
Report To:	Environment and Regeneration Committee	Date:	29 October 2020
Report By:	Corporate Director Environment, Regeneration and Resources	Report No:	E&R/20/10/03/SJ/AW
Contact Officer:	Alan Williamson	Contact No:	01475 712491
Subject:	Development Plan Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to consider and approve a number of matters relating to development planning in Inverclyde.

2.0 SUMMARY

- 2.1 The Development Plan for the Inverclyde area is comprised of the Glasgow and the Clyde Valley Strategic Development Plan (known as Clydeplan), which was approved by the Scottish Ministers in July 2017, and the Inverclyde Local Development Plan which was adopted in August 2019. An Action Programme for the implementation of the policies and proposals of the Local Development Plan is included for approval in Appendix 1.
- 2.2 In July 2020, a decision of the Court of Session quashed Chapter 7 of the Local Development Plan ('Our Homes and Communities'). Because of this, a new Local Development Plan is being prepared. A Development Plan Scheme and Participation Statement setting out the timetable for preparing the new Plan and how participation in the preparation process will be encouraged and enabled is included for approval in Appendix 2.
- 2.3 To provide a planning policy framework for housing and community facilities whilst the new Local Development Plan is being prepared a Planning Policy Statement on 'Our Housing and Communities' has been prepared. It is included for approval in Appendix 3.
- 2.4 The Council's response (already submitted because of the deadline for responses) to a Scottish Government consultation on planning matters relating to housing and the presumption in favour of sustainable development is included in Appendix 4 for endorsement by the Committee.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the committee:
- (a) Notes the Action Programme associated with the Inverclyde Local Development Plan at Appendix 1;
 - (b) Approves the 2020 Development Plan Scheme and Participation Statement at Appendix 2;
 - (c) Approves the Planning Policy Statement on Our Housing and Communities at Appendix 3; and
 - (d) Endorses the response submitted by the Council to the Scottish Government's Technical Consultation on Proposed Policy Amendments to Scottish Planning Policy.

Stuart W. Jamieson
Head of Regeneration and Planning

4.0 BACKGROUND

- 4.1 The Development Plan is a statutory document prepared by planning authorities which sets out strategy and policies for the use of land and buildings within the area it covers. The Development Plan covering the Inverclyde Council area is comprised of the Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan), which was prepared in partnership with the 7 other Glasgow city-region local authorities, and the Local Development Plan. Together with the National Planning Framework 3, Scottish Planning Policy and the Council's own planning guidance, the Development Plan provides the planning framework for future development of the area and forms the basis for the determination of planning applications.

5.0 DEVELOPMENT PLAN UPDATE

Strategic Development Plan

- 5.1 The Glasgow and the Clyde Valley Strategic Development Plan, known as Clydeplan, was approved by the Scottish Ministers in July 2017 and remains part of the development plan. Under the Planning (Scotland) Act 2019 ("the new Act"), Strategic Development Plans are no longer to be prepared. Instead, planning authorities are to prepare Regional Spatial Strategies. At this time it is intended that a Regional Spatial Strategy will be prepared for the Glasgow City-region area, as per Clydeplan. Regional Spatial Strategies will not form part of the development plan, but planning authorities must have regard to them when preparing a local development plan. At the request of the Scottish Government, an Indicative Regional Spatial Strategy has been prepared for the Glasgow City-Region so that it can be taken into account in the preparation of National Planning Framework 4. The Indicative Regional Spatial Strategy was approved by the Clydeplan Joint Committee in June 2020. It is not a material consideration in determining planning applications.

Local Development Plan

- 5.2 The Inverclyde Local Development Plan was adopted on 26 August 2019. However, as reported to the 27 August 2020 Committee, the Court of Session has quashed Chapter 7 ('Our Homes and Communities') of the Plan, meaning that the Council does not have a planning policy framework for housing development, residential areas and community facilities. This matter is addressed further in paragraphs 5.7-5.9 below.
- 5.3 At its August 2020 meeting, the Committee agreed to the preparation of a new Local Development Plan for Inverclyde and this process has commenced. A 'call for sites' was held through September, the participant database was refreshed, and meetings have commenced with participants/stakeholders. The timetable for the preparation of that Plan remains as set out in the August committee paper with key dates as follows:
- December 2020 – publication of Main Issues Report
 - April 2021 – publication of Proposed Plan
 - August 2021 – submission of Proposed Plan to Scottish Ministers for Examination
 - April 2022 – adoption of Local Development Plan.

Supplementary Guidance

- 5.4 Under the current development plan system, supplementary guidance forms part of the development plan. The status of the supplementary guidance associated with the 2019 Inverclyde Local Development plan is set out in the table below.

Supplementary Guidance	Status
Planning Application Advice Notes	Adopted
Enabling Development	Adopted
Priority Places	Draft published April 2018
Energy	Draft published April 2018
Development Briefs for Housing Sites	Requirement for this Supplementary Guidance will be considered as part of the Local Development Plan review.

Development Affecting Trees	Requirement for this Supplementary Guidance will be considered as part of the Local Development Plan review.
Delivering Green infrastructure Through New development	Requirement for this Supplementary Guidance will be considered as part of the Local Development Plan review.
Affordable Housing in the Inverclyde Villages	Requirement for this Supplementary Guidance will be considered as part of the Local Development Plan review.

Local Development Plan Action Programme

- 5.5 Local Development Plans are required to be accompanied by an Action Programme setting out how the planning authority propose to implement the Plan. The Action Programme is to set out a list of actions required to deliver each of the Plan's policies and proposals, the name of the person responsible for the action, and the timescale for it. Action Programmes are to be kept under review and updated and republished at least every two years. The October 2020 update of the Inverclyde Local Development Action Programme is attached at Appendix 1.

