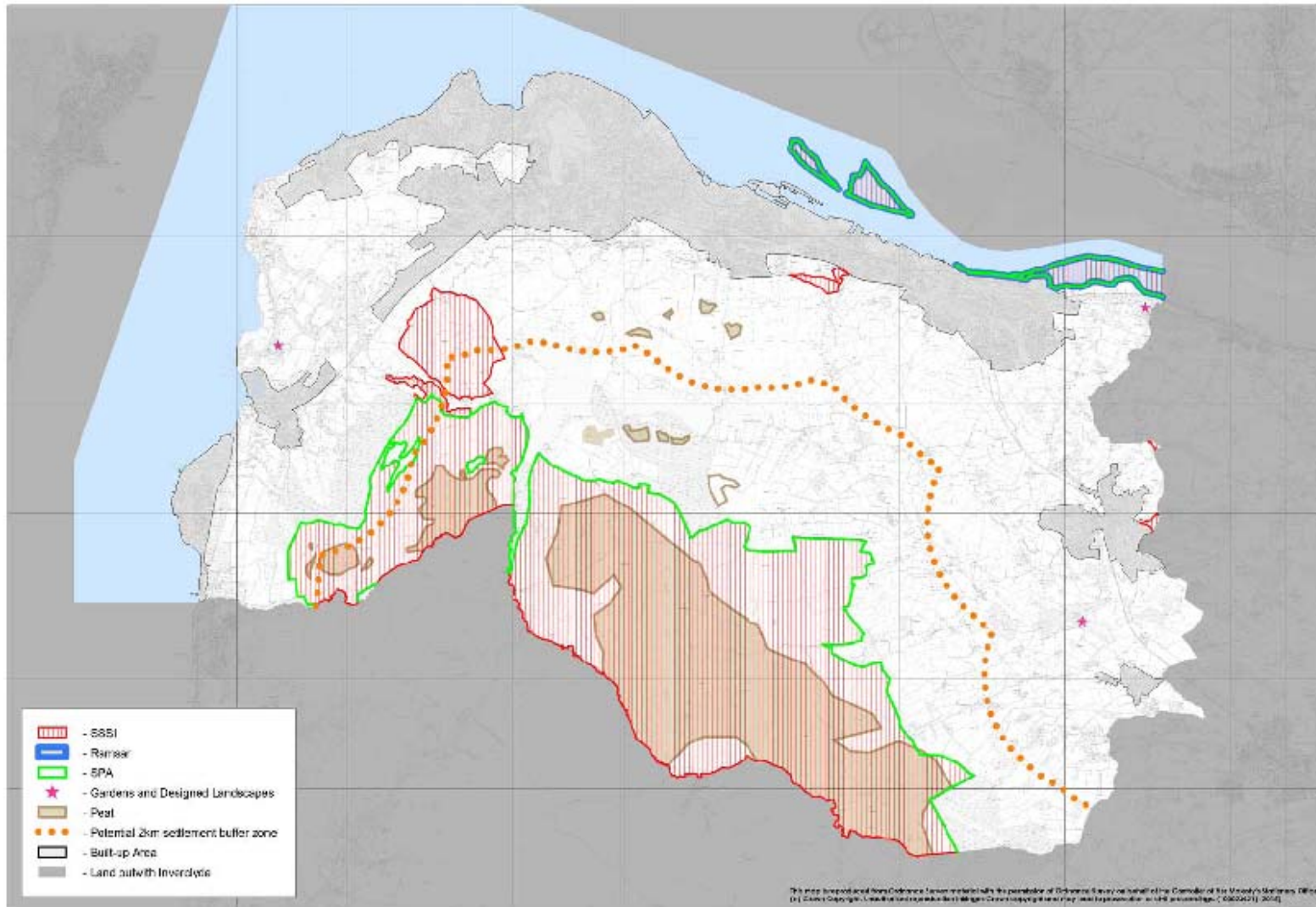
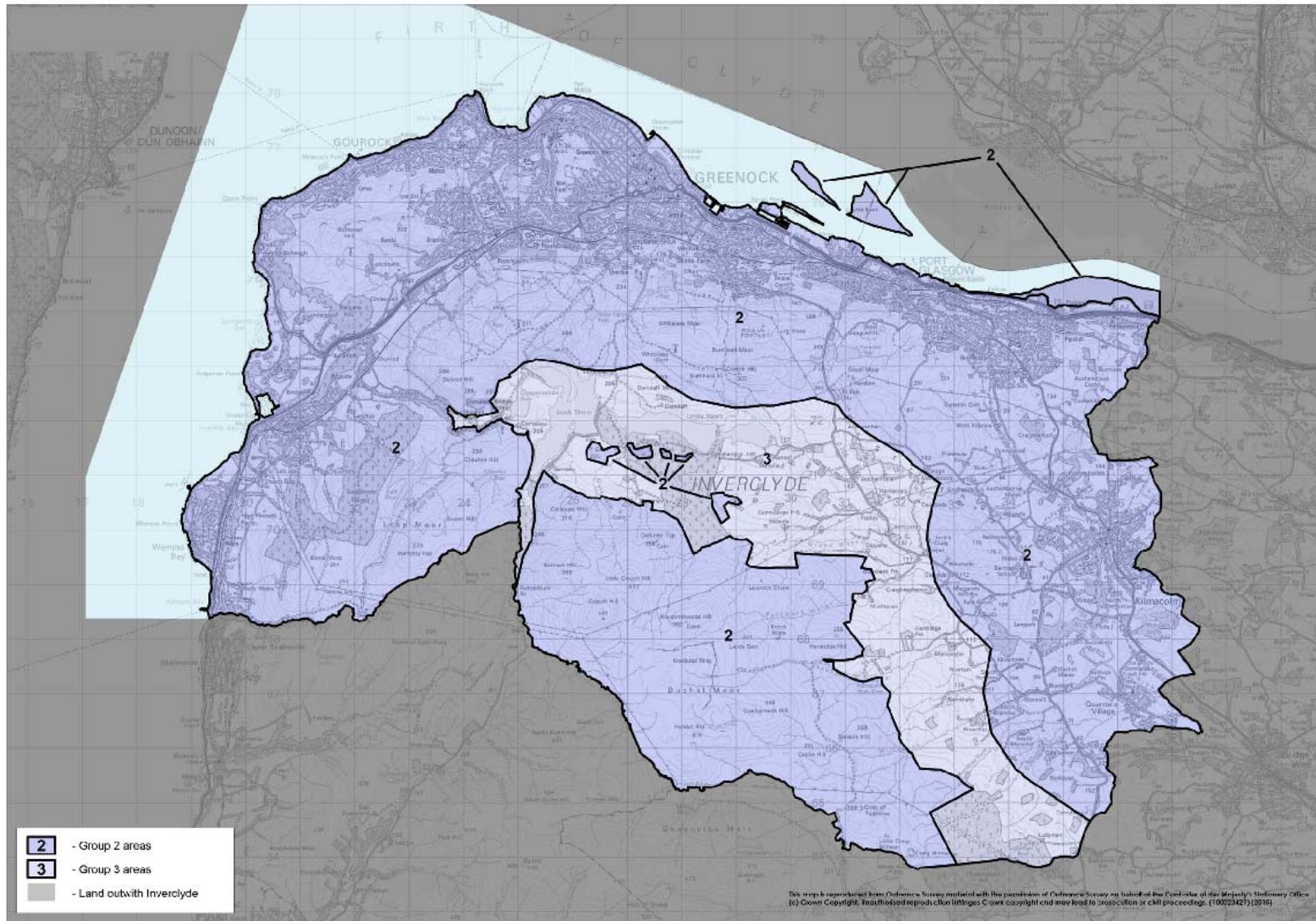


Diagram 3: Spatial Framework Groups



### **Landscape Capacity Study**

In 2014, a Landscape Capacity Study for wind turbine development was carried out for Inverclyde in association with the local authorities in the Glasgow and the Clyde Valley Strategic Development Plan Authority to assess the capacity of the landscape to accommodate all sizes of wind energy developments. This document can be accessed on the Council's website at:

**<https://www.inverclyde.gov.uk/assets/attach/8315/GCV%20L%27scape%20Capacity%20Study%20-%20with%20maps.pdf>**

Sensitivity of the landscape to the various sizes of wind turbines has been assessed across the landscape character types within Inverclyde as identified in the Glasgow and the Clyde Valley Landscape Assessment 1999. Within Inverclyde, there are 4 landscape character types.

