

**A special meeting of the Environment & Regeneration Committee will be held on Tuesday 24 November 2020 at 3pm.**

**This meeting is by remote online access only through the videoconferencing facilities which are available to Members and relevant Officers. The joining details will be sent to Members and Officers prior to the meeting.**

**In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation.**

**Please note that this meeting will be recorded.**

GERARD MALONE  
Head of Legal and Property Services

## **BUSINESS**

- 1. Apologies, Substitutions and Declarations of Interest**

## **NEW BUSINESS**

- 2. Inverclyde Local Development Plan – Main Issues Report**  
Report by Corporate Director Environment, Regeneration & Resources

Please note that because of the current COVID-19 (Coronavirus) emergency, this meeting will not be open to members of the public.

The reports are available publicly on the Council's website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council's website.

In terms of Section 50A(3A) of the Local Government (Scotland) Act 1973, as introduced by Schedule 6, Paragraph 13 of the Coronavirus (Scotland) Act 2020, it is necessary to exclude the public from the meetings of the Committee on public health grounds. The Council considers that, if members of the public were to be present, this would create a real or substantial risk to public health, specifically relating to infection or contamination by Coronavirus.

Enquiries to – **Rona McGhee** – Tel 01475 712113

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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>24 November 2020</b>
<b>Report By:</b>	<b>Corporate Director Environment, Regeneration and Resources</b>	<b>Report No:</b>	<b>E&amp;R/20/11/01/SJ/ AW</b>
<b>Contact Officer:</b>	<b>Alan Williamson</b>	<b>Contact No:</b>	<b>01475 712491</b>
<b>Subject:</b>	<b>Inverclyde Local Development Plan – Main Issues Report</b>		

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## **1.0 PURPOSE**

- 1.1 The purpose of this report is to seek approval of the Main Issues Report for the new Inverclyde Local Development Plan.

## **2.0 SUMMARY**

- 2.1 The current 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.
- 2.2 In July 2020, a decision of the Court of Session quashed Chapter 7 of the Local Development Plan ('Our Homes and Communities'). In light of this the Council agreed to review its Local Development Plan, which has resulted in a new Local Development Plan being prepared. The first statutory stage of this process is the preparation of a Main Issues Report. The purpose of the Main Issues Report is early engagement based on changing and emerging issues between the existing Plan and the new Plan, and to present options for how the new Plan should address these.

## **3.0 RECOMMENDATIONS**

- 3.1 It is recommended that the Inverclyde Local Development Plan Main Issues Report, attached as Appendix 1, is approved for public consultation.

**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 the future development of the area and forms the basis for the determination of planning applications.
- 4.2 In July 2020, a decision of the Court of Session quashed Chapter 7 of the current Local Development Plan ('Our Homes and Communities'), thus leaving the current Plan without policies relating to the development of housing and community facilities, or covering the residential areas of Inverclyde. Because of this, a new Local Development Plan is being prepared.
- 4.3 The Development Plan Scheme approved by the Committee on 29 October 2020 sets out the following timeline for key stages of the new Local Development Plan preparation process.

Stage	Date
Early engagement and preparation of Main Issues Report	September-November 2020
Publication of Main Issues Report	December 2020
Publication of Proposed Plan	May 2021
Submission of Proposed Plan to Scottish Ministers	August 2021
Commencement of Examination of Proposed Plan	September 2021
Adoption of Proposed Plan	April 2022

- 4.4 The Council is currently at the stage of preparing the Main Issues Report. The purpose of the Main Issues Report is early engagement based on changing and emerging issues between the existing Plan and the new Plan, and to present options for how the new Plan should address these.

## 5.0 INVERCLYDE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT

- 5.1 The Inverclyde Local Development Plan: Main Issues Report is attached for approval at Appendix 1. The published Report will incorporate mapping and graphics. As a reference for Members at Committee, Appendix 2 contains maps showing the sites referred to in the Main Issues Report.
- 5.2 The Report sets out a number of issues focused on potential changes between the current Local Development Plan and the forthcoming revised Plan. The issues are set out in a structure mirroring the existing Plan and are summarised below under the relevant chapter headings. Ahead of these, the Main Issues Report asks what the implications of the COVID-19 pandemic may have on places and land use planning in Inverclyde.

### **Creating Successful Places**

#### **Priority Projects**

- 5.3 The Main Issues Report supports the continued identification of the following existing Priority Projects in the new Local Development Plan:
- Glasgow City-Region City Deal infrastructure projects including Greenock Ocean Terminal, Inverkip infrastructure, and Inchgreen.
  - Affordable Housing Supply Programme.
  - Early Learning and Childcare facilities.
  - Inverclyde cemetery capacity, with recognition of potential expansion of capacity at Knocknairshill and Kilmacolm.
- 5.4 It is proposed that the Inverclyde Green Connections programme is added to the list of Priority

Projects included in the new Local Development Plan. The Council, in partnership with a number of other organisations and groups, is currently developing the Inverclyde Green Connections programme, which aims to improve neighbourhood connectivity and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to implement projects set out in existing area renewal and green network strategies and the Active Travel Strategy. The Council has submitted a funding bid to Sustrans to support the project, the total value of which is estimated at £4.5m. The outcome of this bid should be known in time for the publication of the Proposed Plan.

### Priority Places

- 5.5 The Main Issues Report sets out the following preferred strategy for the existing Priority Places:
- The Harbours, Greenock – The preferred option is to add education to the range of uses suitable on this site. This is in response to a request from West College Scotland. The alternative option is to carry forward the mixed use designation which excludes education.
  - James Watt Dock/Garvel Island, Greenock – The preferred option is to carry forward the mixed use designation of the site, including housing development, but with enhanced recognition for existing and future marine-related businesses. An alternative option is to remove/limit housing development opportunities on the site, with a stronger focus on marine-related businesses.
  - Former Inverkip Power Station – The existing strategy for residential-led redevelopment of the site is to be carried forward into the new Plan.
  - Woodhall and Clune Park, Port Glasgow – The preferred option is for these existing Priority Places to be incorporated into a wider Port Glasgow Eastern Gateway Priority Place with a focus on residential development. The alternative option is for them to remain as individual Priority Places.
  - Peat Road/Hole Farm, Greenock – The preferred option is for this area to be carried forward as a Priority Place for residential development, with opportunities for green network and climate change adaptation. The alternative option is to allow individual development sites to come forward for development.
  - Spango Valley, Greenock – The preferred option is the requirement for a comprehensive masterplan for the site with 50% of the developable area for residential, 35% for business/industrial, and the remainder for a mix of uses. The alternative is for the different ownerships of the sites to be recognised with a residential-led strategy for each area.
  - Broomhill and Drumfrochar, Greenock – The preferred option is for the Priority Place to focus on the development sites on Drumfrochar Road. An alternative option is for the continued identification of the current Broomhill and Drumfrochar Priority Place.
  - Regent Street, Greenock – The preferred option is for the site to be removed as a Priority Place and identified as existing industrial/business as the site is now in use. The alternative option is for the site to remain identified as a Priority Place.
  - Port Glasgow Industrial Estate – The preferred option is to identify Port Glasgow Industrial Estate as a Priority Place with a masterplan to be prepared for the consolidation of business/industrial uses and new residential development. The alternative option is to carry forward the existing Plan strategy for the majority of the estate to remain in business/industrial use.
  - Whinhill/Wellington Park/KGV pitches – The preferred option is for this to be identified as a Priority Place for residential and green network development, with land at Whinhill and the former KGV playing fields included as housing development opportunities. The alternative option is for it not to be identified as a Priority Place with the existing housing development opportunities carried forward.

### Tackling Climate Change

- 5.6 The Main Issues Report sets out the following issues with regard to Tackling Climate Change:
- Climate Change Adaptation – The preferred option is a new policy or guidance setting out how new developments can incorporate measures to help them adapt to a changing climate. The alternative option is to amend Policy 1 of the existing Plan to encourage features supporting climate change adaptation in new developments.
  - Heat Networks – The preferred option is to strengthen the policy framework with regard to requiring new developments to incorporate or connect to heat networks or sources of low carbon heat. The alternative approach is to continue to require developers to explore the

feasibility of heat networks for Major Developments.

- Electric Vehicle Charging – This issue asks if the standards for the provision of electric vehicle charging points, which are currently set out in draft supplementary guidance, should be incorporated into the new Plan.

### **Connecting People and Places**

- 5.7 There is one issue in this chapter which sets out options for the location of a new car park in Kilmacolm village centre. The preferred option is a site on Gillburn Road/Moss Road with the alternative option being behind the former police station on Lochwinnoch Road.

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

- 5.8 The issue in this chapter relates to whether the Plan should include a new policy promoting the temporary greening of vacant and derelict land sites. This would allow vacant sites to be used for greening uses, such as community food growing, on the understanding that they will revert to a development use in the future. This is the preferred option. The alternative option is not to support this approach.

### **Our Homes and Communities**

- 5.9 The Main Issues Report sets out calculations for maintaining a 5-year effective supply of housing land and the housing land requirement in Inverclyde. Housing supply targets are a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan. The housing land requirement is the number of houses the development plan must provide land for in order to provide a generous supply. For Inverclyde, the housing supply target and housing land requirement are established in the Clydeplan Strategic Development Plan (2017). The figures for the Local Development Plan time periods are set out below.

*Housing Land Requirement 2019-2024 and 2024-2032 for different tenures and geographies*

	Inverclyde Local Authority Area (social)	Inverclyde Local Authority Area (private)	Inverclyde Local Authority Area (all tenure)	Inverclyde Housing Market Area (private)	Renfrewshire Housing Sub Market Area (private)	Inverclyde part of Renfrewshire Housing Sub Market Area (private)
<b>2019-2024</b>	829	1,756	2,585	1619	4,288	137
<b>2024-2032</b>	736	1,568	2,304	1,472	3,248	96

*5-year effective housing land supply target 2019-2024 for different tenures and geographies*

	Inverclyde Local Authority Area (social)	Inverclyde Local Authority Area (private)	Inverclyde Local Authority Area (all tenure)	Inverclyde Housing Market Area (private)	Renfrewshire Housing Sub Market Area (private)	Inverclyde part of Renfrewshire Housing Sub Market Area (private)
<b>5-year Housing Supply Target 2019-2024</b>	460	850	1,310	800	2960	50

- 5.10 This issue seeks views on these figures and the methodologies for calculating them. It sets a preferred option of meeting with the development industry to agree realistic housing supply targets and housing land requirements for Inverclyde for the different time periods, tenures and geographies.

5.11 Based on the above figures and the already available housing land supply, the Main Issues Report goes on to indicate that there is a possible shortfall of land for 640 houses in Inverclyde for the period to 2024, of which 601 could be assigned to the Inverclyde housing market area and 39 to the Renfrewshire housing sub-market area. A potential shortfall of a further 58 units is indicated in the Renfrewshire housing sub-market area in the 2024-2032 period. These shortfalls would increase if existing sites do not deliver or are deemed non-effective. The Main Issues Report, therefore concludes that based on current evidence additional housing land is required in Inverclyde. The following sites are suggested as opportunities:

<b>Location</b>	<b>Indicative tenure</b>	<b>Indicative capacity</b>	<b>Potential delivery to 2024</b>	<b>Potential delivery post-2024</b>
Glenbrae Road, Greenock	Affordable	15	15	0
McPherson Drive, Gourrock	Private	22	22	0
Mearns Street, Greenock	Private	tbc	0	tbc
Eldon Street, Greenock	Affordable	22	22	0
Whinhill, Greenock	Private	100	50	50
Union Street, Greenock (increased capacity)	Private	130	65	65
Finnart Street, Greenock	Private	140	0	140
Customhouse Quay, Greenock	Private	65	0	65
Port Glasgow Industrial Estate (increased capacity)	Mixed	500	60	440
Former KGV playing fields, Greenock	Mixed	100	0	100
Norfolk Road, Greenock	Affordable	tbc	0	tbc
Cumberland Road, Greenock	Affordable	tbc	0	tbc
Craigbet Road, Quarrier's Village	Private	8	4	4
Kaimes Grove, Quarrier's Village	Private	6	3	3
Smithy Brae, Kilmacolm (increased area)	Private	42	21	21
Quarry Drive, Kilmacolm	Private	78	50	28
Plantreeyetts, Kilmacolm	Private	100	50	50

5.12 Alternative options for housing development opportunities are also presented in the Main Issues Report.

5.13 The issue of affordable housing is addressed with a preference for a 25% requirement on greenfield sites in the Inverclyde villages. Alternative options are for a percentage requirement across all of sites in Inverclyde or no requirement at all.