Development Plan Scheme and Participation Statement

- 5.6 The Council is required to prepare a Development Plan Scheme and Participation Statement annually. The Development Plan Scheme sets out what development plans are in place and the timetable for preparing the replacements. The Participation Statement sets out how communities and organisations will be involved in plan preparation. It is attached at Appendix 2 for approval.

Planning Policy Statement on Our Homes and Communities

- 5.7 As advised in paragraph 5.2, the Court of Session quashing of the 'Our Homes and Communities' chapter of the Inverclyde Local Development Plan leaves the Council without a planning policy framework for housing development, residential areas and community facilities. To address this a Planning Policy Statement on 'Our Homes and Communities' has been prepared and is attached at Appendix 3 for approval. The Planning Policy Statement will not form part of the development plan but will be a material consideration in the determination of planning applications. It will be superseded when the Proposed Local Development Plan is published, which is scheduled for April 2021.
- 5.8 The Planning Policy Statement sets out the latest housing land supply situation in Inverclyde (base date 31 March 2019), taking account of the different tenures, timeframes and geographies in effect in Inverclyde, and also the two calculations that are required: (1) maintaining an effective 5-year land supply at all times and (2) meeting the housing land requirement. The findings of this are that a five-year effective supply of land exists for all tenures and geographies. Based on sites included in the Planning Policy Statement, the housing land requirement is met in the full Renfrewshire Housing Sub-Market Area for private housing in the period to 2024, although if the Inverclyde part of that market area is considered in isolation a shortfall of 39 units is identified. There is also sufficient land for affordable housing to meet the housing land requirement in the 2019-2024 period in the Inverclyde Council area. However, there is a shortfall of land to meet the private housing land requirement in the Inverclyde Housing Market Area (601 units) and the Inverclyde Council area (640 units) in the 2019-2024 period. The differences exist because of different methodologies for calculating the housing land requirement and maintaining the 5-year effective land supply, mainly because, in the former calculation, account is taken of below target completions in previous years. The Planning Policy Statement does not seek to identify additional land to address this shortfall as that would be more appropriately undertaken through the Local Development Plan review process which is underway.
- 5.9 In summary, the Planning Policy Statement goes on to include:
- A policy for the assessment of housing sites brought forward to meet an identified shortfall (Policy A)
 - A requirement for 25% of houses on greenfield housing developments in the Inverclyde villages to be for affordable housing (Policy A/Policy B)
 - Identification of 67 sites with capacity for 5,423 houses (Policy B/Schedule 1). This is based on sites that were identified in the quashed chapter of the 2019 Local Development Plan, plus three additional sites with planning permission (R10 Dougliehill Terrace, R33 West Blackhall

Street, R37 Ardgowan Square). All sites included have therefore been through examination or have planning permission. Some of the sites included have started and may be near completion, but are included as they are contributing units since the 2019 base date.

- Criteria for the assessment of small scale residential development in the green belt and countryside (Policy C)
- Protection of the amenity, character and appearance of residential areas (Policy D)
- Protection of community facilities and identification of community facility opportunities (Policy E/Schedule 2).

Scottish Government: The Scottish Planning Policy and Housing – Technical Consultation on Proposed Policy Amendments

- 5.10 In July 2020 the Scottish Government issued a consultation on proposed changes to Scottish Planning Policy. This proposes substantive changes to Scottish Planning Policy, specifically in relation to the presumption in favour of sustainable development and housing matters. The Committee will be interested to note that the consultation paper states at paragraph 5 “Furthermore, a recent decision by the Court of Session on an appeal by Gladman Developments Ltd raises a number of questions about the current wording of the policy that we now believe require clarification” and later under paragraph 11 “We do not consider the Court’s interpretation of the current wording of the presumption to be consistent with our policy intention.”
- 5.11 The Council responded to the consultation in time to meet the 9 October 2020 deadline and a copy of the response is attached at Appendix 4 for Committee endorsement.

6.0 IMPLICATIONS

6.1 Finance

There are no financial implications associated with this report.

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs/(Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments

6.2 Legal

There are no legal implications associated with this report.

6.3 Human Resources

There are no personnel implications associated with this report.

6.4 Equalities

Equalities

- (a) Has an Equality Impact Assessment been carried out?

	YES
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

6.5 Repopulation

The identification of land for housing will assist the Council's repopulation agenda.

7.0 CONSULTATIONS

7.1 Relevant Council services were consulted in the preparation of this report.

8.0 LIST OF BACKGROUND PAPERS

8.1 Indicative Regional Spatial Strategy for Glasgow City-Region, June 2020
 Scottish Government Technical Consultation on Proposed Policy Amendments to The Scottish Planning Policy and Housing, July 2020

Appendix 1 – Local Development Action Programme September 2020

Appendix 2 – Development Plan Scheme and Participation Statement 2020

Appendix 3 – Draft Planning Policy Statement on Our Homes and Communities

Appendix 4 – Response to Scottish Government Technical Consultation on Proposed Policy Amendments to The Scottish Planning Policy and Housing