- Raised Beach
- Rugged Upland Farmland
- Upland River Valley
- Rugged Moorland Hills

The sensitivity of the landscape to small, small-medium, medium, large and very large turbines within each landscape character typology is summarised in **Table 5**. **Diagram 4** shows the sensitivity of the landscape types to each size of turbine.

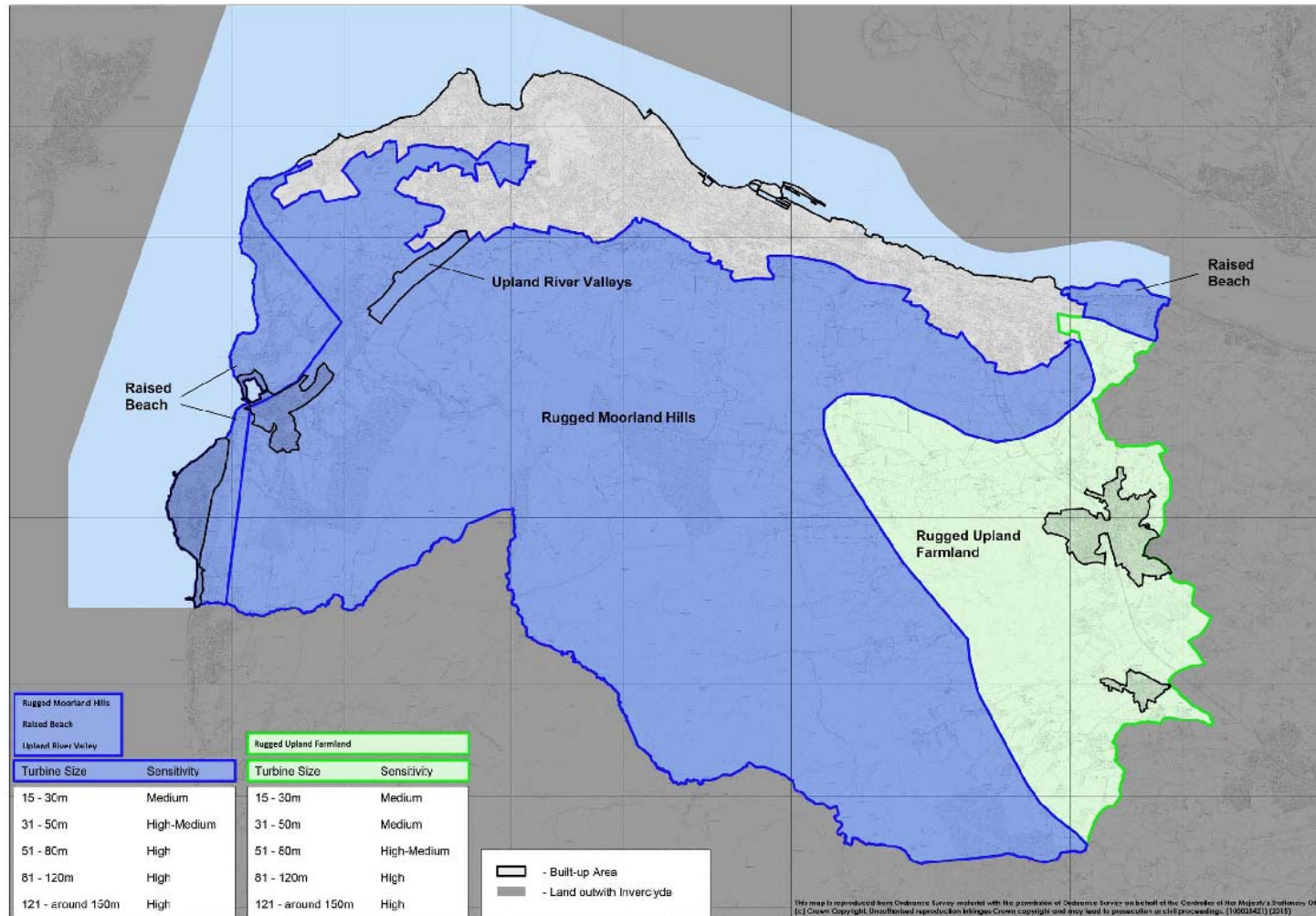
Table 5: Landscape Character Type, Turbine Size and Sensitivity

Landscape Character Type	Turbine Size (to blade tip)	Sensitivity
(1) Raised Beach	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	High - Medium
	Medium 51 – 80m	High
	Large 81 – 120m	High
	Very Large over 120m ⇒150m	High
(6) Rugged Upland Farmland	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	Medium
	Medium 51 – 80m	High - Medium
	Large 81 – 120m	High
	Very Large over 120m ⇒150m	High

Landscape Character Type	Turbine Size (to blade tip)	Sensitivity
(12) Upland River Valley	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	High - Medium
	Medium 51 – 80m	High
	Large 81 – 120m	High
	Very Large over 120m ⇒150m	High
(20) Rugged Moorland Hills	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	High - Medium
	Medium 51 – 80m	High
	Large 81 – 120m	High
	Very Large over 120m ⇒150m	High



Diagram 4: Turbine Size and Landscape Sensitivity



The Landscape Capacity Study will be used to direct turbine proposals to the most appropriate landscapes for their size and number (in terms of cumulative impact). Where turbines are proposed in more sensitive locations, it will also be used to identify where mitigation will be required to ensure the proposed development does not impact negatively on the important elements of the area such as landscape, views, tourism, recreation and natural heritage designations.

The cumulative impact differs in each of the four landscape character typologies. Details can be found in paragraphs 5.10-5.11, 5.23 and 5.49-5.50 of the Landscape Capacity Study.

## **Other Considerations**

### **Local Nature Conservation Sites**

Inverclyde has an extensive network of Local Nature Conservation Sites (See **Diagram 6** below). These are locally valued for their flora, fauna or wildlife habitats. While wind energy development could not be ruled out on or adjacent to these locations, Policy 4 and Policy 33 require impact on these sites to be taken into consideration, and mitigation and compensatory measures implemented if required.

### **Birds**

Onshore wind turbines can potentially have a detrimental impact on birds through collision with turbines, displacement from their normal migratory routes and breeding grounds, or loss of habitat through formation of infrastructure. As all wild birds are protected under the Wildlife and Countryside Act, 1981, developers are required to quantify any risks through surveys at different times of the year. Scottish Natural Heritage provides guidance on its website regarding bird survey methods and assessments.

### **Historic Buildings and Places**

In Inverclyde, there are a number of other historic buildings and places in addition to the Gardens and Designed Landscapes that are referred to in the Spatial Framework. These include Listed Buildings, Scheduled Monuments and archaeology sites. Policy 4 requires the impact of wind energy development on historic building and places to be taken into account. Development will normally be permitted only where there is no significant adverse effect on such buildings and places.

### **Water Environment**

Watercourses, lochs, wetlands and riparian areas, as well as sensitive ecosystems, are potential constraints for wind developments. Scottish Environment Protection Agency's early input would therefore be required on the potential impact of the location, layout and design of the proposed development. Pollution risks during the construction would be a major concern. Adequate measures to protect the water environment and prevent or mitigate potential impacts on water resources would be imperative at this stage and again at the decommissioning phase. Further advice on the factors to be addressed when assessing a potential site can be obtained from

<http://www.sepa.org.uk/regulations/water/> Particular designated sites such as Special Protection Areas and Sites of Special Scientific Interest may also be dependent on the status of the water environment.