5.14 The Main Issues Report explores whether there should be a requirement for wheelchair accessible

housing across all tenures of new build housing in Inverclyde

- 5.15 The Main Issues Report asks if the Council should seek contributions from housing developers towards the delivery of new community infrastructure such as school and health facilities. What other ways should the Council seek to address impacts on community infrastructure arising from new developments? Are there other infrastructure types for which the Council should seek developer support?

### **Our Town and Local Centres**

- 5.16 This chapter sets out the following issues:
- Restriction on non-Class 1 (shops) uses – This issue considers the removal of the restriction on non-Class 1 from the retail core of Greenock town centre. The preferred option is that the restriction should be lifted, with an alternative option that it should remain.
  - Underutilised sites in Greenock town centre – The Main Issues Report asks if the following sites should be recognised in the Plan as being underutilised and identified as development opportunities: Oak Mall east; King Street car park; 16 West Stewart Street (Babylon); and 25 West Stewart Street (multi-storey car park).
  - Greenock town centre boundary – This issue considers whether Greenock town centre boundary should be amended, with a preference for the southernmost boundary to be amended by the removal of the town centre of (1) the area around Roxburgh Street to the east of the A78 and (2) the area to the south of Newton Street to the west of the A78.
  - Cumberland Walk local centre – This issue sets out a preference for the Cumberland Walk local centre to be removed from the Plan as it has been demolished. The alternative option would see it remain in the Plan as a Network of Centres Opportunity.

### **Our Jobs and Businesses**

- 5.17 The zoning of land at Inchgreen/Pottery Street is addressed in an issue in this chapter. The strategic significance of the area as a City Deal and Priority Project location will continue to be recognised, but the issue explores whether the Strategic Economic Investment Location is restrictive.
- 5.18 A call for sites submission was received promoting land for caravan/mobile home use on three areas adjacent to the existing Wemyss Bay Holiday Park. The Main Issues Report seeks views on the appropriateness of these sites for the proposed use.

### **Our Historic Buildings and Places**

- 5.19 No issues.

### **Our Natural and Open Spaces**

- 5.20 This chapter sets out an issue in relation to the provision of green infrastructure (open space, paths etc.) associated with new development. The preferred option is to introduce a more flexible approach to enable developers, when it is appropriate, to make off-site contributions towards more strategic investment in the green network, rather than green infrastructure only being provided on the development site.

### **Development Opportunity Review**

- 5.21 This issue sets out all the call for site submissions, existing development opportunity sites, and other proposed development sites with the preferred use in the new Plan.
- 5.22 It is proposed that the following community facility opportunities are included in the Proposed Plan: Stafford Road (early years' facility); Macleod Street (community centre); Brachelston Street (community learning disability hub).
- 5.23 It is proposed to remove the following sites that have previously been identified as housing development opportunities: former Barmoss Nursery, Port Glasgow (becomes residential area); Luss Avenue/Renton Road, Greenock (becomes residential area); Hill Street, Greenock (becomes

residential area); 16 West Stewart Street, Greenock (remains Network of Centres Opportunity); Killochend Drive, Greenock (becomes residential area); Shore Street, Gourrock (becomes Network of Centres Opportunity); Bridgend, Inverkip (becomes residential area); and Balrossie, Kilmacolm (becomes enabling development opportunity).

### **Current Local Development Plan Policy Review**

5.24 Given the current Local Development Plan was only adopted in 2019, many of its policies remain relevant. This section sets out which policies of the current Plan it is not intended to change significantly and allows for comments to be submitted on these.

### **Next steps**

5.25 The Main Issues Report will be published in early December with a consultation period running until 31 January 2021. A range of techniques will be used to generate responses to the document, taking account of the current COVID-19 restrictions. The Main Issues Report consultation will be supported with a range of background documents.

## **6.0 IMPLICATIONS**

### **6.1 Finance**

Costs associated with the preparation of, and consultation on, the Main Issues Report will be minimal and contained within the Service budget.

#### Financial Implications:

One off Costs

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>Budget Years</b>	<b>Proposed Spend this Report</b>	<b>Virement From</b>	<b>Other Comments</b>

Annually Recurring Costs/(Savings)

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

### **6.2 Legal**

Planning authorities are statutorily required to keep an up-to-date Local Development Plan, and the preparation of the Main Issues Report is a statutory part of the preparation process.

### **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?

X
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YES – this will be published along with the Main Issues Report and updated through the Plan process.



	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
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(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?

X	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage will be completed.
	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 new Local Development Plan will reflect the Council's Local Outcome Improvement Plan priorities, including repopulation. It will actively support this through the identification of land for housing and economic development and the protection of aspects of the urban and natural environment that make Inverclyde an attractive place to live.

## 7.0 CONSULTATIONS

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

## 8.0 LIST OF BACKGROUND PAPERS

8.1 None

Appendix 1 – Inverclyde Local Development Plan: Main Issues Report

Appendix 2 – Inverclyde Local Development Plan: Main issues Report – reference maps

**INVERCLYDE LOCAL DEVELOPMENT PLAN  
MAIN ISSUES REPORT 2020**

## **CONTENTS**

1. Introduction
2. The implications of COVID-19
3. Creating Successful Places
4. Tackling Climate Change
5. Connecting People and Places
6. Our Towns, Villages and Countryside
7. Our Homes and Communities
8. Our Town and Local Centres
9. Our Jobs and Businesses
10. Our Natural and Open Spaces
11. Development Opportunity Review
12. Local Development Plan 2 Policy Review

### Issues

1. The impact of COVID-19
2. Priority Projects
3. Priority Places
4. The Harbours, Greenock
5. James Watt Dock/Garvel Island
6. Port Glasgow Eastern Gateway
7. Peat Road/Hole Farm, Greenock
8. Spango Valley, Greenock
9. Broomhill/Drumfrochar, Greenock
10. Regent Street, Greenock
11. Port Glasgow Industrial Estate
12. Whinhill/Wellington Park/KGV playing fields
13. Climate Change Adaptation
14. Heat Networks
15. Electric Vehicle Charging Points
16. Kilmacolm Village Centre Parking
17. Vacant and Derelict Land
18. Housing supply targets and the housing land requirement
19. Additional land for housing development
20. Affordable housing
21. Wheelchair accessible housing
22. Developer contributions from housing developments
23. Class 1 restrictions in Greenock town centre
24. Underutilised land and buildings in Greenock town centre
25. Greenock town centre boundary
26. Cumberland Walk local centre
27. Clyde Waterfront Strategic Economic Investment Location
28. Kelly Mains Farm
29. Green infrastructure
30. Development opportunity review
31. 2019 Local Development Plan policy review

## 1.0 INTRODUCTION

This Main Issues Report is the first stage in the preparation of a new Local Development Plan for the Inverclyde Council area.

The 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 determine planning applications and provide advice on development proposals.

The Main Issues Report focuses on what is likely to change between the current Local Development Plan (adopted August 2019) and the new Plan. An early review of the Local Development Plan is taking place because of the quashing of its Our Homes and Communities chapter by the Court of Session in July 2020. Because it is an early review, much of the current Plan remains relevant. However, beyond housing matters there are a number of other issues that this Main Issues Report considers.

The Main Issues Report offers an opportunity at an early stage in the Local Development Plan process for the community and others with an interest in the future development of Inverclyde to have a say on the content of the new Plan. It does this by setting out options for how particular issues should be addressed, and by inviting views on these options and alternatives.

### The Local Development Plan Process

Figure 1 illustrates the Local Development Plan process and timeline, as established by the Council's current Development Plan Scheme (October 2020). The publication of the Main Issues Report is the first formal stage in the preparation of a new Local Development Plan. However, it has been preceded by engagement with key stakeholders, such as Key Agencies, and a 'Call for Sites' exercise, which engaged landowners/developers with an interest in the Inverclyde area.

### Figure 1: Inverclyde Local Development Plan Timeline

<Local Development Plan timeline graphic here>

Responses received during the public consultation on the Main Issues Report will help shape the Proposed Local Development Plan, which will also be published for consultation. Any unresolved objections to the Proposed Local Development Plan will be subject to an Examination by a Scottish Government appointed Reporter. Following the Examination, the Plan will be modified to take account of the Reporter's recommendations, and will then be adopted, superseding the current Local Development Plan.

### Structure of the Main Issues Report

The Main Issues Report is structured around the chapters of the current Local Development Plan.

- Creating Successful Places
- Tackling Climate Change
- Connecting People and Places
- Our Towns Villages and Countryside
- Our Homes and Communities
- Our Town and Local Centres
- Our Jobs and Businesses

- Our Historic Buildings and Places
- Our Natural and Open Spaces

There are also chapters summarising the assessment of existing development opportunities and others that have been suggested to the Council as part of the pre Main Issues Report process. The policies of the current Local Development Plan are also reviewed.

### Accompanying Documents

A number of documents have informed the preparation of the Main Issues Report and are published alongside it to aid the consultation exercise. These are:

- Monitoring Statement
- Strategic Environmental Assessment Interim Environmental Report
- Habitats Regulations Appraisal
- Development Opportunity Review
- Proposed Development Site Assessment
- Housing Technical Report

### How to Respond to the Main Issues Report

The Main Issues Report consultation period runs from X December 2020 to 31 January 2021. During this time responses to the Main Issues Report can be submitted by:

- e-mail to [ldp@inverclyde.gov.uk](mailto:ldp@inverclyde.gov.uk) with the subject heading Main Issues Report
- completing the e-form available at [www.inverclyde.gov.uk/ldp-review](http://www.inverclyde.gov.uk/ldp-review)
- writing to Planning Policy, Regeneration & Planning, Municipal Buildings, Clyde Square, Greenock, PA15 1LY

To discuss the Main Issues Report, please contact a member of the Council's Planning Policy team:

Alan Williamson- 01475 712491  
Ash Hamilton – 01475 712463  
Margaret Pickett – 01475 712493

## 2.0 THE IMPLICATIONS OF COVID-19

The Inverclyde Council area has been significantly impacted by the COVID-19 pandemic and it continues to impact on the social, health and economic life of the area and Scotland as a whole, both through the virus itself and interventions to deal with it, such as the initial lockdown, a shift to home working and a greater focus on local living, in terms of commerce, consumption and connectivity. While we do not yet know whether these changing patterns will be sustained and become normalised in the future, there is a need to consider what the implications for society and land use planning may be.

While there is a clear need for ongoing research to fully understand the impacts and implications of COVID-19, particularly in the medium to long term, land use planning will play a key role in supporting the recovery from the pandemic. Clydeplan, the Strategic Development Planning Authority for the Glasgow City Region, has been considering the implications of COVID-19 for the Glasgow City Region and spatial planning. Some of the key implications identified are summarised below.

- A greater focus on town centre regeneration, and innovative approaches to it, as the pandemic has accelerated existing trends, such as reduced footfall and increasing vacancies and internet sales.
- Changing market demand for commercial property as more people work from home. This may have knock on effects for the vitality of current business locations and the provision of commercial land in the future.
- Increased demand for quality private garden space, home working space and rural living. This may have implications for the location, layout and design of residential development.
- Increased demand for services, leisure opportunities, open spaces and active travel routes within local areas.
- Changing transport and digital infrastructure demands from changes in work and recreational patterns. This may impact current and future provision
- A recognition that engaging with nature provides significant mental health and wellbeing benefits and that our green/open spaces, buildings and the urban environment generally should aim to deliver more in the way of opportunities for nature to thrive

The next Inverclyde Local Development Plan will be published at a time when the implications of, and recovery from, the COVID-19 pandemic will still be uncertain. However, it is important to consider how the Plan will be affected by the pandemic and how it can assist Inverclyde's recovery.

***Issue 1: How might the COVID-19 pandemic, and the recovery from it, impact on Inverclyde's places? What can the new Local Development Plan do to help Inverclyde recover from the COVID-19 pandemic from an economic, social and environmental perspective?***

### **3.0 CREATING SUCCESSFUL PLACES**

#### **3.1 Priority Projects**

The 2019 Local Development Plan identifies a number of projects which the Council expects to be a lead or major partner in. These projects mark a major investment in the economy, infrastructure, housing and the communities of Inverclyde, and the 2019 Plan offers them in-principle support. An update on the projects is provided below.

##### Glasgow City-Region City Deal

The Glasgow City Region City Deal is funding major infrastructure projects across the 8 Glasgow city-region local authorities. Within Inverclyde, the Glasgow City-Region City Deal is funding the following:

- Greenock Ocean Terminal – this project will expand the Ocean terminal quayside and deliver a new terminal building and visitor centre in order to increase capacity, and improve the arrival/departure environment for cruise ships, and increase capacity for freight handling. The pontoons for the new cruise ship terminal have been installed, with the new terminal building due to open in 2022.
- Inverkip infrastructure – this project is to address the restricted network and junction capacity on the A789 trunk road in and around Inverkip. The project is to enable the redevelopment of the former Inverkip Power Station site.
- Inchgreen, Greenock – this project will redevelop a brownfield site and bring underutilised quayside assets back into use around the Inchgreen dry dock.