1. ACTIONS TO DELIVER PRIORITY PROJECTS AND PLACES

Priority Project/Place	Proposal	Progress (September 2020)	Future Action Required	Action Lead	Timescale
Greenock Ocean Terminal (City Deal)	New cruise ship terminal	Cruise ship berthing pontoons are complete and installed. Construction of cruise ship terminal building has stalled following administration of contractor.	Complete construction of terminal building	IC Regeneration & Planning	April 2022
Inverkip infrastructure (City Deal)	Road improvements	Strategic Business Case approved.	Final Business Case to be submitted	IC Regeneration & Planning	December 2020
Inchgreen, Grenock (City Deal)	Marine uses	Strategic Business Case approved.	Final Business Case to be submitted	IC Regeneration & Planning	December 2020
Affordable housing supply programme	Delivery of new social rented housing	There was 207 social rented housing units completed under the More Homes Scotland programme between April 2016 and March 2020.	Ongoing development of new affordable housing.	River Clyde Homes Oak Tree HA Cloch HA Sanctuary Housing Link Housing	March 2021
Early learning and childcare	Delivery of new early learning and childcare facilities	Various new build/extension/refurbishment projects completed.	Implement remainder of projects.	IC Legal and Property Services	August 2021
Inverclyde cemetery capacity	Delivery of new cemetery capacity	Decision taken to expand existing cemetery at Knocknairshill to provide additional capacity in the short to medium term.	Commence Knocknairshill expansion.	IC Environmental and Commercial Services	To be confirmed
			Identify a new site for longer term provision.	IC Environmental and Commercial Services	To be confirmed
The Harbours,	Mixed use development	Outline planning permission	Ongoing marketing	Peel Land and	Ongoing

Priority Project/Place	Proposal	Progress (September 2020)	Future Action Required	Action Lead	Timescale
Greenock		and masterplan approved in 2006. Beacon Theatre and pub/restaurant have been developed.	of the site's development opportunities.	Property	
James Watt Dock/ Garvel Island, Greenock	Mixed use development	Outline planning permission issued in 2010. Site access improvement and public realm works undertaken. Sugar sheds made wind and watertight. Development of 137 houses by River Clyde Homes underway. Planning permission for new marina building issued.	Complete James Watt Dock (East) development	River Clyde Homes	March 2022
Former Inverkip Power Station (For City Deal actions see above)	Mixed use development	Structures demolished and site cleared between 2010-2013. Proposal of Application Notice submitted October 2018.	Submission of planning application	Scottish Power plc	November 2020
Woodhall, Port Glasgow	Housing development with facilities	138 houses developed by River Clyde Homes	Preparation of Port Glasgow Eastern Gateway study	IC Housing & Planning	December 2020
Peat Road/Hole Farm, Greenock	Housing development with facilities	Planning application submitted for 78 houses	Determination and implementation of planning permission	IC Development Management River Clyde Homes	
Spango Valley, Greenock	Mixed use development	Proposal of Application Notice submitted September 2019	Determination of planning application	Advance Construction Ltd & IC Planning	December 2020

Priority Project/Place	Proposal	Progress (September 2020)	Future Action Required	Action Lead	Timescale
Broomhill & Drumfrochar, Greenock	Mixed use development	Preparation of Central East Greenock Masterplan 2014	No actions currently proposed		
		Construction of new Greenock Health and Care Centre commenced	Completion of Greenock Health and Care Centre	NHS Greater Glasgow and Clyde Inverclyde Health and Social Care Partnership	March 2021
Clune Park, Port Glasgow	Housing-led regeneration	Masterplan prepared and 274 properties have been removed from the market out of an estate total of 430.	Housing vision to be prepared based on specialist need provision	IC Housing Strategy	March 2021
			Purchase and close BTS flats	IC Legal & Property Services	Ongoing
			Preparation of Port Glasgow Eastern Gateway study	IC Planning & Housing Strategy	December 2020
Regent Street, Greenock	Suitable for various uses	Site has been brought into use as a builder's merchant yard	No action currently required	N/a	N/a

2 ACTIONS TO DELIVER NETWORK OF CENTRE OPPORTUNITIES

Network of Centre Opportunity	Progress (November 2020)	Future Actions Required	Action Lead(s)	Timescale
C1 – 15 Nelson Street, Greenock	No actions currently proposed.			
C2 – 16 West Stewart	Report to Environment and	Discussions with site owner.	IC Regeneration & Planning	Ongoing

Network of Centre Opportunity	Progress (November 2020)	Future Actions Required	Action Lead(s)	Timescale
Street, Greenock	Regeneration Committee on 2 May 2019 re underutilised sites in Greenock town centre agreed action to bring these sites back into productive use.		IC Legal and Property	
C3 – 4 West Stewart Street, Greenock	No actions currently proposed.			
C4 – 25 West Stewart Street, Greenock	Report to Environment and Regeneration Committee on 2 May 2019 re underutilised sites in Greenock town centre agreed action to bring these sites back into productive use.	Discussions with site owner.	IC Regeneration & Planning IC Legal and Property	Ongoing
C5 – Cumberland Walk Local centre, Greenock	Previous buildings demolished and cleared.	Proposals for site to be finalised.	River Clyde Homes Inverclyde Council	To be confirmed.
C6 – Inverkip Local Centre	No actions currently proposed			

3 ACTIONS TO DELIVER BUSINESS AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Business/Industrial Development Opportunity	Progress (September 2020)	Future Actions Required	Action Lead(s)	Timescale
PORT GLASGOW				
E1 – Kelburn (Parklea Road)		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E2 – Duchal Road		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E3 – Newark Street		Discuss future actions with site owner.	IC Planning Policy team	December 2020
GREENOCK				
E4 – Bogston Lane	Planning permission granted for eight Class 4, 5 and 6 units (June 2020)	Discuss future actions with site owner.	IC Planning Policy team	December 2020
E5 – Port Glasgow Road (south)		Discuss future actions with site owner.	IC Planning Policy team	December 2020

Business/Industrial Development Opportunity	Progress (September 2020)	Future Actions Required	Action Lead(s)	Timescale
E6 – Port Glasgow Road (north)		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E7 – Inchgreen	See Table 1			
E8 – Sinclair Street		IC Planning to contact landowner/developer to identify/discuss future actions		
E9 – James Watt Dock/ Garvel Island	See Table 1			
E10 – Main Street		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E11 – Cartdyke Avenue		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E12 – Crescent Street		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E13 – Ingleston Street		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E14 – Scott Street		Discuss future actions with site owner.	IC Planning Policy team	December 2020
E15 – Baker Street	Development commenced	Completion of development	Riverside Inverclyde Property Holdings	To be confirmed.
E16 – Regent Street	See Table 1			
E17 – Spango Valley	See Table 1			
E18 – Larkfield Industrial Estate		Discuss future actions with site owner.	IC Planning Policy team	December 2020