### **Woodland**

Where a proposal for wind turbines will result in woodland removal, the Scottish Government's Policy on the Control of Woodland Removal will be a material consideration, as will Policy 4 of the Local Development Plan which requires the impact on woodland to be considered as it is part of the green network. Depending on the quality of the woodland, compensatory planting may be acceptable mitigation in instances where woodland will be lost. However, this will not be sufficient mitigation if the woodland to be lost is ancient semi-natural woodland.

### **Shadow Flicker**

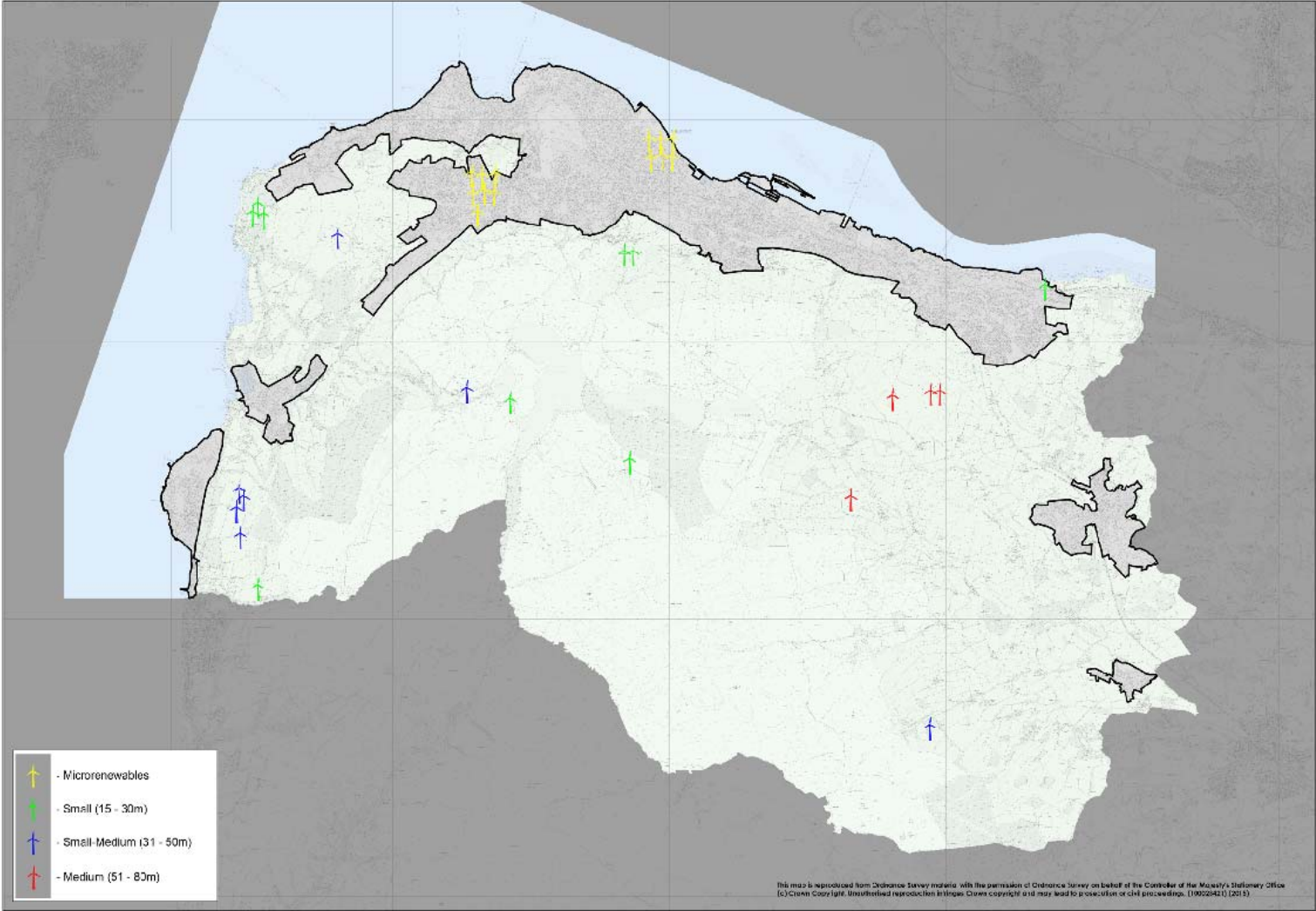
When the sun passes behind the blade of a turbine as it rotates, it can cast a flickering shadow which can cause problems for neighbouring properties. However, improved technology has made it possible to calculate very precisely whether flicker will occur and a system can be installed to shut turbines down at these times. Policy 4 requires an assessment of the impact of energy developments on the amenity and operations of existing and adjacent uses and shadow flicker will be a consideration in respect of this policy.

### **Cumulative Impact**

Cumulative impacts arising from the combined effect of the proposal with other existing, approved or proposed wind energy developments need to be considered in terms of the criteria of Policy 4. **Diagram 5** illustrates the location of permitted wind turbines within Inverclyde. Cumulative impact should also take account of existing, permitted and proposed wind turbines within a 35 km zone of the proposed site. Further guidance on assessing cumulative impact has been issued by Scottish Natural Heritage and will be a material consideration in the assessment of proposals.

<https://www.nature.scot/sites/default/files/2017-09/Guidance%20note%20%20-%20Assessing%20the%20cumulative%20impact%20of%20onshore%20wind%20energy%20developments.pdf>

Diagram 5: Wind Energy Applications Granted in Inverclyde



### **Clyde Muirshiel Regional Park**

Clyde Muirshiel Regional Park (CMRP) covers approximately 781 hectares of Inverclyde and extends into Renfrewshire and North Ayrshire. The Park contains part of the Renfrewshire Heights Special Protection Area which supports a breeding hen harrier population. It also contains the majority of the West Renfrew Hills Local Landscape Area which covers an area of 77 hectares within the Park and is afforded protection on the basis of the quality of the landscape. The Park as a whole is valued for its scenic qualities and recreational opportunities, and impact on the Park is therefore a consideration under Policy 4 with regard to impact on green network and tourism and recreational resources.

The Park has its own Framework Guidance Document on wind farm development and proposals within the Park. It considers in particular the landscape value and sensitivity and can be accessed at

**<http://clydemuirshiel.co.uk/wp-content/uploads/2011/03/Framework-Guidance-for-Windfarms.pdf>**

### **Notifiable installations and exclusion zones**

When locating wind turbines attention must be paid to their proximity to notifiable installations and exclusion zones where consultation is required with the Health and Safety Executive.

In Inverclyde there is a large gas transmission pipeline running from west to east and south east across a large part of the rural area with a consultation zone of 22m on either side. A military technical site also runs north to south at Burnhead Moor with a consultation zone of 25m either side (See **Diagram 6**).

### **Aviation and Defence Interests**

In terms of wind turbine developments, where there is an airport nearby aviation and defence issues need to be considered. The proximity of Inverclyde to Glasgow International Airport raises the issue of safety where part of the airport safeguarding zone is identified on the eastern edge of the authority. (See **Diagram 7**). The impact of moving turbine blades on the effective operation of both civil and military radar installations at the airport must also be considered. Potential interference with radar at Glasgow International Airport has also been anticipated outwith the safeguarding zone. Without specific details of proposals, it is difficult to determine the exact effect a wind energy development would have. Potential developers are therefore advised to make use of the NATS preplanning service on its website <http://www.nats.co.uk/windfarms> where self-assessment maps can also be consulted, and to consult with the Civil Aviation Authority and Ministry of Defence as part of the scoping exercise.

### **Broadcasting Installations**

Wind turbines can disrupt radio and television signals. Wind energy development would only be acceptable where the developer could either maintain the transmission or provide alternative arrangements at no cost to those whose service is likely to be disrupted. Early consultation by the developer with the relevant network provider is required.

**Decommissioning and Restoration**

When the life span of the development is complete, or it is deemed no longer to be required, under the conditions of their planning permission, developers will be required to dismantle the equipment and remove it from the site prior to reinstating it fully to its former condition within six months of the end of the period for which planning permission has been granted.