##### Affordable Housing Supply Programme

The Council, through its housing association partners, has an ambitious programme for the delivery of new quality affordable homes as part of the Scottish Government More Homes Scotland programme. Between April 2016 and March 2020 there were 207 social rented housing units completed under the More Homes Scotland programme, with hundreds more scheduled for completion by 2022.

##### Early Learning and Childcare

The Council has been implementing its programme to increase early learning and childcare provision from 600 hours to 1140 hours. This has required substantial levels of investment in workforce and infrastructure. As at November 2020, the Council has completed work at ten facilities, with five more projects under construction or at a pre-construction stage.

##### Inverclyde Cemetery Capacity

The Council is investigating locations for the provision of additional cemetery capacity within Inverclyde. A cemetery is a passive use and can contribute to the green network, so locations within the built up area or green belt/countryside may be appropriate. The Council is currently investigating options for expansion of cemeteries at Knocknairshill and Kilmacolm.

##### Inverclyde Green Connections – Linking People and Place

The Council, in partnership with a number of other organisations and groups, is currently developing the Inverclyde Green Connections Programme, which aims to improve neighbourhood connectivity and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to implement projects set out in existing area renewal and green network strategies and the Active Travel Strategy.

The Council has submitted a funding bid to Sustrans to support the project, the total value of which is estimated at £4.5m. The outcome of this bid should be known in time for the publication of the Proposed Plan.

***Issue 2: Do you agree that the new Local Development Plan should identify the above projects as Priority Projects? Are there other Priority Projects that you think the Plan should identify?***

### **3.2 Priority Places**

The 2019 Local Development Plan identifies 9 Priority Places, representing Inverclyde's large scale, long term development opportunities, which have the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. The designation of the sites as Priority Places reflects the importance the Council places on delivering development on these sites, and its desire to see the creation of quality places. This issue examines progress of development in the Priority Places, including whether they should retain this status or whether delivery and the creation of successful places would be better achieved through an alternative designation.

#### General

In the current Plan, the preferred strategies for the Priority Places are set out in the written statement of the Plan, with the outlines of the Priority Places identified on the Proposals Maps. Detailed strategies and site maps showing development sites are set out in Supplementary Guidance. Whilst this approach has helped produce a concise Local Development Plan, it has meant the detailed strategies for many of Inverclyde's important places is in a Supplementary Guidance document that remained as a draft, and was not the subject of the Proposed Plan, and therefore did not benefit from the same level of consultation and examination that could have enhanced the strategies. In addition, under the Planning (Scotland) Act 2019, Supplementary Guidance will no longer form part of the development plan. The Council is therefore considering whether the more detailed strategies for the Priority Places should be included in the Plan itself.

***Issue 3: Do you think that the detailed strategies for the Priority Places should be included in the Local Development Plan?***

#### The Harbours, Greenock

The Harbours occupies a prime waterfront location immediately north of the A8, at the eastern entrance to Greenock Town Centre. It comprises Victoria and East India Harbours, the A listed Scott's Dry Dock and approximately 4.84ha of open, flat land with excellent views over the Firth of Clyde. Existing buildings on the site include a pub/restaurant and maritime related business buildings. Immediately adjoining buildings include the Beacon Arts Centre and Greenock police station. National Cycle Network route 75 runs through the site and the A-listed Custom House is close to the western boundary.

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. It is still home to a number of maritime businesses that make use of the harbours and quayside.

The current Local Development Plan strategy is for housing-led redevelopment due to the sites waterfront location, proximity to the town centre and excellent public transport services. The site has an indicative capacity of 240 houses, but the actual site capacity will be determined through a design-led approach. Other supported uses include tourism and



heritage, shops, food and drink, public house, financial and professional services, and marine-related business and industrial uses.

The current strategy for the site is based on a 2006 masterplan. The delivery of the pub/restaurant and Beacon Arts Centre were departures from that masterplan, and other aspects of it have not been delivered. In particular, there has been no progress towards delivery of housing on the site.

In its call for sites exercise, the Council has received representations seeking for educational uses to be added to the acceptable uses on The Harbours site. This is linked to a proposed new facility for West College Scotland being developed on the site as part of a mixed-use development. This would be linked to the existing college sites in Greenock being made available for housing development, possibly resulting in no net loss of housing land.

It is considered that the redevelopment of some of The Harbours for a West College Scotland campus would bring activity to the area in its own right, and may act as a catalyst for other development on the site. The existing college sites may prove to be more deliverable for housing development than The Harbours.

**Issue 4: What is the appropriate planning strategy for The Harbours area?**

<p><b>Option 1 (preferred)</b>  <i>Add educational uses to the list of preferred uses for The Harbours, Greenock, which will also include residential, tourism and heritage, limited retail, food and drink, financial and professional services, and marine-related business and industrial uses. The redevelopment of the area will no longer be residential-led.</i></p>	<p><b>Reason</b>  <i>The residential-led strategy for the Harbours which has been set out in previous local development plans has not resulted in the delivery of development. The introduction of education to the list of acceptable uses may provide the catalyst for a genuine mixed-use development bringing activity to this important area of central Greenock. The site is well located for public transport, making it accessible for students and staff, and there would be spin-off benefits for the adjoining part of the town centre.</i></p>
<p><b>Option 2</b>  <i>Retain existing residential-led strategy for the site, excluding educational uses.</i></p>	<p><b>Reason</b>  <i>The development of educational uses at The Harbours would reduce the site's capacity for residential development, although this would be offset by existing college sites becoming available for residential development. The loss of college facilities from other parts of the town centre would reduce activity there, although this would also be offset by residential development on those sites.</i></p>

James Watt Dock/Garvel Island

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, much of which is docks, 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 in close proximity to Cartsdyke 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 continuing presence of several marine-related businesses around Garvel Dry Dock and the northern promontory, the operational Great Harbour, and 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. A development of 137 flats by River Clyde Homes is currently underway to the east of the main entrance to the site. This is scheduled to be completed by 2022.

The current strategy for the site is for mixed use development including housing, business, assembly and leisure, hotel and hostels, residential and non-residential institutions, marine-related business and industrial uses, and ancillary food and drink.

In the call for sites exercise, Peel Land and Property, a landowner within James Watt Dock/Garvel Island made a submission in support of the existing strategy for the area. No alternative strategy has been proposed. However, the Council wish to explore whether the current level of residential development proposed for the site remains appropriate.

**Issue 5: What is the appropriate planning strategy for the James Watt Dock/Garvel Island area?**

<p><b>Option 1 (preferred)</b>  <i>The existing mixed-use strategy for James Watt Dock/Garvel Island is carried forward in the next plan, with the requirement that a refreshed comprehensive masterplan is prepared for the site, with enhanced support and protection for existing marine related businesses</i></p>	<p><b>Reason</b>  <i>James Watt Dock/Garvel island is a large site offering significant development potential including the opportunity for further residential development. There are also a number of marine-related businesses in the area and a refreshed masterplan should be produced presenting how residential development can successfully co-exist with other uses on the site.</i></p>
<p><b>Option 2</b>  <i>A new masterplan should be created for James Watt Dock/Garvel Island which has a stronger focus on marine-related businesses.</i></p>	<p><b>Reason</b>  <i>A residential-led approach to the redevelopment of James Watt Dock/Garvel island has been set out in previous local development plans but has not led to significant levels of residential development on the site, whilst there has been continued investment in marine-related businesses. A reduction in the level of proposed residential development may lead to further investment in marine-related businesses</i></p>

### Former Inverkip Power Station

The site is situated on the Clyde estuary, north of Wemyss Bay and adjacent to the A78. It 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 the road network around Inverkip, enabling future development of the site.

The current planning strategy for the site 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 is generally restricted to previously developed areas.

### Port Glasgow Eastern Gateway (incorporating Woodhall and Clune Park)

The Port Glasgow Eastern Gateway is an area extending from Woodhall roundabout in the east to Coronation Park in the west. It includes the Woodhall, Clune Park and Kelburn residential areas, the Kelburn Business Park, Newark Castle and Park, Ferguson's shipyard, and many areas of greenspace. The A8 trunk road and Glasgow to Inverclyde railway runs through the area.

The Council is having a development strategy prepared for the Port Glasgow Eastern Gateway considering, in particular, how it can assist in making a contribution to the Council's repopulation priority through the encouragement and enabling of the development of new houses. The Port Glasgow Eastern Gateway forms the entry point to Inverclyde for visitors travelling from the west along the A8/M8 corridor from Renfrewshire and the Glasgow City Region. The Eastern Gateway is therefore viewed to be of potential strategic significance to Inverclyde for attracting investment including private sector housing. This is owing to the excellent transport links to the wider Glasgow City Region, the relatively flat topography of some of the opportunities within the area, views across the River Clyde and access to services, which together contribute towards creating an attractive proposition for prospective residents.

There are three main residential neighbourhoods in the Gateway, each offering potential for new residential development.

Clune Park fronts 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 unoccupied. The Council has become increasingly concerned about the physical and living conditions within the remaining occupied flats. A comprehensive masterplan for the Clune Park area was approved by Inverclyde Council in 2018. This supports the demolition of the red sandstone tenements and the redevelopment of the created site for around 80 new homes. It also identifies smaller development opportunities in and around Clune Park.

Woodhall is a prominent 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. A 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.

Kelburn is a mixed-use area bordered by the A8 to the north and railway line to the south. It has areas of private and former Council housing, which are now managed by River Clyde Homes. There are also areas of vacant land owned by the Council and others. Development opportunities for new residential development that would benefit from convenient access to the A8 trunk road and Woodhall train station could be identified in the area.

The main employment locations within the Gateway are the Kelburn Business Park which has an area to its west for further development, and Fergusons shipyard which sits between Newark Castle and Coronation Park. The green network in the area is enhanced by Coronation Park, Newark Castle Park, Port Glasgow cemetery, and areas of ancient woodland.

**Issue 6 - What approach should the new Local Development Plan take in relation to the Port Glasgow Eastern Gateway?**

<p><b>Option 1 (preferred)</b>  <i>The Port Glasgow Eastern Gateway is identified as a Priority Place encompassing the existing Clune Park and Woodhall Priority Places and surrounding areas, with opportunities identified for residential development, economic development and green network.</i></p>	<p><b>Reason</b>  <i>The holistic planning of the area, backed by a development strategy is preferred as being the most likely to encourage and enable the development of new houses in the area. It would demonstrate the scale of opportunities and change available, and encourage development decisions to be taken with a long-term view.</i></p>
<p><b>Option 2</b>  <i>Clune Park and Woodhall continue to be identified as separate Priority Places with the existing strategies carried forward.</i></p>	<p><b>Reason</b>  <i>The existing separate masterplans for Clune Park and Woodhall provide the strategies required for the sites to be identified as Priority Places in their own right.</i></p>

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.

There has been no development in this Priority Place, although the Council has received two planning applications from River Clyde Homes for sites on its eastern edge.