4 ACTIONS TO DELIVER LOCAL DEVELOPMENT PLAN POLICIES

Policy	Progress (September 2020)	Future Actions Required	Action Lead (s)	Timescale
1 – Creating successful places	Planning Application Advice Notes Supplementary Guidance submitted to Scottish Government for	Adopt Planning Application Advice Notes Supplementary Guidance	IC Planning Policy team	October 2020

	adoption			
2 – Priority projects	See Table 1			
3 – Priority places	See Table 1			
4 – Supplying energy	Draft Supplementary Guidance on Energy published March 2018	Revised draft Supplementary Guidance to be published for consultation	IC Planning Policy team	April 2021
5 – Heat networks	Draft Supplementary Guidance on Energy published March 2018	Revised draft Supplementary Guidance to be published for consultation	IC Planning Policy team	April 2021
6 – Low and zero carbon generating technology	N/a	Guidance to be included in revised Draft Supplementary Guidance on Energy	IC Planning Policy team	April 2021
7 – Waste reduction and management	There is no identified need for additional waste management facilities during the life of the LDP.	N/a	N/a	N/a
8 – Managing flood risk	<p>The Council has completed the following relevant actions in the Clyde and Loch Lomond Flood Risk Management Plan:</p> <p>1) Cartsburn Flood Prevention Scheme 2) Bouverie Flood Prevention Scheme</p> <p>Work has commenced on the Surface Water Management Study.</p>	Continue implementation of relevant actions in the Clyde and Loch Lomond Flood Risk Management Plan	IC Roads and Transportation/Development Management	Ongoing
9 – Surface and waste water drainage	No actions currently proposed.			
10 – Promoting sustainable and active travel	The Council adopted an Active Travel Strategy (ATS) in 2018.	Continue delivery of the Council's Smarter Choices Smarter Places programme	IC Roads and Transportation	Ongoing
	Behaviour change actions in the Active Travel Strategy	Continue delivery of the infrastructure actions in the Active Travel Strategy.	IC Roads and Transportation	Ongoing

	are being delivered through the Council's Smarter Choices Smarter Places programme. A dedicated Active Travel Strategy officer (post shared with Sustrans) has been progressing the infrastructure actions in the Active Travel Strategy.	Preparation of Planning Guidance on Active Travel	IC Planning Policy Team	April 2021
11 – Managing impact of development on the transport network	High level impact appraisal of LDP development allocations along the A78.	No actions currently proposed	IC Development Management/Roads and Transportation	Ongoing
12 – Air quality	Annual Air Quality Progress Report for Inverclyde published in June 2020.	Annual Air Quality Progress Report	IC Environmental & Public Protection	Ongoing
13 – Communications infrastructure	No actions currently proposed.			
14 – Green belt and countryside	No actions currently proposed.			
15 - Soils	No actions currently proposed.			
16 – Contaminated land	No actions currently proposed.			
22 – Network of centres strategy	Annual monitoring of town centres	Continue annual monitoring of town centres	IC Planning Policy team	Ongoing
23 – Greenock town centre retail core				
24 – Network of centres sui generis uses				
25 – Business and industrial areas	Annual monitoring of business/industrial areas and development	Continue annual monitoring of business/industrial areas and development	IC Planning Policy team	Ongoing
26 – Business and industrial development opportunities	See Table 5.			
27 – Tourism development	No actions currently proposed.			
28 – Conservation areas	Finalised Conservation Area Appraisals in place for	Prepare Conservation Area Appraisals for remaining 6	IC Planning Policy team	December 2022

	Greenock West End and Quarrier's Homes conservation areas.	conservation areas		
	Draft Article 4 Direction for all conservation areas approved by for consultation in March 2020.	Consult on draft Article 4 Direction, finalise for committee approval and submit to Scottish Government.	IC Planning Policy team	March 2021
29 – Listed buildings	No actions currently proposed.			
30 – Enabling development	Supplementary Guidance on Enabling Development was adopted in February 2020.	No actions currently proposed.		
31 – Scheduled monuments and archaeology	Scheduled Monuments records completed	Complete update of archaeological records	IC Planning Policy team	December 2020
32 – Gardens and designed landscapes	No actions currently proposed			
33 – Biodiversity and geodiversity	Statement of Importance for West Renfrew Hills Local Landscape Area approved in October 2019.	Biodiversity Duty Report due for update 2021	IC Planning Policy team/Development Management	August 2021
34 – Trees, woodland and forestry		Preparation of draft Supplementary Guidance on Development Affecting Trees.	IC Planning Policy team	April 2021
35 – Open spaces and outdoor sports facilities	A Greenspace Audit is underway.	Complete Greenspace Audit	IC Planning Policy Team	April 2021
		Consult on key elements of future Greenspace Strategy in the LDP Main Issues Report		Dec 2020
		Preparation of Greenspace Strategy		April 2021
36 – Delivering green infrastructure through new development		Preparation of Supplementary Guidance on Green Infrastructure	IC Planning Policy	April 2021
37 – Clyde Muirshiel Regional Park	No actions currently proposed.			
38 – Path network	No actions currently proposed			

39 – Water environment	No actions currently proposed.
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**INVERCLYDE LOCAL DEVELOPMENT PLAN
DEVELOPMENT PLAN SCHEME AND PARTICIPATION STATEMENT
OCTOBER 2020**

INTRODUCTION

This Development Plan Scheme and Participation Statement outlines the stages and timetable for preparing the next Local Development Plan (LDP) and provides information on how you can get involved at key stages.