Diagram 6: Other Considerations

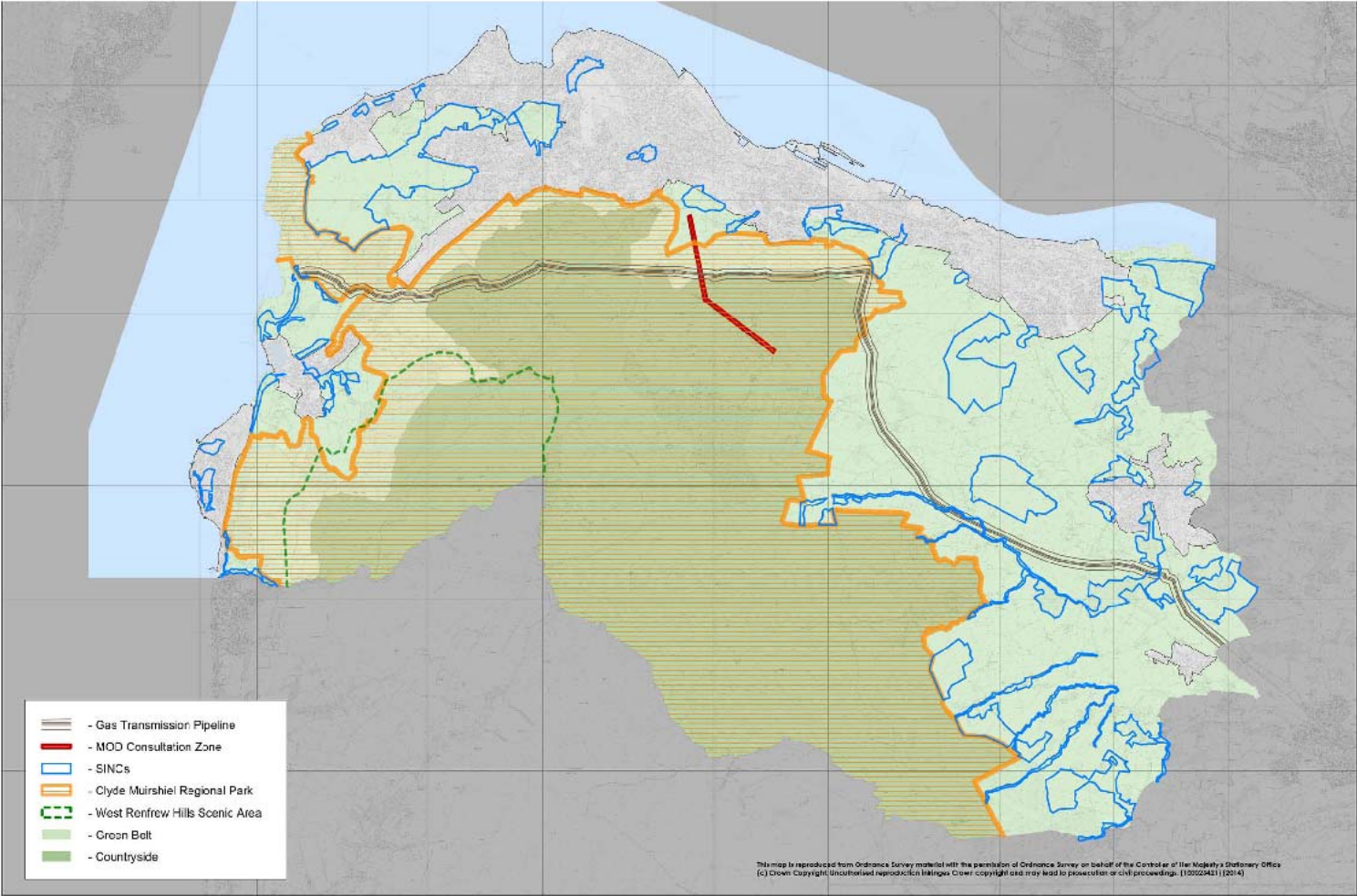
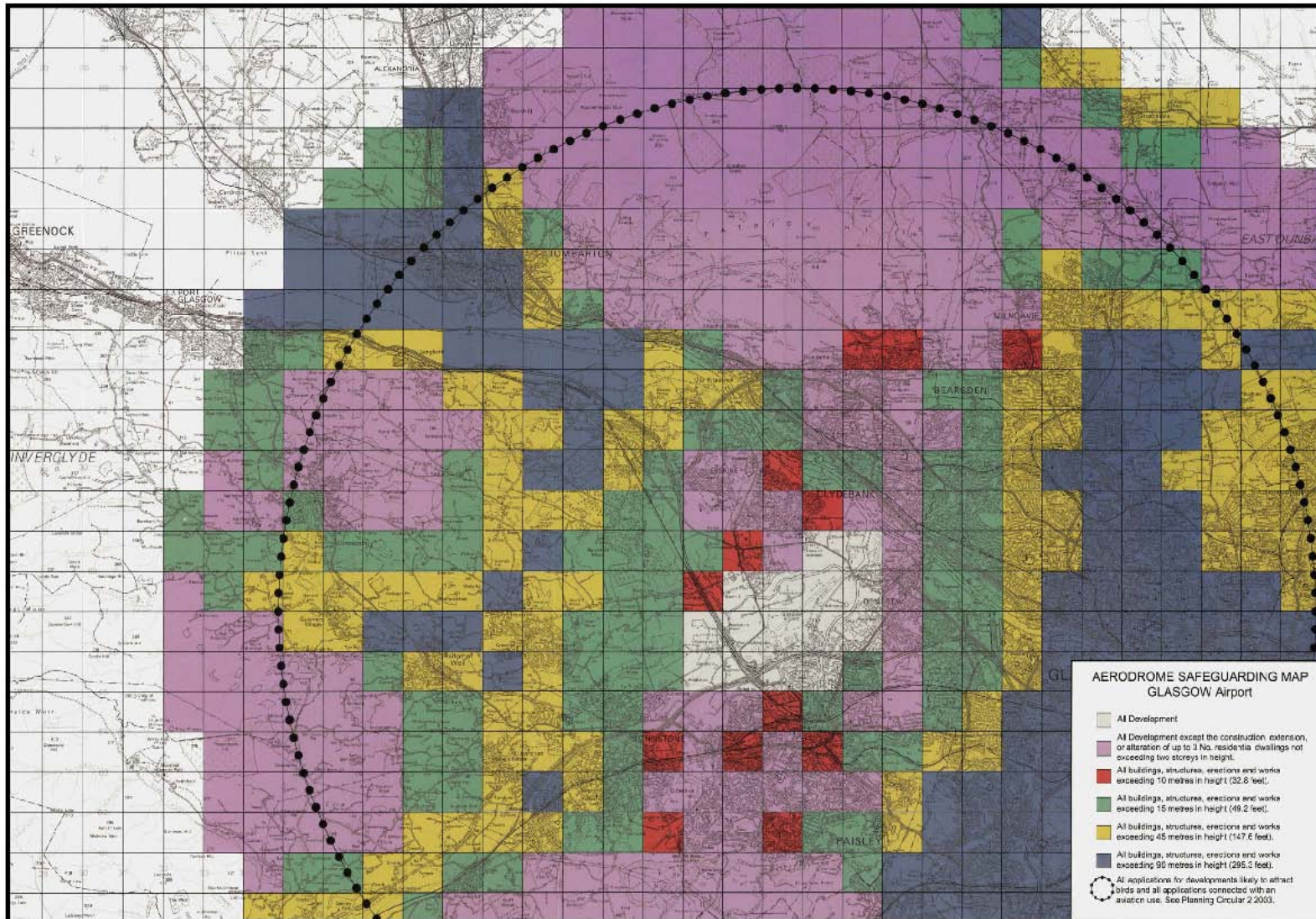


Diagram 7: Glasgow Airport Safeguarding Zone





## **4.0 OTHER RENEWABLE ENERGY TECHNOLOGY**

### **Hydro**

The majority of hydro schemes in Inverclyde are likely to be small 'run-of-the river' schemes where water is taken from a river from behind a low weir, with no facilities for water storage and returned to the same water course after passing through the turbine. These would be primarily for domestic/ individual landowner use with an output of under 100Kw. There could be an impact on the natural and cultural heritage, water environment, fisheries, aquatic habitats and amenity, and relevant environmental and transport issues which would have to be addressed by the developer. The Council is supportive of this type of scheme in the right location where there would be appropriate mitigation of any negative impact on access, visual amenity and landscape, natural and built heritage designations and tourism and recreational uses.