**Issue 7 - What is the appropriate planning strategy for the Peat Road/Hole Farm area?**

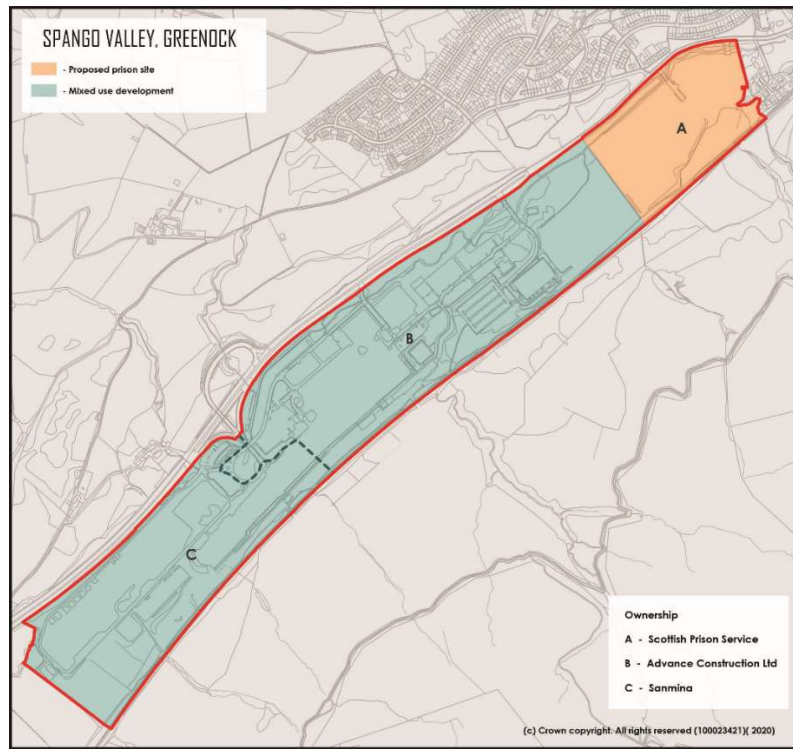
<p><b>Option 1 (preferred)</b>  <i>Continue to identify the site as a Priority Place for residential-led redevelopment, with a requirement for a comprehensive masterplan. This should include an investigation of opportunities for green network and climate change adaptation.</i></p>	<p><b>Reason</b>  <i>This Priority Place is considered to offer potential for mixed-tenure housing development in an accessible location, bringing a brownfield site into productive use. Its size and topography means that some of the site would be suitable for green network uses, including uses contributing to climate change adaptation. The individual applications received for parts of the site highlight the importance of a masterplan approach to this area.</i></p>
<p><b>Option 2</b>  <i>Remove as a Priority Place, and through discussions with landowner identify individual development sites.</i></p>	<p><b>Reason</b>  <i>This option would perhaps assist delivery of some development by supporting individual applications on the most viable parts of the site. However, it is not preferred as it would not lead to the creation of a successful place. Initial development may sterilise other potential development areas, and opportunities for a holistic approach to the green network and climate change adaptation opportunities could be missed.</i></p>

Spango Valley

Spango Valley is a 56 hectare site located on the south western edge of Greenock, between the A78 and the Glasgow to Wemyss Bay railway line. The majority of the area was originally developed by IBM in the 1950's for the manufacture of microelectronic products, with the former Greenock High School located within the western part. The former school buildings were demolished in 2013, while IBM's operations ceased completely in September 2016 and the site has now been fully cleared. The Spango Valley Priority Place area is currently under three ownerships, with the Scottish Prison Service owning area A, while areas B and C are under different private ownership.

The current planning strategy seeks to balance the areas long standing industrial use with the need for a wider mix of uses to progress development. Area A is identified for a new prison, with the combined developable areas 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) and the remaining area appropriate for a range of other uses, including neighbourhood retail. A comprehensive masterplan, covering the full site and all ownerships, is required.

**Map x: Spango Valley, Greenock - Current Local Development Plan Zoning**



Since the adoption of the Plan, a joint development approach to the area has not been progressed, with a planning application submitted in February 2020 for a mixed use development on area 'B' including a masterplan for the application site only.

During the Call for Sites exercise, separate proposals for areas B and C were submitted on behalf of the respective site owners. These are outlined below:

- Area B – circa 450 houses/flats c.15000sqm of Business, Industrial & Storage & Distribution, c.1500sqm Class 1 retail c.1000sqm Class 3 food & drink and a Park & Ride facility.
- Area C - circa 65% of the developable area for residential development (up to 400 houses) and c. 35% for employment land employment land, including a new community hub area incorporating commercial, business and retail uses

Both proposals, which deviate from the current planning strategy, are based on the view that there is market demand for housing and limited demand for business and industrial uses in the area. In light of these submissions, consideration has been given to whether the balance of uses in the current Local Development Plan remains appropriate.

**Issue 8 - What is the appropriate planning strategy for the Spango Valley area?**

<b>Option 1 (preferred)</b>	<b>Reason</b>
<i>Carry forward the existing planning strategy into the new Local Development Plan.</i>	<i>This option is preferred because a coordinated and comprehensive approach will ensure the most appropriate layout of uses and the creation of a successful place. It will also ensure that any infrastructure requirements and constraints are jointly and fully addressed.</i>

	<p><i>The preferred scale and mix of uses will meet local housing need, provide employment opportunities, and enable local services to be delivered and maintained. It will also ensure that some business and industrial land is retained to support the future economic growth of Inverclyde.</i></p>
<p><b>Option 2</b>  <i>Remove the requirement for a comprehensive masterplan, covering the full site and all ownerships.</i></p> <p><i>The planning strategy for areas A and B aligns with the balance of uses identified in the Call for Sites proposals submitted by the corresponding site owners.</i></p>	<p><b>Reason</b>  <i>This option would allow each site owner to bring forward their own proposals for the site focused on residential development. This could lead to development on the site being delivered sooner. However, such an approach may not deliver the most optimal mix and layout of uses across the site.</i></p> <p><i>The Council is not convinced that the scale of residential development proposed under this option is appropriate, in relation to a preference for mixed uses, including employment on the site, and impact on the road network.</i></p>

### Broomhill and Drumfrochar, Greenock

The Broomhill/Drumfrochar Rd Priority Place covers 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. The new Greenock Health and Care Centre on Wellington Street is nearing completion and will open 2021. The realignment of Bakers Brae has been completed and development of an incubator hub for food and drink enterprises is ongoing.

The current Plan's strategy for the Broomhill/Drumfrochar Priority Place is based on a masterplan for Greenock Central East Area, which was approved in 2014. Some proposals of the masterplan have been implemented, and whilst others remain relevant, it is considered that the proposals for some of the development sites should be reviewed as part of the revised Local Development Plan. For example, one of the housing sites proposed by the masterplan on the former Tate and Lyle site continues to be used successfully for industrial purposes, and other identified housing sites have not been progressed. For this reason it is considered that Lynedoch Street could be identified as the boundary between residential and industrial uses in the area, with land to the west of Lynedoch Street for residential (with the exception of Lynedoch Industrial Estate), and land to its east for industrial uses. Alternatively, Mearns Street could form the boundary.

Unlike many of the other Priority Places, the Broomhill/Drumfrochar area is predominantly characterised by established uses, and the different development opportunities are in different ownerships. This means that there will not be a comprehensive development proposal that comes forward for the entire area. Instead, the area will be the subject of separate planning proposals.

**Issue 9: What is the appropriate planning strategy for the Broomhill/Drumfrochar area?**

<p><b>Option 1 (preferred)</b>  <i>Broomhill/Drumfrochar continues to be identified as a Priority Place with the site designations based on the Greenock Central East Area masterplan revised, and the placemaking elements of the masterplan are carried forward. Individual applications for development sites will be supported subject to compliance with the strategy for the area. The area covered by the Priority Place will be amended to focus on development opportunities on Drumfrochar Road.</i></p>	<p><b>Reason</b>  <i>The Broomhill/Drumfrochar area contains a number of long-term vacant and/or derelict sites that, whilst offering opportunity, also detract from the surrounding area. These should remain priorities for improvement. The masterplan for the area is now 6 years old and it is appropriate to review what aspects of it should be carried forward or subject to revision.</i></p>
<p><b>Option 2</b>  <i>Broomhill/Drumfrochar is no longer identified as a Priority Place. Individual development opportunities are identified.</i></p>	<p><b>Reason</b>  <i>Much of the Broomhill/Drumfrochar area is in established use, some of the masterplan proposals have been delivered, and remaining development opportunity sites are in different ownerships and not all connected. Whilst Broomhill/Drumfrochar may remain a priority area for Council and partner interventions, there is less requirement for a comprehensive approach to land use planning for the area.</i></p>

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 are identified in the current Plan including business/industrial, residential, non-residential institutions, and uses associated with the adjoining railway.

Since 2019, following planning permission being issued, the majority of the site has been used as a builders merchants yard.

**Issue 10: Do you think the Regent Street site should continue to be identified as a Priority Place?**

<p><b>Option 1 (preferred)</b>  <i>The site is identified as an existing business and industrial area, and no longer identified as a Priority Place.</i></p>	<p><b>Reason</b>  <i>The site is now is now operating as a storage and distribution (building merchants) yard. Its designation as a business and industrial area would be supportive of this use or other Use Class 4,</i></p>
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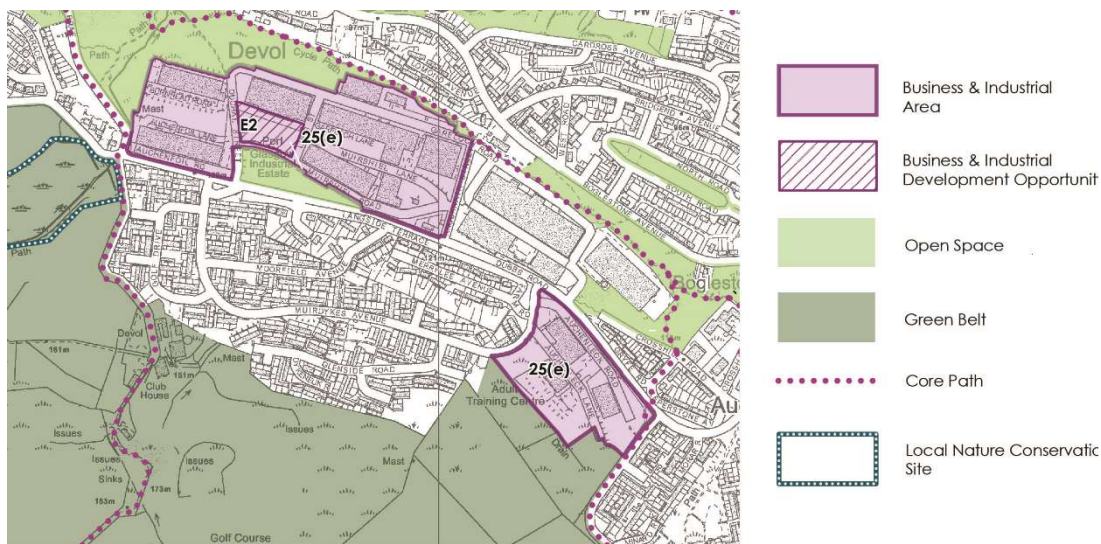
	<i>5 and 6 uses on the site. This would provide certainty for its future use.</i>
<b>Option 2</b> <i>The site is identified as Priority Place with the strategy of a range of acceptable uses carried forward.</i>	<b>Reason</b> <i>This option would continue to highlight the site as a priority development opportunity and suitable for a range of uses. It is not preferred as the site is now in an established use, and to continue to identify it as suitable for a range of uses would create uncertainty for that use and surrounding uses.</i>

### Port Glasgow Industrial Estate

Port Glasgow Industrial Estate was established in the 1940s and has since provided a major source of employment in the area. The estate is essentially split into two distinct parts by Dubbs Road. To the north of Dubbs Road, whilst there are significant local employers, there is also a concentration of vacant units in the eastern part of that area, some of which are in a derelict condition. The area to the south of Dubbs Road includes three industrial units, all of which are occupied.

The Local Development Plan adopts a flexible approach to the estate, with much of it safeguarded for business, industry and storage/distribution uses (Class 4, 5 and 6), while also supporting other uses which either contribute to permanent employment creation or clearly support existing businesses. The Plan also identifies a business and development opportunity (E2) immediately to the east of Duchal Street. However, land to the east of Knocknairs Street, which contained a concentration of vacant or derelict units at the time of plan preparation, were identified as a Housing Development Opportunity (until that chapter of the Plan was quashed).