We will update the Development Plan Scheme and Participation Statement annually to keep you informed of how the preparation of the next Plan is progressing and how you can be involved in its preparation.

DEVELOPMENT PLAN SCHEME

What is a Development Plan?

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

What is the current Development Plan for Inverclyde?

- The Glasgow and the Clyde Valley Strategic Development Plan, which was approved 24th July 2017 and can be viewed at: <https://www.clydeplan-sdpa.gov.uk> . This plan covers the eight Glasgow City Region local planning authorities, including Inverclyde. It sets out a long term vision for the future development of the city region and provides a framework for Local Development Plans.
- The Local Development Plan, which was adopted by Inverclyde Council on the 26th August 2019, includes a range of policies and development sites, which together provide the context for determining where development should and shouldn't happen in Inverclyde.
- Supplementary Guidance (three are currently in draft form) which provides greater detail on how certain policies will be applied when determining planning applications and advising on development proposals. Published Supplementary Guidance covers:
 - Priority Places (draft)
 - Energy (draft)
 - Planning Application Advice Notes (draft)
 - Enabling Development (adopted)

The Plan and associated guidance can be viewed at www.inverclyde.gov.uk/ldp

Why are we preparing a new Local Development Plan?

While the current Local Development Plan was due to be in place for five years, until August 2024, we need to prepare a new Plan to address a decision by the Court of Session in July 2020 to quash Chapter 7 of the Plan (Our Homes and Communities). As the removal of Chapter 7 means that the current Plan does not provide a development plan policy context for housing and community facility development, there is a clear need to address this significant policy gap through the preparation of a new Plan.

What are the main stages in preparing the new Local Development Plan?

Stage	Purpose
Development Plan Scheme and Participation Statement	Sets out the stages and timetable for preparing the next Development Plan and provides information on how you can get involved. Updated annually.
Monitoring and Early Engagement	Reviews the current Plan's policies and development proposals, in consultation with a range of interested parties, such as key agencies (e.g. Transport Scotland, SEPA, NatureScot, other Council services and neighbouring planning authorities). We also ask landowners, developers and local communities to submit sites and ideas which they wish to be considered for inclusion in the new Plan.
Main Issues Report	Identifies the main planning issues in Inverclyde and sets out preferred and alternative options for how the next Plan can address them, either through changes to policy or development proposals. Published for public consultation.
Proposed Plan	Presents the settled view of what the Council believes the final content of the Plan should be. It sets out a spatial strategy, policies and identifies sites for development. At this stage we will also publish a draft Action Programme, which will list the actions required to implement the Plan, and identify the timetable and people/organisations responsible for carrying out each action. Published for public consultation.
Submission to Scottish Ministers and Examination	Following consultation, the Proposed Plan is submitted to the Scottish Ministers. If there are any unresolved issues from the consultation, the Government will appoint a Reporter to carry out an Examination. The Examination report may recommend modifications to the Proposed Plan.
Adoption	Following the Examination, any modifications and the modified Plan are published, and copies sent to the Scottish Ministers. The Local Development Plan will be adopted 28 days after submission to the Scottish Ministers, unless directed otherwise by the Ministers.

Timetable for the Preparation of the New Local Development Plan

Preparation of the Evidence Base and Pre-Main Issues Report Engagement	August – September 2020
Preparation of the Main Issues Report and associated documents	October – November 2020
Publication of Main Issues Report	December 2020
Main Issues Report consultation	December 2020 – January 2021
Preparation of the Proposed Plan and associated documents	February – April 2021
Publication of the Proposed Plan	May 2021
Proposed Plan consultation	May – June 2021
Submission of Proposed Plan to Scottish Government	August 2021
Examination of Proposed Plan	September 2021 – January 2022
Adoption of Plan	April 2022

How will we assess the impacts of the new Local Development Plan?

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

Strategic Environmental Assessment – seeks to identify and address any significant environmental effects which the next Plan may have.

Habitats Regulations Appraisal – seeks to identify and address significant effects on European designated habitats and species

Equalities Impact Assessment – seeks to ensure that the Local Development Plan promotes equality and human rights and does not result in discrimination.

Fairer Scotland Duty Assessment – seeks to ensure that the Local Development Plan pays regard to reducing socio-economic inequalities.

PARTICIPATION STATEMENT

We encourage everyone with an interest in planning issues within Inverclyde to get involved in the preparation of the new Local Development Plan. Participation is important as it will help us prepare a Plan that addresses the needs, aspirations and concerns of those who live, work, visit and invest in the area. At various stages of preparing the next Plan, we will seek to involve the following, using the approaches detailed on page 4.

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

How can you register as a participant?

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

Our preferred means of communication is e-mail. To add your name to our mailing list, please complete the expression of interest e- orm at: www.inverclyde.gov.uk/ldp-review.

Alternatively, please write to: Planning Policy Team, Inverclyde Council, Municipal Buildings, Clyde Square, Greenock, PA15 1LY

What publicity and engagement techniques will be used?

The range of techniques we will use to publicise and engage at various stages of preparing the next Plan are listed below. Due to the Covid-19 pandemic, specifically the ongoing need for social distancing measures, these techniques do not involve face to face engagement. The Council will monitor Scottish Government advice on social distancing and seek to introduce face to face engagement when it is safe to do so.

- Updates on the Council's social media platforms, e.g. Facebook and Twitter
- Notifying people on the Local Development Plan mailing list (email or letter) to provide updates at key stages
- Statutory notices in local newspapers

- Press adverts and/or press releases
- Making information and consultation documents available on the Council's website
- Sending copies of relevant documents to key agencies, neighbouring and Clydeplan planning authorities
- Exhibitions at busy locations (e.g. libraries, leisure centres and Council offices)
- Online meetings with stakeholders (e.g. key agencies such as SEPA, Naturescot)
- Online presentations to community groups, where requested and possible (e.g. Community Councils, Locality Planning Partnerships)
- Briefings for the Council's Local Development Plan 'Members Officers Working Group'
- Notifying neighbours and owner/occupiers of sites included in the Proposed Plan
- Reports to the Council's Environment and Regeneration Committee
- Planning staff available to answer queries or provide information by telephone/email

How can comments be provided?