### **Micro wind**

At a domestic or commercial level, small turbines can be free standing or mounted on buildings. Certain micro wind developments may be classed as Permitted Development. Where this is not the case, they will be determined through the submission of a planning application and assessed with regard to impact on historic buildings and places if relevant, and the amenity and operations of existing and adjacent uses, as set out in Policy 4.

### **Solar/Photovoltaics**

There are three ways in which to exploit solar power; firstly, through the installation of solar panels on buildings to absorb sunlight as a source of energy for conversion into electricity or heat; secondly through photovoltaics which convert sunlight directly into electricity and heat, and finally passive solar gain through the orientation of buildings to make maximum use of the sun. These can be in a variety of locations provided there is ample solar irradiation and electricity connection. Inverclyde Council is supportive of the use of this technology in the correct location where proposals do not impact on the historic buildings and places nor on the amenity of adjacent uses as outlined in Policy 4.

### **Biomass**

Biomass is biological material which can be used to generate electricity. It can be either used directly or converted in to fibres or chemicals such as biofuels. Scottish Planning Policy advises that planning authorities should identify, through the development plan, where there are areas capable of accommodating new biomass plants with the location of large scale biomass plants determined by a number of factors including the economic costs of transporting fuel materials from source, the availability of biomass feedstock during the year, the location of the end user and the scale of the plant.

### **Ground Source Heat**

Ground source heat pumps use pipes which are buried in the earth to extract heat from the ground. This can be used to heat radiators, underfloor or warm air heating systems and hot water in the home. Unless in a location affecting a listed building or within a conservation area, ground source heat pumps are usually considered permitted development and do not require planning permission.

### **Energy from Waste**

Energy from Waste systems use gases produced as a by-product of waste or the direct incineration of waste to produce heat and electricity. It is generally considered to be an industrial process and most likely to be suitably located in industrial locations, although the source of the fuel e.g. landfill gas, and connection to the user of the energy produced will also be a factor.

## **5.0 COMMUNITY BENEFITS**

Scottish Planning Policy states that where a proposal is acceptable in land use terms, and consent is being granted, local authorities may wish to engage in negotiations to secure community benefit in line with the Scottish Government Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments.

The Council is supportive of the principle of seeking community benefit from renewable energy developments, and will engage with developers and communities to deliver community as appropriate with regard to the Scottish Government's Good Practice Principles.

## **6.0 HEAT NETWORKS**

A district heat network is a system for distributing heat generated in a centralised location to meet residential and commercial heating requirements such as space and water heating. Inverclyde Council is supportive of proposals for district heating and combined heat and power systems.

District heating has a number of benefits including being more energy efficient, reducing carbon emissions, being cost effective for users and re-using heat that would be emitted into the environment. It does however require a long term investment and is best suited to high density areas where a large number of properties can be connected.

Planning has a key role to play in the development of communal heating systems through its involvement in the location, layout and design of developments. Policy 5 of the Local Development Plan supports the development of heat networks; maximising heat from existing and proposed unused and renewable heat resources.

National Planning Framework 3 (NPF3) sets out the planning priorities for heat where district heating schemes are supported as a means of achieving Scottish Government's goals for renewable heat. Scottish Planning Policy reflects the aims of NPF3 encouraging district heating in as many locations as possible. It directs Local Development Plans to:

- Use heat mapping to identify opportunities for co-location of developments with high demand with those with high heat output
- Identify where heat networks, heat storage and energy centres already exist or would be appropriate
- Support heat networks through the inclusion of policies

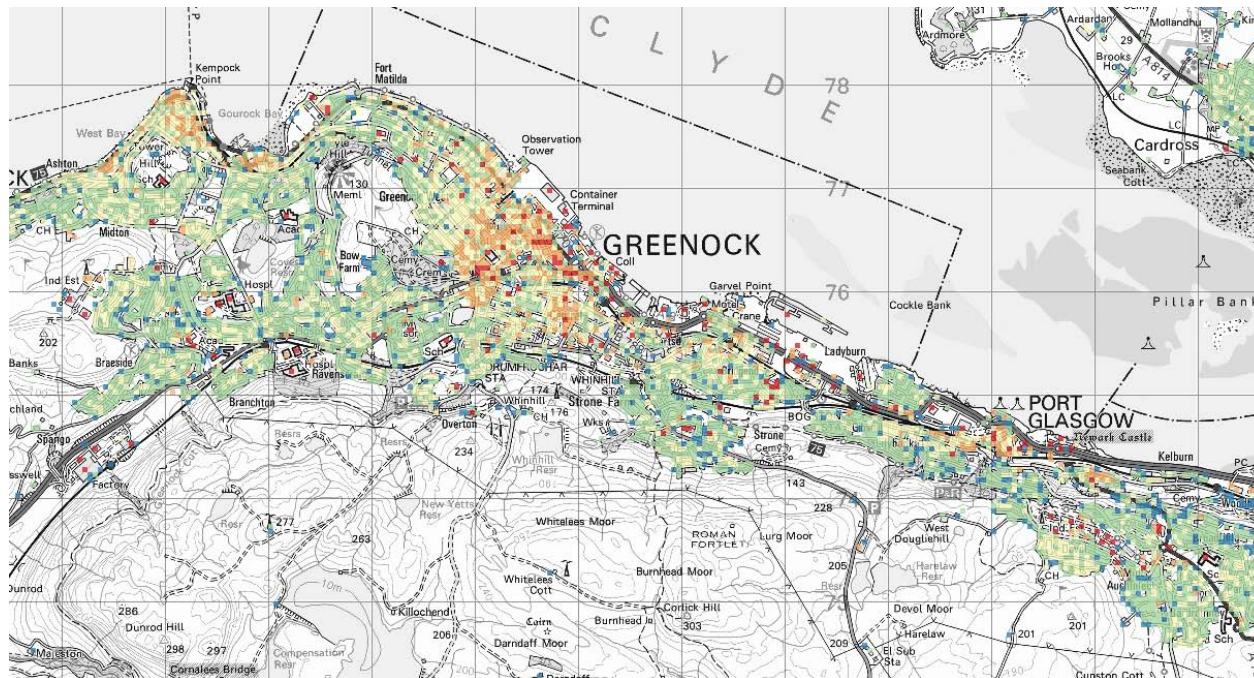
Renewable heat applications and applications for other installations producing significant amounts of excess heat will be encouraged to consider:

- creation of or connection to new and existing heat networks
- the location of installations in relation to existing or potential heat networks and significant heat users
- future proofing of new facilities to meet potential connection needs

### Heat Mapping

Heat mapping will be utilised by the Council to establish where there are sources of heat (supply) and where there is need for heat (demand). The Scottish heat map <http://heatmap.scotland.gov.uk> can be used to identify where there are opportunities for heat networks to assess heat density and proximity to heat sources.

**Diagram 8: Sample Heat Map of Greenock**



*Blue indicates areas of lowest heat demand and red the highest*

The Council is a signatory of the Scottish Heat Map Framework Agreement and will continue to provide information on gas and electricity consumption from its corporate estate to transpose the heat map for Inverclyde. Any opportunities that arise to identify co-location of heat supply and demand, arising from the heat map, will be given full consideration.