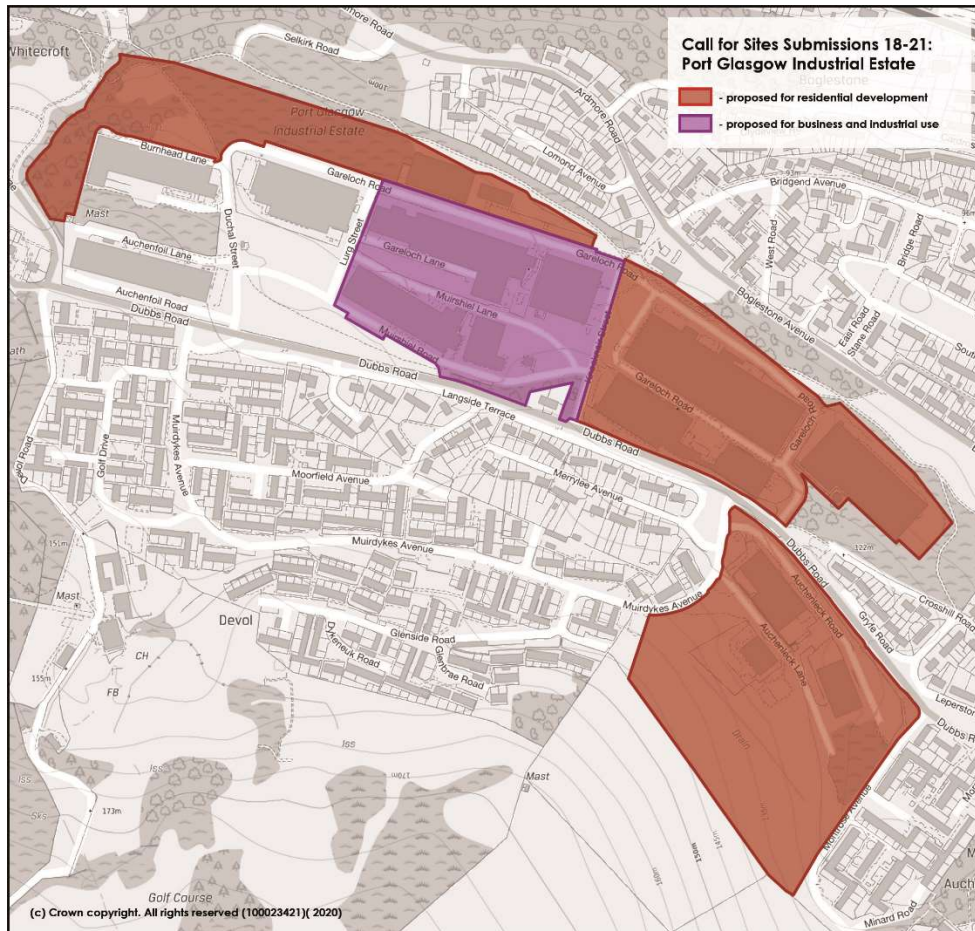
### Map **x** Local Development Plan (2019) Proposals Map



During the Call for Sites exercise, four related proposals (CFS refs: 18-21) were submitted on behalf of three of the site owners, seeking a comprehensive masterplan approach for the future of the industrial estate. The submissions point out that parts of the estate are currently in poor condition, with several derelict buildings deterring businesses from locating within the estate, whilst also having a negative impact upon the surrounding area. In order to make the

estate more attractive to potential users, as well as securing the existing employers currently in operation, it is proposed to remove the derelict and unviable industrial units and replace these, where required. In order to cross fund these improvements, additional residential development is suggested to the south of Dubbs Road and on land to the north and north west of Gareloch Road (north west corner of site)

Map x Call for Sites Submission 18-21: Port Glasgow Industrial Estate



**Issue 11: What is the appropriate planning strategy for Port Glasgow Industrial Estate?**

<p><b>Option 1 (preferred)</b>  <i>Port Glasgow Industrial Estate, and adjoining land, is identified as a Priority Place.</i></p> <p><i>Business, industrial and residential uses will be supported, with a masterplan required to identify the balance and layout of these uses. The masterplan will have a focus on rationalising and consolidating industrial uses.</i></p> <p><i>The masterplanning process will seek to engage all owners and tenants within the industrial estate.</i></p>	<p><b>Reason</b>  <i>This option is preferred because a Priority Place designation fully reflects the scale, importance and opportunity of Port Glasgow Industrial Estate.</i></p> <p><i>A masterplan is the appropriate tool for engaging all owners and identifying the appropriate balance and layout of supported use</i></p>
<p><b>Option 2</b>  <i>Carry forward the existing Local Development Plan strategy.</i></p>	<p><b>Reason</b>  <i>This option is not preferred because it would not fully reflect the scale and importance of the site within Port Glasgow or support a holistic approach, which the Call for Sites submission clearly indicates is required to cross fund improvements to some of the existing business and industrial units. In addition, it does not require the masterplanning approach needed to engage all owners within the estate and identify the appropriate balance and layout of uses.</i></p>

Whinhill/Wellington Park/KGV playing fields

The Council has received a call for sites submission for the inclusion in the Plan of greenfield land at Whinhill for residential development. Existing brownfield housing development opportunities sit to the north and west of the site, as do the former KGV playing fields. The Council considers that collectively these sites are of a scale to form a Priority Place and offer a masterplan-led opportunity for the creation of a new residential area and improved greenspaces with good green network connections.

**Issue 12: What is the appropriate planning strategy for the Whinhill/Wellington Park/KGV playing fields area?**

<p><b>Option 1 (preferred)</b>  <i>The area is identified as a Priority Place with a comprehensive masterplan required to guide the development of new housing and greenspace improvements. The greenfield site at Whinhill and former KGV playing fields should be included in the masterplan area</i></p>	<p><b>Reason</b>  <i>The Council believes that this area has the potential to meet the Priority Place requirement of having a transformational impact on the immediate area, and be of benefit to Inverclyde as a whole by providing a range of housing sites. A masterplan approach would support the creation of a successful place, including through ensuring the delivery of</i></p>
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	<i>greenspace and green network improvements as part of any development.</i>
<b>Option 2</b> <i>Do not identify any additional land for housing in this area. Existing opportunities to be brought forward individually</i>	<b>Reason</b> <i>This option is not preferred. The housing development opportunities in this area have now been identified since the 2005 Local plan with little progress. The Council does not anticipate that houses will be delivered on these sites without a change in the strategy for the area.</i>

## **4.0 TACKLING CLIMATE CHANGE**

### **4.1 Climate Change Adaptation**

Climate change is a key issue for all levels of government - global, national and local. Whilst not having a rapid effect on an area, climate change will have a long term impact on the quality of people's lives and our natural environment. Future climate depends on global action to reduce greenhouse gas emissions but the targets set by the Paris Agreement in 2015 are not on schedule to be met. There is already evidence of changes in Scotland's climate with increases in temperature and sea levels, extreme weather events and alterations in rainfall patterns.

Inverclyde as a coastal authority with a topography of steep slopes rising above the settlements located along the waterfront is particularly vulnerable to the impact of these changes. Flooding could have a severe negative impact on buildings, infrastructure and the landscape, while an increase in extreme weather events such as storms and heatwaves could impact energy, water, transport and communication networks, natural habitats and wildlife. These impacts could have implications for the delivery of Council services and social and economic well-being.

Scottish Planning Policy requires Councils to reduce carbon emissions and address the challenges of mitigating and adapting to the changing climate as outlined in Section 44 of The Climate Change (Scotland) Act 2009. The response to climate change is a theme that is addressed across the policies in the current Local Development Plan which aims to govern land use in ways that will reduce greenhouse gas emissions and mitigate the impacts of climate change on the economy, the environment, health and well-being.

Local authorities' responses to climate change have tended to concentrate on their role in reducing greenhouse gases. However, there is also a need to adapt to unavoidable climate change. The Inverclyde Council Climate Change Plan 2018, not only places an obligation on the Council to consider how to mitigate climate change but also how to adapt to the impacts of climate change.

This is a view supported by Climate Ready Clyde, a cross sector initiative supported by the Scottish Government to produce a strategy and action plan for adapting to the impact of climate change across the Glasgow City Region. A climate change adaptation strategy is being prepared to enable the region to adapt so that it can flourish in a future climate.

Spatial planning at a local level has a critical anticipatory role to play in promoting robust adaptation. Pro-active action on climate change can be encouraged through the reference to adaptation measures in the Local Development Plan.

#### ***Issue 13: How should the subject of climate change adaptation be addressed in the Local Development Plan?***

<p><b><i>Option 1 (preferred)</i></b> <i>Include a policy, or prepare guidance, outlining the principles that developments could demonstrate to adapting to the effects of climate change including, for example:</i></p> <ul style="list-style-type: none"><li><i>• water use management and conservation (e.g. rainwater recycling and greywater harvesting);</i></li></ul>	<p><b><i>Reason</i></b> <i>There are a number of measures, large and small, that could be incorporated into new and existing developments to prepare for the changing climate. It is important that the embedding of these principles starts sooner rather than later.</i></p>
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<ul style="list-style-type: none"> <li>• <i>management of flood risk to acceptable levels;</i></li> <li>• <i>making use of open space and vegetation for shading, natural cooling, and to reduce flooding / surface water run-off;</i></li> <li>• <i>use of sustainable drainage systems (SuDS); and</i></li> <li>• <i>careful layout and orientation and the incorporation of design and material measures to minimise overheating.</i></li> </ul>	
<p><b>Option 2</b>  <i>Incorporate climate change adaptation requirements into Figure 3 relating to Policy 1 – Creating Successful Places.</i></p>	<p><b>Reason</b>  <i>Figure 3 already refers to a number of climate change mitigation measures, and could be amended to also include climate change adaptation. However, this approach may not give the issue the prominence it requires.</i></p>

## 4.2 Heat Network

The provision of heat from non-electric sources (e.g. gas, oil, coal, peat etc.) is a major energy use and carbon emitter in Scotland, and across the UK as whole, 85% of homes are heated by fossil fuel based natural gas. Regulations are to be introduced in Scotland meaning that by 2024 new homes will need to be heated by renewable or low carbon heating.

It is the ambition of the Scottish Government to largely decarbonise Scotland's heat system by 2050 and to achieve 1.5 terawatt-hours (TWh) of heating and cooling demand through district or communal heating. In 2018, 29,647 homes were connected to district heating systems. The target is for 40,000 homes to be connected by 2020.

Planning has a key role to play in the development of communal heating systems through its involvement in the location, layout and design of new development and through its more general support for renewable energy developments.

The planning priorities for heat are set out in National Planning Framework 3, which supports the delivery of district heating schemes as a means of achieving the Scottish Government goals for renewable heat, with the aim to make better use of heat sources, including unused and renewable heat.

Scottish Planning Policy reflects the aims identified in the National Planning Framework 3, encouraging district heating systems in as many locations as possible across all local authorities and directing that Local Development Plans should:

- use heat mapping to identify opportunities for co-locating developments with high heat demand with those with high heat output
- identify where heat networks, heat storage and energy centres exist or would be appropriate;
- support the implementation of heat networks in as many locations as possible and include policies to support their implementation

The Scotland-wide Heat Map (<https://www.gov.scot/publications/scotland-heat-map-documents/>) is intended to support local authorities to incorporate heat mapping into development plans and make best use of available heat sources. It identifies existing sites of heat demand as well as sources of heat supply to guide heat network development.

In the current Local Development Plan, Policy 4 - Supplying Energy and Policy 5 – Heat Networks, are the policies against which district heating systems are assessed and provide a link to the draft Supplementary Guidance on Energy to assist in identifying where district heating developments could be deployed. Whilst Policy 5 requires developers to address the feasibility of heat provision through a district heating network, this could be strengthened to make the connection to a heat network the default requirement for certain types of development.

**Issue 14: Which of the following options do you support for Heat Networks or do you have an alternative approach to suggest?**

<p><b>Option 1 (preferred)</b>  <i>Strengthen the requirement for certain developments to be connected to a heat network or heated from low-carbon sources.</i></p>	<p><b>Reason</b>  <i>The switch to heat networks and low-carbon heat sources needs to be made more of a requirement and less of a choice for the development industry, otherwise the reliance on carbon-generated heat and less efficient heating systems will remain the default position.</i></p>
<p><b>Option 2</b>  <i>Carry forward the existing policy requiring Major Development Applications to be accompanied with an energy statement considering the feasibility of meeting the development's heat demand through a district heating network or low-carbon heat sources.</i></p>	<p><b>Reason</b>  <i>The switch to district heat networks and low-carbon heat sources is a major change for the development industry, and whilst it is appropriate for the Council to ask developers to examine the feasibility, the Council accepts that there will be some developments where heat networks and low carbon heat sources are not feasible.</i></p>

### 4.3 Electric Vehicle Charging

In 2017, transport (including international shipping and aviation) accounted for 36.8% of Scotland's greenhouse gas emissions. Journeys by motor vehicle are the dominant mode of transport for personal and business travel with road transport making up 69% of transport greenhouse gas emissions in Scotland in 2017. Despite advances in engines to reduce greenhouse gas emissions, petrol and diesel motor vehicles continue to contribute to issues of air quality, climate change and road congestion.

The Scottish Government has committed to the almost complete decarbonisation of road transport by 2050. Initiatives such as car sharing, car clubs, active travel and working from home can all contribute to the reduction of greenhouse gas emissions as can the use of alternative fuel vehicles which is on the increase. Changes in the appropriate infrastructure provision are, required, however, to support such changes in transport technology.

National Planning Framework 3 emphasises that providing infrastructure to facilitate greater use of low carbon fuel options will be essential in reducing transport sector emissions and supports the future development of a network of alternative fuelling stations, making increased use of low carbon vehicles a viable proposition. Scottish Planning Policy echoes this aim with

the statement that development plans should support provision of infrastructure necessary to support positive changes in transport technologies such as charging points for electric vehicles.

The Council has a role to play in actively encouraging the use of alternative transport technologies through supporting the provision of the required infrastructure at appropriate locations. In the current Local Development Plan, Policy 4 – Supplying Energy and Policy 10 - Promoting Sustainable and Active Travel are the policies against which applications would be determined, in association with the draft Supplementary Guidance on Energy. The Council is keen to explore if this policy framework should be strengthened. The draft Supplementary Guidance on Energy sets out the following standards for the provision of electric vehicle charging points, however given the draft status of the document, the Council has not required these standards to be met as yet.