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

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

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

How will comments be dealt with?

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

How can I contact the Local Development Plan team?

Planning Policy
 Inverclyde Council
 Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 TEL: 01475 712491

E-MAIL: ldp@inverclyde.gov.uk

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

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Introduction

1. This planning policy statement on homes and communities has been prepared following the quashing of Chapter 7 (Our Homes and Communities) of the Inverclyde Local Development Plan by a Court of Session decision dated 22 July 2020. It does not form part of the development plan but does provide a policy context for proposals for housing and community facilities, including the identification of development opportunities, and for proposals for development within residential areas or affecting community facilities. It will be a material consideration in the assessment of such proposals. This planning policy statement focuses on the period to 2024. It will be a short-life document, as the Council is undertaking a full review of the Local Development Plan with a Main Issues Report due to be published in December 2020 and Proposed Plan in April 2021. As required by Scottish Planning Policy the new Local Development Plan will consider housing land issues for the period up to 10 years from its expected date of adoption, which is 2022.
2. Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. 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. 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 planning policy statement makes land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

Land for Housing

3. The 2017 Clydeplan Strategic Development Plan establishes the housing supply target and housing land requirement for the Inverclyde area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Inverclyde housing market area for private housing sits wholly within the Inverclyde local authority area and contains the main urban area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss

Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.

4. As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (Table 1).

Table 1: Housing land requirement

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
A	Housing Land Requirement 2012-2024	1,270	2,360	3,630	2,220	8,160	140
B	Completions 2012-2019	441	604	1045	601	3,872	3
C	Housing Land Requirement 2019-2024 (A-B)	829	1756	2585	1619	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2019-2029 (C+D)	1,289	2,736	4,025	2,539	6,318	197

5. As well as meeting the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan housing supply target for the period concerned. This calculation is shown for the different geographies and tenures in Table 2.

Table 2: Five-year effective housing supply target

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
F	Housing Supply Target 2012-2024	1,100	2,050	3,150	1,930	7,100	120
G	Annualised Housing Supply Target (F/12)	90	170	260	160	590	10
H	Five-year housing supply target (2019-2024) (G*5)	460	850	1310	800	2,960	50

Figures are rounded to nearest 10

6. Table 3 sets out the quantity of land identified for housing by this planning policy statement, as well as within the Renfrewshire and East Renfrewshire parts of the Renfrewshire housing sub market area, all as at 31 March 2019.

Table 3: Housing land supply in Inverclyde and Renfrewshire Sub-Housing Market Area at 31 March 2019

		Inverclyde Council			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
J	Land programmed for development 2019-2024	891	1,116	2,007	1,018	4,368	98
K	Land available for development post-2024	728	2,688	3,416	2,650	6,313	38

Figures do not take account of sites disputed by Homes for Scotland

7. Scottish Planning Policy requires the planning system to identify a generous supply of land for each housing market area within the plan 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.
8. Comparison of the housing land requirement with the land programmed for development in the 2019-2024 period in the Inverclyde Council area indicates:
- A 62 unit surplus of land for affordable housing.
 - A 640 unit shortfall for private housing.

9. Comparison of the private housing land requirement with the land programmed for private housing development in the 2019-2024 period in the housing market areas indicates:
 - A 601 unit shortfall of land for in the Inverclyde housing market area.
 - A 39 unit shortfall in the Inverclyde part of the Renfrewshire housing sub-market area.

10. Comparison of the five-year effective land supply target (2019-2024) with the land programmed for development in that period provides different surplus/shortfall figures than the comparison with the housing land requirement. This is because the five-year effective land supply requirement takes no account of completions in years prior to 2019, which in Inverclyde were usually below the annualised housing supply target. For the Inverclyde Council area, the comparison indicates:
 - A 431 unit surplus of land for affordable housing.
 - A 266 unit surplus for private housing.

11. The comparison of the five-year effective land supply target (2019-2024) for private housing in the market area with the land programmed for private housing development in the 2019-2024 period in the housing market areas indicates:
 - A 218 unit surplus in the Inverclyde housing market area.
 - A 48 unit surplus in the Inverclyde part of the Renfrewshire sub-market area.

12. In considering the above, it is important to note the following:
 - (1) The comparison of the 2019-2024 programmed land supply against the housing land requirement and the five-year effective land target for the same period indicates different levels of surplus/shortfall. This is because the calculation of the housing land requirement for 2019-24 is affected by the number of completions in previous years, whilst the five-year effective land target is not. These calculations are based on methodologies that have emerged from the Court of Session decision on the Inverclyde Local Development Plan (housing land requirement) and the Scottish Government consultation document on Scottish Planning Policy (five-year effective land target). Shortfalls in either comparison may indicate a need for additional housing land to be identified.
 - (2) The shortfalls indicated in the Inverclyde part of the Renfrewshire housing sub-market area do not necessarily imply a specific requirement for additional housing land in that area, as the Renfrewshire housing sub-market area should be considered as whole. However, the figures may provide guidance on the scale of the shortfall that could be attributed to that particular area.
 - (3) The 2019 housing land audit for Inverclyde on which the programmed land supply is based includes a number of sites that were disputed by Homes for Scotland, which represents the housebuilding industry. If disputed sites are discounted, the land programmed for development 2019-2024 reduces significantly.
 - (4) The Clydeplan housing supply targets and related housing land requirement for Inverclyde were set at an ambitious level to support the repopulation agenda. However, with the population and the number of households in

Inverclyde continuing to decline, the completion levels required to meet the housing supply target have not been achieved. This means that whilst a significant portion of the housing land requirement remains to be identified for the period to 2024, the actual demand for housing is unlikely to meet this requirement in that period.