Useful link: <http://www.gov.scot/Resource/0047/00478997.pdf>

## **7.0 ELECTRIC VEHICLE CHARGING**

The Climate Change (Scotland) Act 2009 commits Scotland to reducing greenhouse gas emissions by 80% by 2050. In line with this, the Scottish Government is committed to achieving almost complete decarbonisation of road transport by 2050 leaving Scottish towns, cities and communities free from damaging emissions from petrol and diesel fuelled vehicles with the resultant benefits for health and well-being.

To facilitate the transfer to electric vehicles, a network of accessible, efficient recharging infrastructure is required to encourage their take up.

Charge points will be a mixture of both slow chargers, where vehicles can be left plugged in to charge over several hours, and rapid chargers located at accessible points where drivers can stop for 30-40 minutes to charge up during a journey.

The Council supports and encourages the use of electric vehicles and plug-in hybrid vehicles and a number of charging points have been installed across the authority to facilitate their use. The network of chargers in Inverclyde will be further expanded as more electric vehicles are introduced whilst ensuring that connection points are installed in line with emerging technological requirements.

As the drive towards increased electric vehicle use continues, there will be a need to provide charging points as part of the infrastructure of new residential, commercial and industrial developments to meet demand, in addition to providing them within the public realm. Table X details the provision that will be required based on type and size of development.

**Table 5: Requirements for Electric Vehicle Charging Points**

Type of development	Size of development	Charging points required
Commercial/Industrial development	Individual developments requiring a travel plan	5% of available spaces fitted with trickle charging point
	Large commercial/industrial /mixed use development requiring a travel plan	3% of available spaces fitted with trickle charging point, plus 2% of available spaces fitted with fast charging point
	Major commercial mixed use development	On individual merit
Residential	Single/multiple dwellings	One trickle charging point per dwelling
	Flats/apartments	20% of available spaces fitted with trickle charging point
Other	Individual developments requiring a Travel plan	3% of available spaces fitted with trickle charging point, plus 2% of available spaces fitted with fast charging point

## **LIST OF FIGURES, TABLES, DIAGRAMS AND APPENDICES**

Table 1: CO2 Reduction Targets

Table 2: Scottish Government Online Guidance

Table 3: Determination of Wind Energy Applications

Table 4: Spatial Framework

Table 5: Landscape Character Type, Turbine Size and Sensitivity

Table 6: Requirements for Electric Vehicle Charging Points

Diagram 1: Installed Renewable Energy Capacity in Scotland

Diagram 2: Group 2 Areas of Significant Protection

Diagram 3: Spatial Framework Groups

Diagram 4: Turbine Size and Landscape Sensitivity

Diagram 5: Wind Energy Applications Granted in Inverclyde

Diagram 6: Other Considerations

Diagram 7: Glasgow Airport Safeguarding Zone

Diagram 8: Sample Heat Map of Greenock

## GLOSSARY

**Photovoltaic** – a material or device in which electricity is generated as a result of exposure to light.

**Ramsar** – a site proposed or designated as being wetland of international importance, especially as a waterfowl habitat, under the 1971 Ramsar Convention and ratified by the UK government in 1976.

**Solar irradiation** – the power produced by the sun in the form of electromagnetic radiation which is perceived by humans as sunlight.

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# LOCAL DEVELOPMENT PLAN PROPOSED PLAN 2018 – DRAFT SUPPLEMENTARY GUIDANCE ON ENABLING DEVELOPMENT

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### 1.0 Introduction

### 2.0 Background

- What is Enabling Development?
- Why is Enabling Development important in Inverclyde?
- Policy Context?
- Why is Supplementary Guidance required?
- Scope of the guidance

### 3.0 Assessment Criteria

- What buildings will qualify for enabling development?
- Securing the long term future of the listed building(s)
- The 'Only Means Possible'
- The 'Minimum Necessary'
- Securing Public Benefits
- Provision of Supporting Information
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### 4.0 Supporting Processes

- Pre-Application Discussion
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- Use of Legal Agreements and Planning Conditions

### 5.0 Summary

#### Appendix

**Annex 1: Example of a typical development appraisal layout for a single phase development**

## 1.0 Introduction

- 1.1 This Supplementary Guidance is part of a suite of supplementary guidance documents supporting the Inverclyde Local Development Plan. Supplementary guidance provides detailed information on specific policies in the Inverclyde Local Development Plan, thereby enabling the Plan to focus on the spatial strategy, main policies and development proposals. Supplementary guidance has a statutory basis and should be read in conjunction with the Plan.
- 1.2 This guidance supplements Policy HE3 'Enabling Development' in the Local Development Plan by setting out the criteria for achieving compliance with the policy and identifying supporting processes.
- 1.3 The guidance is aimed at:
- Developers/professionals considering new projects;
  - Communities and interest groups considering the benefits/disbenefits of an enabling development proposal; and
  - The Regeneration and Planning Service and Inverclyde Council Councillors, who will assess and determine planning applications for enabling development
- 1.4 The guidance is structured as follows:
- Section 2.0 provides background information, including a definition of enabling development and its relevance in Inverclyde. It also sets out the national and local planning policy context, explains why supplementary guidance is required and outlines the scope of the guidance.
  - Section 3.0 sets out the assessment criteria which will be used to determine whether enabling proposals comply with Policy HE3.
  - Section 4.0 outlines a number of processes which will support the assessment and determination of enabling proposals and, where applicable, their implementation.

- 1.5 This Supplementary Guidance is supported by Annex 1: 'Checklist of information to be submitted with an Enabling Development application'.

## 2.0 Background

### What is Enabling Development?

- 2.1 Enabling development is an established planning tool. In the context of Scottish Planning Policy (2014), enabling development seeks to subsidise the cost of restoring a listed building and securing its long term future. The need for a subsidy arises when this cost is greater than the buildings resulting value to its owner, also known as the 'conservation deficit'. The concept of enabling development is that development, which would otherwise be contrary to established planning policy and not permissible, may be acceptable if it can be demonstrated that the public benefits of the proposal, e.g. restoring and securing the long term future of a listed building at risk of being lost, would outweigh any negative impacts.
- 2.2 Enabling development was confirmed as a legitimate planning tool in 1988, when the Court of Appeal, in R v. Westminster City Council ex parte Monahan, upheld the validity of a planning permission authorising office development, even though contrary to the development plan, on the basis that it would provide the funds to improve the Royal Opera House, Covent Garden, which was unobtainable by other means.
- 2.3 While enabling development can vary in type, it is most often associated with new build residential development to support the restoration and re-use (residential) of a historic building.
- ### Why is Enabling Development important in Inverclyde?
- 2.4 Enabling development has already been shown to be a relevant and important planning tool for restoring historic buildings in Inverclyde.

Prior to the adoption of the Inverclyde Local Development Plan, planning approval was granted (under the 2005 Local Plan) and work completed on a number of enabling proposals, including the redevelopment of the former Bridge of Weir Hospital at Quarriers village.



Redevelopment of the Former Bridge of Weir Hospital

- 2.5 In addition, a number of listed buildings in Inverclyde are identified on the 'Buildings at Risk Register', which highlights 'at risk' properties of architectural or historic merit throughout Scotland. Subject to compliance with Policy HE3 and the wider Local Development Plan, some of these buildings could be restored and brought back into use through enabling development.

#### Policy Context

- 2.6 Enabling development is supported by Scottish Planning Policy (2014), which states that:

*"Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset (listed building) and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The*

*resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset"*.

- 2.7 In accordance with Scottish Planning Policy, the Local Development Plan supports enabling development through Policy HE3 - Enabling Development:

#### **Policy HE3 'Enabling Development'**

*Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it can be clearly shown to be the only means preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the historic asset. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.*

#### Why was Supplementary Guidance Required?

- 2.8 While Policy HE3 provides the principle for enabling development proposals to be brought forward in Inverclyde, the additional scope provided by this Supplementary Guidance allows the process and criteria for assessing proposals to be transparent and clearly align with national planning policy and best practice.