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

***Issue 15: Are the standards for electric vehicle charging points set out in the Draft Supplementary Guidance on Energy appropriate? Should these or other standards be incorporated into the new Local Development Plan as a requirement, or remain in Guidance?***

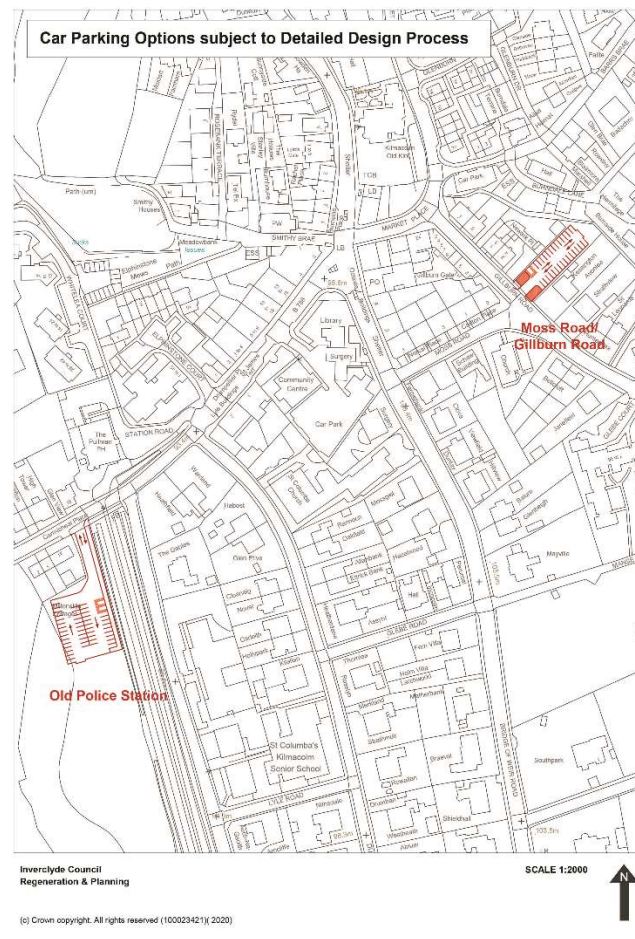


## 5.0 CONNECTING PEOPLE AND PLACES

### 5.1 Kilmacolm Village Centre Parking

During pre-Main issues Report engagement, the Kilmacolm Civic Trust identified a need for additional long stay car parking in the village to cater for residents, businesses and visitors. A Council commissioned study into parking provision and demand in Kilmacolm, completed in 2018, concluded that there was a shortfall of 24 parking spaces in the village centre and identified several locations where a new car park could be developed to meet this shortfall. The Council subsequently undertook a public consultation exercise in 2019 on three of the sites identified in the study; (1) behind the old police station on Lochwinnoch Road, (2) multi-level on Lochwinnoch Road and (3) the corner of Gillburn Road/Moss Road. Following this, the Council is to prepare detailed designs for the sites at Gillburn Road/Moss Road and behind the Old Police Station (see Map **x**) in order to identify any engineering issues with the sites and estimate the cost of construction.

#### Map **x** Car Parking Options subject to Detailed Design Stage



The current Local Development Plan notes that when future developments of the transport network, such as car parks, are included in the Local Transport Strategy these will be supported by the LDP, in principle, subject to consideration and mitigation of any impacts.

**Issue 16: How should the Local Development Plan address the issue of the potential requirement for a new car park in Kilmacolm village centre?**

<p><b>Option 1 (preferred)</b>  <i>The Gilburn Road/Moss Road site is identified as the preferred site in the Local Development Plan, subject to the outcome of the detailed design process.</i></p>	<p><b>Reason</b>  <i>This option is preferred in planning terms because it is a gap site within the built up area.</i></p>
<p><b>Option 2</b>  <i>The land behind the old Police Station site is identified as the preferred site in the Local Development Plan, subject to the outcome of the detailed design process.</i></p>	<p><b>Reason</b>  <i>In land use planning terms, this option is not as suitable as it is located in the greenbelt, and its development may weaken greenbelt boundaries</i></p>
<p><b>Option 3</b>  <i>Carry forward the existing Local Development Plan approach, whereby projects identified in the Local Transport Strategy will be supported by the Local Development Plan, in principle, subject to consideration and mitigation of any impacts.</i></p>	<p><b>Reason</b>  <i>This option is not preferred as the requirement for a new car park in Kilmacolm village centre has been established, and for a plan-led approach, it is preferable for a site to be identified in the new Local Development Plan.</i></p>

## 6.0 OUR TOWNS, VILLAGES AND COUNTRYSIDE

### 6.1 Vacant and Derelict Land

Vacant and derelict land has been shown to have a significant negative effect on local communities, economic development and environmental quality. For example, proximity to vacant and derelict land can adversely affect people's physical health and community wellbeing, with increased effects in areas of higher deprivation. It has also been shown that proximity to vacant and derelict land negatively impacts developer perceptions and confidence, which has knock on effects for economic development.

Inverclyde continues to have a significant amount of vacant and derelict land, with the vast majority located in our urban areas. In 2019, there was a total of 155.27ha, with 61% identified as vacant and 39% derelict. In the Local Outcomes Improvements Plan (2017-2022), under Priority 3 'Environment, Culture and Heritage', it is noted that there is a "*need to reduce the amount of derelict land in Inverclyde in order to improve the built environment for our communities. This will also contribute to the regeneration of neighbourhoods, create employment opportunities and improve the image of the area*".

In October 2020, the Vacant and Derelict Land Task Force, which was set up to transform Scotland's approach to vacant and derelict land, reported that "*there is much that could be done at a local policy level to help steer more development toward vacant and derelict land..... (and that) local authorities should explore options for innovative planning policies that would support the reuse of vacant and derelict land*".

National Planning Framework 3 notes that while derelict land is a continuing challenge, temporary uses for vacant and derelict land, for example for community growing or supporting biodiversity, can help to attract investment in specific sites or wider areas. In addition, it is noted that whilst the re-use of vacant land remains a priority, in some cases greening initiatives could be the best permanent solutions for sites where built development is unrealistic for cost or other reasons.

The Clydeplan Strategic Development Plan highlights and supports the role which green infrastructure and the Glasgow and Clyde Valley Green Network has in addressing vacant and derelict land issues.

The Local Development Plan addresses vacant and derelict land in two main ways, (1) the Spatial Development Strategy 'Our Towns, Villages and Countryside' directs most new development to existing towns and villages, where the vast majority of vacant and derelict land sites are located and (2) the Plan identifies the majority of vacant and derelict land sites for redevelopment, i.e. as development opportunity sites.

While the current Local Development Plan approach of identifying vacant and derelict sites for redevelopment in line with supported uses is appropriate, it is also limited in scope because it relies on development being delivered on the ground, which in turns relies on market demand and in some cases public funding. In light of this, there is a case for the next Local Development Plan to adopt an approach which balances the redevelopment of vacant and derelict land sites, most likely in the medium to long term, with a more pro-active approach which seeks to address the impacts of these sites in the short term.

***Issue 17: – What approach should the new Local Development Plan take to vacant and derelict land?***

<p><b>Option 1 (preferred)</b>  <i>In addition to identifying vacant and derelict land sites for redevelopment, the Local Development Plan would support proposals for the temporary greening of vacant and derelict land sites, on the basis that they do not prevent the future development of these sites for a use identified in the Plan.</i></p>	<p><b>Reason</b>  <i>This approach is preferred because it provides scope for greening projects to improve the environmental quality and appearance of sites in the short term, which in turn would reduce the negative impacts on local communities.</i></p> <p><i>While temporary, this approach would also contribute to the provision of green infrastructure.</i></p>
<p><b>Option 2</b>  <i>The current approach to vacant and derelict land is carried forward into the new Local Development Plan.</i></p>	<p><b>Reason</b>  <i>This option is not preferred because it would not provide a pro-active approach to the current and ongoing negative impacts which vacant and derelict land has on our local communities.</i></p>

## **7.0 OUR HOMES AND COMMUNITIES**

### **7.1 Housing supply targets and the housing land requirement.**

(This issue should be read in conjunction with the Housing land Technical Report 2020)

The housing supply targets and housing land requirement for Inverclyde are set out in the Clydeplan Strategic Development Plan 2017. They are based on a 2015 Housing Needs and Demand Assessment that was assessed as 'robust and credible' by the Scottish Government's Centre for Housing Market Analysis. The Housing Needs and Demand Assessment is based on the National Records of Scotland 2012-based household projections. The Housing Need and Demand Assessment Tool predicted a decline of Households in Inverclyde in the period from 2012 to 2024 and 2029.

Housing supply targets are "...a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy..." and a range of factors are to be taken into account in setting them. In Inverclyde, ambitious housing supply targets were set to reflect the repopulation agenda being pursued by Inverclyde Council, the previous levels of private housebuilding that were expected to continue, and the anticipated level of Scottish Government funding for social rented sector projects. The housing supply targets that were set in Clydeplan for all tenures are shown below.

#### *All Tenure Housing Supply Targets – Inverclyde*

2012-2024			2024-2029			2012-2029		
SR&BMR	Private	Total	SR&BMR	Private	Total	SR&BMR	Private	Total
1,100	2,050	3,150	400	850	1,250	1,500	2,900	4,400

\* social rent and below market rent

Scottish Planning Policy states that housing supply targets should 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. The generosity margin utilised by Clydeplan, following the receipt of its Examination Report, is 15%.

#### *All Tenure Housing Land Requirement – Inverclyde*

2012-2024			2024-2029			2012-2029		
SR&BMR	Private	Total	SR&BMR	Private	Total	SR&BMR	Private	Total
1,270	2,360	3,630	460	980	1,440	1,730	3,340	5,070

\* social rent and below market rent

To determine the amount of houses that the new Local Development Plan has to identify land for, the housing land requirement to 2024 is adjusted to take account of completions between 2012 and 2019, and the 2024-2029 housing land requirement is rolled forward on a pro-rata basis to 2032, to give a housing land requirement for up to ten years after the expected adoption of the new Plan in 2022. The table below shows the housing land requirement for the 2019-2024 and 2024-2032 periods, broken down into different tenures and geographies. The relevant geographies are the Inverclyde Council area for all tenures of housing, and the housing market areas for private housing. Housing market areas are areas within which the majority of households are willing to move to buy a house. There are two identified in Inverclyde. The Inverclyde housing market area, covering Greenock, Gourock, Port Glasgow, Inverkip and Wemyss Bay, and the Renfrewshire housing sub-market area,

which covers Kilmacolm and Quarrier's Village, and also extends over all of Renfrewshire and part of East Renfrewshire. A base date of 2019 is used as this is the date of the most recent housing land audit. The base date will be amended to 2020 or 2021 for the Proposed Plan.

*Housing Land Requirement 2019-2024 and 2024-2032 for different tenures and geographies*

	Inverclyde Local Authority Area (affordable)	Inverclyde Local Authority Area (private)	Inverclyde Local Authority Area (all tenure)	Inverclyde Housing Market Area (private)	Renfrewshire Housing Sub Market Area (private)	Inverclyde part of Renfrewshire Housing Sub Market Area (private)
<b>2019-2024</b>	829	1756	2585	1619	4,288	137
<b>2024-2032</b>	736	1,568	2,304	1,472	3,248	96

Councils are also required to maintain a 5-year effective supply of land at all times. This is based on 5-years of the housing supply target. The figure is different than the housing land requirement because it does not take account of completions in previous years.

*5-year effective housing land supply target 2019-2024 for different tenures and geographies*

	Inverclyde Local Authority Area (affordable)	Inverclyde Local Authority Area (private)	Inverclyde Local Authority Area (all tenure)	Inverclyde Housing Market Area (private)	Renfrewshire Housing Sub Market Area (private)	Inverclyde part of Renfrewshire Housing Sub Market Area (private)*
<b>5-year Housing Supply Target 2019-2024</b>	460	850	1,310	800	2960	50

Figures are rounded to nearest 10

\* These figures are presented for context and do not infer a specific target for the Inverclyde part of the RHSMA.