13. Owing to the surplus of land available to meet affordable housing requirements across Inverclyde as a whole, it is concluded that there is no need for a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing targets 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. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarriers Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing and no land identified for affordable housing development. Therefore, in order to increase the supply of affordable housing, there will be a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing

Policy A – 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 adopted 2019 Inverclyde Local Development Plan;*
- *evidence that the proposed site will deliver housing in time to address the identified shortfall within the relevant Housing Market Area; and*
- *a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.*

New Housing Development

14. Schedule 1 lists all the land identified for housing by this planning policy statement. The Council supports, in principle, the development of housing on these sites subject to assessment against relevant Supplementary Guidance and other policies in this statement and the adopted Inverclyde Local Development Plan 2019. Housing development on other appropriate sites within the residential area and town and local centres will also be supported, subject to the same assessment.
15. The Council recognises the requirement for housing to meet particular needs and our changing demographics. 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 specialist provision housing, such as wheelchair accessible homes, are also encouraged

to meet requirements. In most instances, specialist provision housing will be encouraged on general housing sites, subject to acceptable design and the required standards being met.

Policy B – New Housing Development

New housing development will be supported on the sites identified in Schedule 1, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against Planning Application Advice Notes Supplementary Guidance.

There will be a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.

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

16. The Council has a planning strategy that seeks to direct residential development to 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 C – Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to three houses) 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 ancillary and 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

17. 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 residents' proposals to improve their properties where these proposals do not have an unacceptable impact on their neighbours' 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 are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerably located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

Policy D – 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

18. 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. The new Greenock Health and Care Centre on Wellington Street is under construction, and will contribute to the regeneration of the Broomhill area.
19. 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 2. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed.

Policy E – Community Facilities

Proposals for the new community facilities identified in Schedule 2 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 1: Housing development opportunity sites

Site Ref.	Site/Address	Indicative Tenure	Indicative/ Remaining Capacity	Notes
INVERCLYDE HOUSING MARKET AREA				
PORT GLASGOW				
R1	Slaemuir^	Affordable	64	Development started
R2	Arran Avenue, Park Farm^	Private	115	Disputed site
R3	Former Broadfield Hospital^	Private	54	Enabling development Development started.
R4	Woodhall (Phases 4 & 5)^	Private	140	
R5	Southfield Avenue (former St. Stephen's Sch.)^	Affordable	224	Development started.
R6	Auchenbothie Road (former Barmoss Nursery)^	Affordable	8	
R7	Dubbs Road (former Boglestone Clinic)^	Affordable	24	Development started.
R8	Port Glasgow Industrial Estate^	Private	200	Disputed site
R9	Selkirk Road^	Affordable	18	
R10	Dougliehill Terrace	Private	4	
R11	Clune Park^	Private	80	
R12	3 Highholm Street^	Private	12	
R13	Broadstone Ave (former Broadstone Hospital)^	Affordable	12	Development started.
R14	Lilybank Road (former Lilybank School)^	Affordable	16	Development started.
PORT GLASGOW TOTAL			971	
GREENOCK				
R15	James Watt Dock (East)^	Affordable	137	Development started
R16	James Watt Dock/Garvel Island^	Private	900	
R17	Sinclair Street^	Private	12	
R18	Carwood Street^	Private	31	
R19	East Crawford Street^	Affordable	40	
R20	Ratho/MacDougall Street^	Private	100	Disputed site
R21	Cardross Crescent (former King's Glen School)^	Affordable	58	Development started.
R22	Luss Ave/Renton Road^	Private	50	
R23	Gareloch Road^	Private	25	
	Gareloch Road^	Affordable	75	
R24	Wellington Park^	Affordable	120	

R25	Drumfrochar Road (former Tate & Lyle (SE))^	Affordable	60	
R26	Former Tate & Lyle (NE)^	Affordable	20	
R27	89-105 Drumfrochar Road^	Affordable	50	
R28	Drumfrochar Road^	Private	50	
R29	Duncan Street (former Greenock Health Centre)^	Private	35	
R30	Hill Street^	Affordable	20	
R31	Regent Street^	Private	40	
R32	Victoria/East India Harbour^	Private	240	
R33	25 West Blackhall Street	Private	4	Development started
R34	16 West Stewart Street^	Affordable	24	
R35	Houston Street^	Affordable	20	
R36	Union Street^	Affordable	40	
	Union Street^	Private	20	
R37	Ardgowan Square	Private	8	Development started
R38	Madeira Street (former Greenock Academy)^	Private	30	
R39	Eldon Street^	Private	60	Development started.
R40	Lyle Road (former Holy Cross Sch.)^	Private	15	Disputed site
R41	Killochend Drive^	Affordable	16	
R42	Mount Pleasant Street (former Highlander's Academy)^	Affordable	44	Development started
R43	Peat Road/Hole Farm^	Affordable	102	
R44	Bow Farm^	Affordable	69	
R45	Upper Bow^	Affordable	26	
R46	Ravenscraig Hospital^	Mixed	198	
R47	Auchneagh Road^	Private	28	Development started
R48	Westmorland Road^	Private	40	Disputed site
R49	Auchmead Road (former Ravenscraig Sch.)^	Affordable	36	Development started
R50	Spango Valley^	Private	420	Disputed site
GREENOCK TOTAL			3263	
GOUROCK				
R51	Shore Street^	Affordable	8	
R52	Ashburn Gate^	Private	13	
R53	1 Ashton Road^	Private	11	
R54	Weymouth Crescent^	Affordable	10	
R55	Kempock House, Kirn Drive^	Private	5	Development started.
R56	Kirn Drive^	Private	110	Disputed site