#### Scope of the Guidance

- 2.9 While this Supplementary Guidance applies solely to enabling development, it is not intended to cover all the issues which may be associated with this type of application. For example, issues relating to the protection of the Green Belt, the design and sustainability of new build development and impact on the character and setting of listed buildings will be dealt with through Policy HC3 'Housing Development in the Green Belt and Countryside', the 'Planning Application Advice Notes' Supplementary Guidance, and Policy HE2 'Listed Buildings'. In addition, any potential environmental impacts will be identified and addressed through the policies set out in the Our

Natural and Open Spaces section of the Local Development Plan, i.e. Policies GN1-7.

**2.10** In light of the above, this Supplementary Guidance only addresses those issues which relate specifically to enabling development proposals and are not covered elsewhere in the LDP Local Development Plan. This guidance should therefore be read and applied in conjunction with other relevant Local Development Plan policies.

**2.11** The nature of enabling development means that proposals may not comply with all relevant Local Development Plan policies. Where there is conflict between policies, the final decision will be based on whether the public benefits associated with complying with planning policy decisively outweigh any disbenefits associated with non-compliance. For example, there may be situations where the public benefit of restoring a listed building does not decisively outweigh adverse impacts on the setting of the building and/or the surrounding landscape. The balance of benefits and disbenefits will be determined on a case by case basis, taking into account the merits of each proposal and consultation comments from stakeholders.

### **3.0 Assessment Criteria**

#### What buildings will qualify for Enabling Development?

**3.1** Policy HE3 requires that enabling development proposals should prevent the loss of the listed building. While the assessment of when a listed building is in danger of being lost is subjective, the 'Buildings at Risk Register' provides an independent, robust and transparent approach to the determination of a buildings condition.

#### The 'Buildings at Risk Register'

The register highlights properties of architectural or historic merit throughout Scotland, which are considered to be at risk or under threat. It is maintained by Historic Environment Scotland.

A Building at Risk is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- Vacant with no identified new use

- Suffering from neglect and/or poor maintenance
- Suffering from structural problems
- Fire damaged
- Unsecured and open to the elements
- Threatened with demolition

It should be noted that the above list is not exhaustive and other criteria may sometimes be considered when assessing a building for inclusion in the Register.

Anyone can suggest that a building should be added to the Register as long as it meets one of the criteria listed above.

**3.1** To comply with this policy requirement, enabling proposals should relate to a listed building(s) identified on the 'Buildings at Risk Register' at the time of application or demonstrate that other justifiable circumstances exist.

**3.2** Listed buildings which have previously been granted planning approval for enabling development, and where work has been completed, will not be supported for further enabling development. Incremental enabling development would not only be contrary to the key objective of 'securing the long term future of the listed building', but would also distort the assessment of public benefit/disbenefit, as the full impact of enabling development could not be known in advance.

#### Securing the long term future of the Listed Building

**3.3** Policy HE3 requires that enabling development proposals secure the long term future of the listed building(s) to which they relate. To comply with this policy requirement, proposals should demonstrate that they will secure the restoration, appropriate re-use, and ongoing management/maintenance of the listed building, through submission of:

- A Conservation Plan, defining all aspects of significance of the building and landscape, its vulnerability, and guidelines or policies for sustaining its significance. This should include consideration of where any new build enabling development would be most appropriately sited.

- A Conservation Management Plan, which sets out the ongoing actions necessary to sustain the significance of a listed building once works to restore and re-use the building have been completed. In particular, it should identify:
  - a) who will be responsible for the long-term management of the listed building
  - b) the necessary maintenance tasks and the frequency with which they will be undertaken.
  - c) how future maintenance will be funded in the long term

**3.4** These plans should be prepared by a suitably accredited professional in building conservation. Historic Scotland's 'Conservation Plans: A Guide to the Preparation of Conservation Plans' (2000) provides useful information on conservation planning and management.

**3.5** It is important that restoration works are carried out as soon as possible, in order to prevent further deterioration of the listed building(s). In light of this, proposals must demonstrate how the funds raised by the enabling development will be channelled into the restoration of the listed building at the earliest possible opportunity, i.e. through a phasing plan.

#### The Only Means Possible

**3.6** Policy HE3 requires that enabling proposals are the '**only means**' of preventing the loss of a listed building and securing its long term future. This reflects the fact that enabling development should only be used as a last resort as it often requires disbenefits to be accepted in return for greater public benefits. In addition, enabling is an inefficient means of funding a conservation deficit, usually requiring development with a value of three or four times the conservation deficit to break even.

**3.7** To comply with the above policy requirement, an options appraisal should demonstrate that:

1. a number of potential uses have been investigated, with the proposed use being the optimum viable use that is compatible with the listed building.
2. the listed building has been subject to market testing, unless:
  - it has been unsuccessfully marketed during the past 18 months or has been recently acquired for a price that reflects the current condition.

Where a listed building forms part of a larger historic entity, i.e. a Garden and Designed Landscape, it is expected that the historic entity will be market tested, unless it can be demonstrated, to the satisfaction of the Council and Historic Environment Scotland, that this would be inappropriate. This approach is intended to prevent the detrimental fragmentation of the historic entity through the sale of the listed building only.

Market testing will normally include the offer of the unrestricted freehold or long leasehold (125 years or more) on the market at a realistic price reflecting the condition of the place, the presumption to retain and restore the asset, and, so far as ownership allows, with an appropriate curtilage. There should be no inflation of the price in the hope of demolition or additional development. The marketing should be carried out by a suitable firm of chartered surveyors or estate agents and include the placing of advertisements in all relevant journals. Assuming normal market conditions, the minimum period of active marketing will be six months. The emphasis must be on active marketing rather than merely placing the property's details on a website after an initial advertising campaign.

3. The potential for grant aid has been investigated and none is available. Where grant aid is available, but insufficient to cover the conservation deficit, this should be used in combination with enabling development to restore and secure the future of the listed building. Available grant aid should be included in the 'development appraisal' to be submitted with the planning application.

4. no other groups, such as a development trust, are willing to undertake the project.

#### The Minimum Necessary

- 3.8** Policy HE3 requires enabling development proposals to be the ‘**minimum necessary**’ to restore and secure the long term future of a listed building(s). This reflects the fact that enabling development can only be justified by the inherent lack of viability of the listed building, not an owner’s inability to fund a commercially viable scheme.
- 3.9** To comply with this policy requirement, proposals should meet, but not exceed an identified ‘conservation deficit’, which exists when the existing value, plus the development cost (e.g. restoration, conversion to an appropriate use and developer profit), exceeds the value of the listed building after development.
- 3.10** With regard to developer profit, it is right and proper that a developer be allowed a fair and reasonable return on their investment, to reflect the risk involved in the development project. The appropriate level of developer profit will be determined on a case by case basis, taking into account the location of the development, length of development period, the target market, complexity of the scheme, possibility of unforeseen problems (although a contingency figure in the building costs should take this risk into account) and the stability of interest rates etc.
- 3.11** Compliance with this policy requirement should be confirmed through submission of a development appraisal, which covers all financial aspects of the proposed enabling development in sufficient detail to enable scrutiny and verification by the Council. The development appraisal must establish and justify the ‘need’ for enabling development and the scale of development necessary to meet that need. A template for a typical development appraisal is provided in Annex 1. While this template is for a single phase development, it can be adapted to cover multi-phase proposals and a variety of circumstances.
- 3.12** The development appraisal should be substantiated by:
  - a) justification for current value, if not nominal;

- b) justification for end values, based on comparable transactions;
- c) detailed costed schedules of works;
- d) justification for any other exceptional costs; and – sensitivity analysis

#### **3.13** Enabling proposals will not be justified where:

- a developer pays a higher price for a development opportunity than is justified by market conditions
- market conditions change to such an extent that the developer may not be able to realise the anticipated return on their investment.
- the owner’s insurance is considered inadequate to meet the cost of repair and reinstatement following a normally insurable loss.