***Issue 18: Do you agree with the housing supply targets and housing land requirement for the different tenures and geographies in Inverclyde, and the methodology for calculating them as set out in the Housing Land Technical Report 2020? Do they remain appropriate for Inverclyde?***

<b>Option 1 (preferred)</b> <i>The housing supply targets and housing land requirement set out in the Housing Land Technical Report and summarised above should be used in the Local Development Plan.</i>	<b>Reason</b> <i>The housing supply targets and housing land requirement have been identified through the Housing Need and Demand Assessment and the Clydeplan Strategic Development Plan 2017, and must be complied with.</i>
<b>Option 2</b> <i>The Council should enter discussions with the development industry to agree realistic</i>	<b>Reason</b> <i>The housing supply targets and housing land requirement set out in the Housing</i>

<p><i>housing supply targets and a housing land requirement for Inverclyde</i></p>	<p><i>Land Technical Report and summarised above were set at an ambitious level to support the Council's repopulation agenda. Evolving methodology and sub-target completions in the period to 2019 have resulted in a housing land requirement for the period 2019-2024 that would mean significantly more housing land than can be developed being identified, potentially in unsustainable locations. This would not provide certainty for the development industry or communities. It would be preferable therefore to identify revised housing supply targets and a housing land requirement, with the agreement of the development industry.</i></p>
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## 7.2 Meeting the housing land requirement and maintaining a 5-year effective land supply

Based on the 2019 housing land audit, the table below outlines the contribution of previously identified sites to meeting the housing land requirement and maintaining a 5-year effective land supply. It is noted that the development industry disputes the effectiveness (meaning the likely delivery) of many of these units in the period the Council assigns them to.

	Inverclyde Local Authority Area (social)	Inverclyde Local Authority Area (private)	Inverclyde Local Authority Area (all tenure)	Inverclyde Housing Market Area (private)	Renfrewshire Housing Sub Market Area (private)	Inverclyde part of Renfrewshire Housing Sub Market Area (private)*
Programmed land supply 2019-2024 – all sites	891	1,116	2,007	1,018	4,368	98
Post-2024 land supply	728	2,688	3,416	2,650	6,313	38

The Council is required to identify land to meet the housing land requirement *and* maintain a 5-year effective land supply at all times. A comparison of the land programmed for development from 2019-2024 and the land available for development after 2024 with the housing land requirement to 2024 and 2032 set out above indicates a shortfall of land for 640 private houses in the Inverclyde Council area in the 2019-2024 period, with 601 units of this attributable to the Inverclyde housing market area. It also indicates a possible shortfall in the Inverclyde part of the Renfrewshire housing market area of 39 units to 2024 and a further 58 units to 2032, although it should be noted that this shortfall could be met in any part of the Renfrewshire housing sub-market area. These shortfalls would increase if the views of the development industry on effectiveness were accepted by the Council.

Given these indicative shortfalls, it is necessary for the Council to consider the identification of additional land for housing. The Council has considered land that has been suggested as suitable for housing through the call for sites exercise and its preferred options are set out below.

*Table 1 - Preferred options for additional housing land in Inverclyde Housing Market Area*

<b>Location</b>	<b>Indicative tenure</b>	<b>Indicative capacity</b>	<b>Potential delivery to 2024</b>	<b>Potential delivery post-2024</b>
Glenbrae Road, Greenock	Affordable	15	15	0
McPherson Drive, Gourock	Private	22	22	0
Mearns Street, Greenock	Private	tbc	0	tbc
Eldon Street, Greenock	Affordable	22	22	0
Whinhill, Greenock	Private	100	50	50
Union Street, Greenock (increased capacity)	Private	130	65	65
Finnart Street, Greenock	Private	140	0	140
Customhouse Quay, Greenock	Private	65	0	65
Port Glasgow Industrial Estate (increased capacity)*	Mixed	500	60	440
Former KGV playing fields, Greenock	Mixed	100	0	100
Norfolk Road, Greenock	Affordable	tbc	0	tbc
Cumberland Road, Greenock	Affordable	tbc	0	tbc

\* Amendment to existing site

*Table 2 - Preferred options for additional housing land in Renfrewshire Housing Sub-Market Area*

<b>Location</b>	<b>Indicative tenure</b>	<b>Indicative capacity</b>	<b>Potential delivery to 2024</b>	<b>Potential delivery post-2024</b>
Craigbet Road, Quarrier's Village	Private	8	4	4
Kaimes Grove, Quarrier's Village	Private	6	3	3
Smithy Brae, Kilmacolm*	Private	42	21	21
Quarry Drive, Kilmacolm	Private	78	50	28
Plantreeyetts, Kilmacolm	Private	100	50	50

\* Amendment to existing site



Tables 3 and 4 set out other sites that have been considered by the Council as not suitable for housing at this stage of the Plan process.

*Table 3 - Alternative options for additional housing land in Inverclyde Housing Market Area*

<b>Location</b>
Barr's Brae (south), Port Glasgow
Barr's Brae (north), Port Glasgow
Bay Street, Port Glasgow
Gibshill Road, Port Glasgow
Puggy Line, Greenock
Carnoustie Avenue, Gourrock
Harbourside, Inverkip
Kingston, Port Glasgow
Spango Valley, Greenock (additional capacity)

*Table 4 - Alternative options for additional housing land in Renfrewshire Housing Sub-Market Area*

<b>Location</b>
Carsemeadow, Quarrier's Village
North Denniston, Kilmacolm
Knapps, Kilmacolm
Police Station Field, Kilmacolm
Lochwinnoch Road, Kilmacolm
Overton, West Glen Road, Kilmacolm
Port Glasgow Road (plots), Kilmacolm
Knockbuckle Road, Kilmacolm
Migdale, Finlaystone Road, Kilmacolm
Planetreetyetts
Stables Wood, Kilmacolm
Misty Law, West Glen Road, Kilmacolm

**Issue 19: What are your views on the additional land suggested for housing development in Inverclyde? What are your views on the alternative options?**

<p><b>Option 1 (preferred)</b> Identify the sites listed in Table 1 and Table 2 for housing development in the new Local Development Plan.</p>	<p><b>Reason</b> The Council is of the view that it would be appropriate to identify additional land for housing across the two market areas that exist in Inverclyde.</p>
<p><b>Option 2</b> Sites in Tables 3 and 4 should be identified for housing development in the new Local Development Plan.</p>	<p><b>Reason</b> The Council's initial assessment of the sites in Tables 3 and 4 is that they are less preferred than the Table 1 and 2 options. The reasons are set out in the Proposed Development Site Assessment document and include sustainability, accessibility, deliverability and marketability.</p>
<p><b>Option 3</b></p>	<p><b>Reason</b></p>

<i>No sites from Tables 1-4 are identified for housing development.</i>	<i>Indicative shortfall figures mean that the Council should take a Plan-led approach to identifying sufficient land for housing, involving communities and other interested parties.</i>
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### 7.3 Review of previous Housing Development Opportunities

The Development Opportunity Review, which is set out in Issue 31 and the associated background report, has identified which previous housing development opportunities are preferred for carrying forward into the new Plan, and others for which a different zoning is now preferred.

### 7.4 Affordable Housing

Analysis of the land requirement for affordable housing and programmed supply of land to 2024 indicates a small surplus of land, whilst in the period to 2032, there is an indicative small shortfall of just 8 units. Some of the additional housing land identified in Table 1 is for affordable housing, which would provide a surplus in the period to 2032. Owing to the land available for affordable housing and the More Homes Scotland funding programme, the Council's recent approach to affordable housing has been to not have a general affordable housing policy seeking a contribution towards affordable housing provision from private housing sites. Reasons for this include: there was sufficient land, and funding available through the More Homes Scotland programme, to meet affordable housing targets; previous affordable housing policies did not lead to meaningful delivery of affordable housing; the affordable housing requirement impacted on the amount of land available for private housing, for which there is an indicative shortfall; and the affordable housing requirement potentially impacted on the viability of private housing sites.

The Council has, however, recognised that there is a limited supply of affordable housing, and land for affordable housing in the Inverclyde villages of Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay, and has previously sought a 25% affordable housing contribution from greenfield sites in the Inverclyde villages.

#### **Issue 20: Should the new Local Development Plan have an affordable housing requirement?**

<b>Option 1</b> <i>Require 25% of houses on greenfield sites in the Inverclyde villages to be affordable housing</i>	<b>Reason</b> <i>The provision of new affordable housing in the Inverclyde villages would widen housing choice there, making the villages affordable to people and families, who may have connections to the villages, but cannot currently afford to live there, or who are looking to move within the villages. It is unlikely that an affordable housing requirement would have an impact on the viability of greenfield sites in the Inverclyde villages</i>
<b>Option 2</b> <i>Require a percentage of all private sector sites across Inverclyde to make a contribution to affordable housing.</i>	<b>Reason</b> <i>This is not a preferred option. The More Homes Scotland programme continues to deliver affordable housing across Inverclyde. An area-wide requirement could</i>

	<i>impact on the viability of some private sector sites, leading to less housing delivery overall.</i>
<b>Option 3</b> <i>No affordable housing policy</i>	<b>Reason</b> <i>Across Inverclyde as a whole there is good provision of affordable housing. There may, therefore, be no need to make provision in specific areas. This approach would provide certainty for the development industry and help improve the viability of all private sector sites.</i>

## 7.5 Wheelchair Accessible Housing

In March 2019, the Scottish Government issued guidance to local authorities concerning the setting of targets for wheelchair accessible housing in new housing developments of all tenures (wheelchair accessible meaning homes that are suitable for people in wheelchairs to live in, not just visit). This is primarily a matter for Councils to address in their Local Housing Strategies, and which the planning system will have a role in implementing. The Council's current Local Housing Strategy sets a requirement for 3% of all new social housing to be wheelchair accessible, As part of its Specialist Housing Review, the Council will be gathering evidence of the requirement for wheelchair accessible housing in Inverclyde. With regard to the planning process, through this Main Issues Report, the Council is seeking views on this matter.

***Issue 21: What are your views on the new Local Development Plan seeking a proportion of new build housing in both the social and private sector to be wheelchair accessible? If a requirement was to be included, what proportion of new housing should be wheelchair accessible, should this differ between tenures, and should this only be applied to developments over a certain size? The Council is interested in learning what the practicalities of meeting such a requirement would be for private and social sector housing developers.***

## 7.6 Developer contributions from housing developments

Developer contributions in Inverclyde are normally related to the provision of on-site open space, and off-site transport infrastructure required to make the development's impact on the transport network acceptable. The current Local Development Plan does not seek developers of new housing to make a contribution towards the cost of community infrastructure such as education or health facilities.

One location where new development has the potential to impact on community infrastructure is in west Inverclyde where school capacity issues at St Columba's High School in Gourrock could be exacerbated by the development of housing sites within its catchment area. A potential solution to this issue is the provision of extra accommodation at the school. As this requirement would be as a result, at least in part, of new development, it is reasonable for the Council to consider a requirement for developers to contribute towards the cost of any school extension.

***Issue 22: Should the Council should seek contributions from housing developers towards the delivery of new community infrastructure such as school and health facilities? What other ways should the Council seek to address impacts on***

***community infrastructure arising from new developments? Are there other infrastructure types the Council should seek developers to contribute towards?***

## **8.0 OUR TOWN AND LOCAL CENTRES**

### **8.1 Restriction on non-Class 1 uses in 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. It is recognised that shopping remains a main reason for people to visit the town centre. However, the Council does recognise trends towards having a wider variety of uses within the town centre and also the need to address vacancies at the heart of the town centre. The current Local Development Plan places a restriction on the change of use from shops to other uses in the retail core of Greenock town centre. Whilst this was appropriate in the past, and may still be, it is important to keep such policies under review.

***Issue 23: Do you agree that the restriction on change of use from shops to other uses should be removed from the retail core of Greenock town centre?***

<b><i>Option 1 (preferred)</i></b> <i>Remove the restriction on the change of use from shops to other uses in the retail core of Greenock town centre.</i>	<b><i>Reason</i></b> <i>This approach would introduce greater flexibility and an increased mix of uses in the heart of the town centre. It would help to address vacancies and provide more options and certainty for uses looking to locate in the town centre.</i>
<b><i>Option 2</i></b> <i>Retain the restriction on the change of use from shops to other uses in the retail core of Greenock town centre.</i>	<b><i>Reason</i></b> <i>This approach would seek to retain a focus on shops at the heart of the town centre.</i>

### **8.2 Underutilised sites in Greenock town centre**

In May 2019, the Council's Environment and Regeneration Committee approved a report agreeing Council action on the following underutilised sites in Greenock town centre.

King Street car park – the Greenock town centre charrette masterplan identified the King Street car park as a high priority, medium impact project. It states that the car park should be reconfigured and improved and the pedestrian linkages to Clyde Square enhanced. As currently operated, the car park is not well used, but retaining and improving this site as a car park would help to address concerns about lack of car parking in the town centre.