R57	Cowal View^	Private	16	Development started.
R58	Levan Farm (Phase 3)^	Private	150	Disputed site
GOUROCK TOTAL			323	
INVERKIP & WEMYSS BAY				
R59	Bridgend, Inverkip^	Private	28	
R60	The Glebe, Inverkip^	Private	32	Development started.
R61	Former Inverkip Power Station^	Private	670	Disputed site
INVERKIP & WEMYSS BAY TOTAL			730	
INVERCLYDE HOUSING MARKET AREA TOTAL			5287	
RENFREWSHIRE SUB-MARKET AREA				
R62	Leperstone Avenue, Kilmacolm^	Private	7	
R63	Smithy Brae, Kilmacolm^	Private	42	Disputed site
R64	Lochwinnoch Road, Kilmacolm^	Private	12	Development started.
R65	Whitelea Road, Kilmacolm^	Private	4	
R66	Former Balrossie School, Kilmacolm^	Private	64	Enabling Development Disputed site
R67	Woodside Care Home, Quarriers Village^	Private	7	
KILMACOLM & QUARRIERS VILLAGE			136	
RENFREWSHIRE SUB-MARKET TOTAL			136	
INVERCLYDE TOTAL			5423	
Source: 2019 Housing Land Audit.				
^ indicates a site that was identified in Chapter 7 of the Inverclyde Local Development Plan 2019				
Indicative tenure: Sites listed as 'Affordable' are expected, in the main, to be developed by a Housing Association for social rent. 'Private' sites are expected, in the main, to be developed for private sale to owner-occupiers. Tenures are as per 2019 Housing Land Audit.				
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. All at base date of 1 April 2019 as per 2019 Housing Land Audit. Actual capacity will be based on design-led proposals for the site based on creating a successful place.				

Schedule 2: Community Facilities Opportunities

Reference	Proposed Facility	Location
F1	New Greenock Health Centre	Wellington Street, Greenock
F2	Early Years Facilities	Various
F3	New cemetery	To be identified
F4	New West College Scotland Campus	To be identified

Inverclyde Council response to the Scottish Government technical Consultation on proposed Policy Amendments – The Scottish planning Policy and Housing

Question 1: What is your view on our proposal to remove ‘the presumption’ from the SPP, through the changes set out?

Inverclyde Council is supportive of the proposal to remove the presumption in favour of development that contributes to sustainable development, including for the reasons set out in the consultation paper. The Council is also supportive of the removal of paragraphs 33 and 34 from Scottish Planning Policy, as interpretation of these were undermining plan-led development decisions. Development plans do not become irrelevant or out of date as soon as they are over 5 years old.

The concept of the ‘tilted balance’ has been imported to the Scottish planning system through appeal and court decisions. The Scottish Government should be certain that the changes proposed to Scottish Planning Policy ensure that it will not remain a feature if that, as the consultation paper states, is the intention.

The Council were particularly concerned with the findings of the Court of Session in the Carsemeadow case that ‘A housing development which will remedy, to some extent, a housing shortage is something which almost inevitably “contributes to sustainable development.” This appears to run counter to the Scottish Planning Policy principle of “the right development in the right place; it is not to allow development at any cost.” The Council does not agree that a housing development, even in the context of a housing land shortage, is sustainable development if it is in unsustainable location. If the Scottish Government shares this view, the revisions to Scottish Planning Policy should make this clear.

Question 2: What is your view on the proposed changes set out and our aim of clarifying the definition of the 5 year effective housing land supply to reflect the currently exceptional market circumstances?

Inverclyde Council is supportive of the Scottish Government’s intent to clarify Paragraph 123 and associated glossary definitions. The Council supports the response by Heads of Planning Scotland calling for a further glossary definition for that part of the land supply that is programmed for development in the 5 years forward from the assessment point.

Question 3: What is your view on the proposed changes to paragraph 125, including (a) the proposed calculation to establish the scale of the 5 year effective land supply in relation to alternatives and (b) the proposed approach to assessing proposals where a shortfall emerges?

The Council welcomes the revisions, including the methodology for calculating the five year effective land supply. However, it notes a possible tension emerging in circumstances in which build rates in an authority result in the Housing Supply Target for a plan period being met earlier in a Plan’s lifetime, but an authority still having to identify additional land to maintain a 5 years supply, with circumstances dictating that this would have to occur outwith a plan process.

Terminology should be carefully considered and remains confusing. Is the relevant comparison between the 5 year housing supply target and the 5 programmed land supply or the overall effective land supply? If so, the terminology should be changed to make this clear

The Council would also welcome Scottish Planning Policy clarifying how the housing land requirement should be calculated when a plan is published some years after the base date of the housing land requirement. In the recent Court of Session decision on the Inverclyde Local Development Plan it was set out that completions since the base date should not be deducted from the Housing Supply Target with the generosity allowance added to the net figure. Instead, it was directed that completions should be deducted from the overall housing land requirement, with the balance of land to be identified by the Plan. However, this results in Councils having to identify land to meet the generosity allowance for that part of the Housing Supply Target that has already been built.

The Council welcomes the proposed approach to assessing proposals where a shortfall emerges, particularly the reference to the contribution the proposal will make to addressing the shortfall. It is considered that this could be made a stronger requirement.

Question 4: Do you agree that the proposed amendments will not directly impact on other (non-housing) types of development? If not, please provide evidence to support your view?

It is considered that the removal of the presumption in favour of development that contributes to sustainable development could impact on other types of development as its application is not restricted to housing development.

Question 5: Do you agree that fuller impact assessments are not required? If not, please provide evidence to support your view.

The Council agrees that fuller impact assessments are not required.