#### Public Benefits

- 3.14** Enabling development is often contrary to one or more planning policies and justified on the basis that the public benefits of the proposal decisively outweigh any disbenefits. While the restoration of a listed building is the key public benefit derived from enabling development, in terms of contributing to the retention and maintenance of the wider historic environment, it does not provide a direct benefit to the public/local community, who are likely to be most directly affected by any disbenefits. In light of this, a proposal should demonstrate how it will provide a significant public benefit, in addition to the restoration of the listed building. It is expected that public benefits will be directly related to the use of the listed building and/or its setting. However, off-site public benefits, which are proportionate to the proposed development, will be considered. While not exhaustive, the following is a list of potential benefits.
  - New or improved public access to the listed building and/or its setting
  - Restoration/reinstatement of the setting of the listed building (must be accompanied by public access)
  - Biodiversity enhancements on site (must be accompanied by public access)

- Conversion of the listed building to a public use (i.e. tourist attraction, education facility etc)
- Provision of Employment opportunities

**3.15** The appropriateness and significance of public benefits will be determined by the Regeneration and Planning Service, taking into account the scale and impact of the proposal and public comment received during the statutory 21 day consultation period.

#### Location of New Build Development

**3.16** In some cases applicants, who own or have control of land outwith the site of the listed building, may wish to locate the new build element off-site, either because there is no scope for new build development within the curtilage of the site, or to remove potential impacts on the setting of the listed building. This type of proposal will be considered on its merits, including the suitability of the off-site location. It should be noted that any additional costs associated with off-site development, such as the purchase of land, will not be accepted as a 'development cost', as this will increase the 'conservation deficit' and the scale of enabling development required to meet it. This would be contrary to the principle of 'the minimum necessary'.

#### Provision of Supporting Information

**3.17** Supporting information should be of sufficient detail to allow the Regeneration and Planning Service and its consultees to make an informed decision on whether an enabling proposal meets the criteria set out in this Supplementary Guidance. While some of the requirements for supporting information have already been highlighted under specific criteria, applicants should ensure that all the supporting information listed below is submitted with a planning application.

Checklist:

1. A report, including survey drawings, showing the existing form of the building and associated landscape and how it has developed through time.

2. A Conservation Plan, defining all aspects of significance of the building and landscape, its vulnerability, and guidelines for sustaining its significance
3. A Conservation Management Plan, which sets out the ongoing actions necessary to sustain the significance of a listed building once works to restore and re-use it have been completed. In particular, it should identify:
  - a. who will be responsible for the long-term management of the listed building
  - b. the necessary maintenance tasks and the frequency with which they will be undertaken.
  - c. how future maintenance will be funded in the long term
4. A design and access statement
5. An options appraisal (covering potential uses and sources of funding)
6. Proposals, defined in sufficient detail to understand their impact on the significance of the place
7. A development appraisal, substantiated by:
  - justification for end values, based on comparable transactions
  - detailed costed schedules of works
  - justification for any other exceptional costs; and sensitivity analysis
  - justification for current value
8. A Phasing Plan
9. Pre-Application Consultation Report (where undertaken)
10. A parallel application (if applicable) for scheduled monument consent or listed building consent

#### Type of planning application

**3.18** As highlighted in the sections above, the determination of enabling development applications requires a full understanding of the benefits and disbenefits of each proposal, which can only be achieved if a sufficient level of detail is submitted with the application. For example, detailed information on layout and design and the financial justification are required to determine the proposals impact on the listed building and its setting and to establish and quantify the need for enabling. In light of this, applications for planning permission in principle, where substantive matters are reserved for later approval, are not appropriate and all enabling development proposals must be submitted as full/detailed planning applications.

#### **4.0 Supporting Processes**

##### Pre-Application Discussion

**4.1** Applicants are encouraged to engage in pre-application discussion with the Regeneration and Planning Service, in order to highlight the key issues and identify any obstacles which need to be addressed. This should avoid unrealistic expectations and ensure that the determination of planning applications is not unduly protracted.

##### Professional Advice

**4.2** An enabling development application will include detailed supporting information on a wide range of issues, including building conservation/management and development finance. The process of assessing and verifying this information requires a range of professional skills. While the Council will, whenever possible, utilise internal resources and statutory consultees, independent professional advice may be sought to verify supporting information. For example, where appropriate, an independent professional in building conservation may be used to verify the conservation statement and conservation management plan.

**4.3** For all enabling development applications, an independent professional agency, chosen by the Council, will be used to verify the financial justification (development appraisal) submitted.

##### Consultation Process

**4.4** Since the principle of enabling development involves a degree of disbenefit being accepted in return for a greater public benefit, it is important that the views of stakeholders are integrated into the decision making process. This will be achieved through the consultation process. As a statutory consultee, Historic Environment Scotland will be consulted on all enabling development proposals, with other bodies, such as the Architectural Heritage Society of Scotland and the Scottish Civic Trust, consulted as and when required. The statutory 21 day public consultation period will provide the opportunity for local communities to comment. Applicants are encouraged to carry out pre-application public consultation, in the form of one public meeting. This will enable local communities to contribute to the identification of public benefits and provide the opportunity for any concerns/issues to be identified and resolved before submission of a planning application. Where pre-app consultation is undertaken, a consultation report, setting out the issues raised and how these have been taken into account, should be submitted with the planning application.

##### Use of Legal Agreement and/or Planning Conditions

**4.5** A Section 75 legal agreement and/or planning conditions will be used to ensure that the design, layout, public benefits and phasing agreed at the development management stage are delivered.

#### **5.0 Summary**

**5.1** Scottish Planning Policy makes it clear that the planning system has a role to play in preventing the loss of listed buildings and securing their long term future by supporting 'enabling development', where appropriate.

**5.2** This Supplementary Guidance provides the detailed criteria for assessing compliance with Policy HE3 and identifies the supporting information required. In particular, the criteria clarifies when a listed building will be considered at risk of being lost, when a proposal is the 'only means' and the 'minimum necessary' to restore and secure the long term future of a listed building and what public benefits will be appropriate. The guidance does not address those issues which relate to enabling development, but are covered elsewhere in the Plan.



- 5.3** This Supplementary Guidance also sets out the processes which will support the assessment, determination and implementation of enabling applications, including pre-application discussions, professional advice, the consultation process, and the use of legal agreements and/or planning conditions.
- 5.4** This guidance should be read and applied in conjunction with other relevant Local Development Plan policies and supplementary guidance documents.

## ANNEX 1

### Example of a typical development appraisal layout for a single-phase development

#### Site costs

Market value of property in existing condition

Costs incidental to acquisition:

Stamp Duty Land Tax on acquisition at market value legal fees on acquisition at market value  
agent's fees on acquisition at market value reasonable holding costs

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Total site costs £ xxx

#### Design and construction

Survey costs

Research and analysis costs

Contamination costs

Construction costs:

- repair
- conversion
- New build

Landscaping costs

Professional fees:

- project manager
- architect/surveyor
- landscape architect
- quantity surveyor
- structural engineer
- M&E engineer
- planning supervisor
- other

Contingency on design and construction costs

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Total design and construction costs £ xxx

#### Statutory and other charges

Planning fee

Building control fee

Funding and valuation fees:

- funding fees
- financial cap
- bank valuation fee
- bank's legal and monitoring fees second charge costs

Payments required under Article 40 agreement

Legal costs of Article 40 agreement

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Total statutory and other charges £ xxx

**Interest (preferably calculated by way of cash flow)**

Site cost + fees

Construction + fees

Statutory and other charges

Voids

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Total interest costs £ xxx

**Letting and sales costs**

Agent's letting fees

Legals on letting agent's sale fees

Legals on sales promotion costs

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Total letting and sales costs £ xxx

**Deductions from costs**

Short-term income from site

Grants

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Total deductions (£ xxx)

**Developer's profit**

Total @ x % on net costs £ xxx

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TOTAL COSTS £ xxx

COMPLETED MARKET VALUE OF SCHEME (£ xxx)

SURPLUS/DEFICIT £ 0

**NOTES:**

In an enabling development scheme, the surplus/deficit should be approximately zero.

Developer's profit is calculated on all costs except any cash grant or subsidy from public funds.

## 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