Oak Mall eastern wing – the current Local Development Plan recognises the high level of vacancies in the eastern wing of the Oak Mall and seeks to address this through introducing increased flexibility for non-retail uses in this part of the mall. The charrette masterplan also recognised issues with this part of the mall and suggests that the mall's interface with Clyde Square should be improved to animate the square and improve connectivity within the town centre. Subsequent to the publication of these two documents the owners of the mall submitted a planning application for demolition of part of the eastern wing. The initial application was refused over concerns about a lack of certainty surrounding the future use of the gap site that would be created, impact on the historic environment and the design of the new mall façade that was to be created. A subsequent application has been submitted which seeks to address these issues. The Council recognise the need for radical changes to the mall and are keen to work with the owners to find a mutually acceptable solution.

16 West Stewart Street (Babylon) – the former cinema/nightclub occupies a high profile location on a key link between West Stewart Street and West Blackhall Street. The building

is in a poor condition and its 'dead' frontage detracts significantly from the environment and attractiveness of this part of the town centre. The site is identified in both the Local Development Plan and the charrette masterplan as a development opportunity, with the latter suggesting that following demolition it could be developed for upper story residential development over ground floor retail/leisure use.

25 West Stewart Street (multi-storey car park) – although partially occupied on the ground floor, this site is significantly underutilised as the upper floors have not operated as a car park for a considerable time and do not meet current standards to be brought back into this use. The building offers a drab and imposing frontage onto West Stewart Street detracting from the streetscape and quality of place. The site is identified as a development opportunity in the current Local Development Plan and Greenock town centre charrette masterplan, with the latter suggesting demolition of the building and redevelopment for retail on ground floor with residential/office uses above. Whilst this would involve the relocation of existing tenants, there could be benefit in consolidating retail offer in other parts of the town centre.

***Issue 24: Do you agree that the new Plan should identify the above sites as underutilised and encourage action that would bring them into productive use?***

### **8.3 Greenock town centre boundary**

Greenock town centre is extensive, covering a wide area incorporating a Central Area which is the preferred location for new retail development, and an outer area which contains a mix of other town centre uses. A review of the outer area highlights an area where town centre uses are less concentrated, and which could potentially be removed from the town centre boundary. This area is on either side of Roxburgh Street to the east of the A78, and to the south of Newton Street to the west of the A78. Removal of this area from the town centre would result in a more focused area for town centre uses to be directed to.

The Council has received a request for the western part of The Harbours to be included in Greenock town centre. This would be to facilitate the relocation of West College Scotland to the site. The Council does not consider this to be a necessary change. An allocation for education uses on the site would support West College Scotland locating there, and it is recognised that the site is edge-of-centre and has good public transport accessibility. The identification of the site as part of the town centre would extend the town centre at a time when the Council is seeking to focus it, and could lead to uses being promoted there e.g. large scale retail, that would impact adversely on the existing centre.

***Issue 25: Do you agree that the boundary of Greenock town centre should be amended?***

<p><b><i>Option 1 (preferred)</i></b>  <i>An area in the south of the existing town centre, around Roxburgh Street and to the south of Newton Street, should be removed from the town centre.</i></p>	<p><b><i>Reason</i></b>  <i>Greenock town centre is extensive. The area suggested for removal does not have as high a concentration of town centre uses and its removal would allow a town centre policy focus on a tighter area.</i></p>
<p><b><i>Option 2</i></b>  <i>No change</i></p>	<p><b><i>Reason</i></b>  <i>The existing boundary identifies an area which contains a broad mix of town centre uses. Whilst the concentration of these reduces further away from the Central Area, the existing town centre boundary should be retained.</i></p>

#### 8.4 Cumberland Walk local centre

Cumberland Walk is one of several local centres identified in the current Local Development Plan. These are recognised as having an important role in providing convenient services and a community focus. However, the Cumberland Walk centre had become increasingly vacant over the years and has now been demolished. Consideration therefore needs to be given to its future inclusion in the Plan.

#### **Issue 26: How should the new Local development Plan designate the Cumberland Walk local centre?**

<p><b>Option 1 (preferred)</b> <i>Cumberland Walk local centre is removed from the Plan and the site is identified as a housing development opportunity.</i></p>	<p><b>Reason</b> <i>The previous Cumberland Walk local centre has been demolished. The Council does not have evidence of demand for a new local centre to be developed on the site. A new parade of shops has recently been developed nearby on Auchmead Road.</i></p>
<p><b>Option 2</b> <i>Cumberland Walk should continue to be designated as a local centre so as to support new commercial/community development there.</i></p>	<p><b>Reason</b> <i>The Main Issues Report consultation may draw out evidence of demand for new local centre facilities to be built at this location. If so, the Council would consider this and could continue the local centre designation as a development opportunity.</i></p>

## 9.0 OUR JOBS AND BUSINESSES

### 9.1 Strategic Economic Investment Location (SEIL)

The Clydeplan Strategic Development Plan (2017) sets out a long term vision for a rebalanced low carbon economy. To support this vision, the Spatial Development Strategy identifies 22 Strategic Economic Investment Locations. Inverclyde has one Strategic Economic Investment Location, the 'Inverclyde Waterfront', which is identified for Green Technologies and Business and Financial Services.

The Local Development Plan safeguards and promotes the Inverclyde Waterfront Strategic Economic Investment Location, in line with Clydeplan. Land at Carttsyde and to the west of Pottery Street, is safeguarded for business and financial uses, and land at Inchgreen for the manufacture and maintenance of renewables and provision of specialist marine services.

During a review of the business and industrial land in the Plan, it was clear that the area safeguarded for business and financial uses at Pottery Street which includes the Inverclyde Council Pottery Street depot and the former Arnold Clark car showroom (shown as blue in Map x), did not align with the safeguarded uses. There is therefore a case for changing the safeguarding designation for this area to one which more accurately reflects and safeguards current and recent uses, which would be a local business and industrial area. This approach would provide greater flexibility for business and industrial uses on the site.

The current Local Development Plan safeguards Inchgreen, which is a City Deal project and Priority Project in the current Plan, for the manufacture and maintenance of renewables and the provision of specialist marine services. The context for this was the National Renewables Infrastructure Plan which identified Inchgreen as a phase 2 'further potential site' for the manufacture and maintenance of offshore wind infrastructure. This use has not materialised on the site and it is considered that greater flexibility, particularly towards the use for the site for a wider range of marine-related uses would be appropriate.

Map x





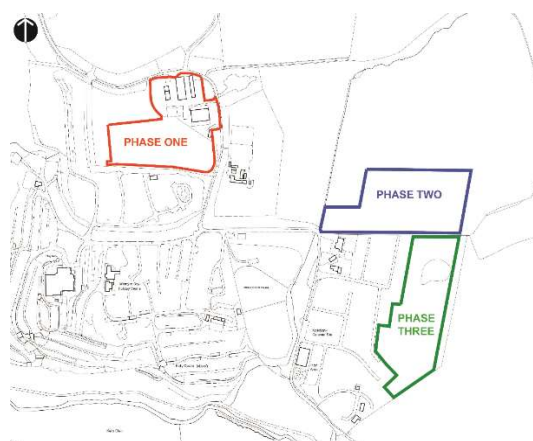
**Issue 27: – How should the new Local Development Plan designate the existing Strategic Economic Investment Location at Pottery Street and Inchgreen?**

<p><b>Option 1 (preferred)</b>  <i>The blue area shown on Map x should be identified as a local business and industrial area and safeguarded for Class 4, 5, and 6 and ancillary uses.</i>  <i>The red area shown on Map x should be identified as for the Inchgreen project and designated for marine related uses.</i></p>	<p><b>Reason</b>  <i>The re-designation of the blue area is preferred because it more accurately reflects and safeguards existing and recent uses.</i>  <i>This reflects the scale and importance of the project and changing the safeguarded uses to ‘marine related businesses’ aligns with the City Deal project objectives.</i></p>
<p><b>Option 2</b>  <i>Carry forward the existing Strategic Economic Investment Location designations.</i></p>	<p><b>Reason</b>  <i>This option is not preferred as the current approach designation does not accurately reflect and safeguard the current and recent uses on blue area shown on Map x</i>  <i>There is a risk that the current approach to the Inchgreen project area, shown as red on Map x, would restrict the future development of the area for marine related uses.</i></p>

**9.2 Kelly Mains Farm**

During the Call for Sites exercise, a proposal was received for three sites within Kelly Mains farm, shown on Map x, to be identified for caravan/mobile home use. The proposed sites are adjacent to the Weymss Bay Holiday Park, with the area identified as Phase 1 granted planning permission for a new restaurant/clubroom; caravan/mobile homes sales site in 2019.

Map x Call for Sites Map: Kelly Mains Farm



The current Local Development Plan supports development of tourism related facilities in appropriate locations, where it avoids adverse impacts on the amenity and operation of adjacent uses and natural and built heritage, and is accessible by sustainable means.

**Issue 28: Do you think that the Kelly Mains Farm sites should be identified for caravan/mobile home use in the next Local Development Plan? Would these sites meet the criteria of the existing Local Development Plan for new tourism development?**

## **10.0 OUR NATURAL AND OPEN SPACES**

### **10.1 Green Infrastructure and the Green Network**

Green infrastructure is a term used to collectively describe the green and blue features of our natural and built environment, with green features including parks, woodlands, trees, play spaces, allotments, outdoor sports facilities, verges and gardens, and blue features including water courses, ponds, coastal and marine areas and sustainable urban drainage systems.

Green infrastructure provides important functions and benefits to people, communities, our built environment and nature, with a key aspect being that individual elements of green infrastructure can provide multiple functions and benefits. For example, a public park provides opportunities for recreational activities, play and social interaction, an educational resource for schools, habitat for wildlife, paths for active travel (i.e. walking and cycling), while any woodland, tree belts or ponds within a park can provide shelter from wind, temperature cooling and natural drainage. Parks also contribute to an area being more attractive for residents to live in and businesses to invest in. When individual elements of green infrastructure are linked together they form a Green Network, which enables the social, economic and environmental benefits to be amplified across a wider area.

National Planning Framework 3 aims to significantly enhance green infrastructure networks, particularly in and around our cities and towns, as they can help to increase long-term environmental performance, build stronger, healthier and climate resilient communities, encourage economic investment and support regeneration. The Central Scotland Green network is identified as a National Development by the National Planning Framework. Scottish Planning Policy (2014) states that planning should protect and enhance green infrastructure and green networks and that development plans should be informed by relevant up-to-date audits, strategies and action plans.

The Clydeplan Strategic Development Plan (2017) supports the development of the Glasgow and Clyde Valley Green Network, which is a significant component of the wider Central Scotland Green Network. It states that local authorities should “identify, protect, promote and enhance the Green Network”.

The Local Development Plan (2019) safeguards individual elements of green infrastructure through a range of related policies in the Our Natural and Open Spaces chapter (i.e. Policies 33-39), which collectively form the Inverclyde Green Network. Policy 36 requires green infrastructure to be provided in association with new development in accordance with Supplementary Guidance on Green Infrastructure (please note that the Supplementary Guidance has not yet been produced).

The current Local Development Plan focuses on green infrastructure provision within individual development sites and does not identify gaps in provision and target opportunities to fill those gaps, as identified in a range of existing plans and strategies, including the Glasgow and Clyde Valley Green Network Partnership’s ‘Blueprint’, the Inverclyde Active Travel Strategy, the Inverclyde Biodiversity Action Plan and the emerging Inverclyde Green Connections programme. While on-site green infrastructure provision will often be required, there is scope for the Plan to adopt a more informed, integrated and targeted approach which balances on-site provision with off-site provision that contributes to delivery of existing green infrastructure related plans and strategies. It is considered that such an approach would more closely reflect Scottish Planning Policy. As off-site provision would require developer contributions, it must be considered how this can be achieved in a fair way, which does not negatively impact on the viability and attractiveness of development sites.

**Issue 29: What approach should the new Local Development Plan take to the provision of green infrastructure associated with new development?**

<p><b>Option 1 (Preferred)</b>  <i>Following a review of green infrastructure related plans and strategies, the Plan and associated Guidance will include a schedule of green infrastructure development opportunities, which will be safeguarded for this purpose and supported, in principle. Strategic opportunities will be identified in the Plan's Proposals Map, with local opportunities identified in Guidance.</i></p> <p><i>Developer contributions towards delivery of appropriate off-site green infrastructure opportunities will be sought where this is considered to offer the optimal investment in green infrastructure provision.</i></p>	<p><b>Reason</b>  <i>This approach is preferred because it balances the need for green infrastructure to be provided on-site, with the need for a more strategic approach which integrates and contributes to the delivery of existing green infrastructure related plans and strategies.</i></p> <p><i>Seeking off-site contributions only on-site provision is not required, will not place an increased financial burden on developers.</i></p>
<p><b>Option 2</b>  <i>The current approach is carried forward into the new Plan.</i></p>	<p><b>Reason</b>  <i>This approach is not preferred because it does not provide scope for a strategic approach to be taken to green infrastructure provision, particularly in terms of meeting identified gaps in provision.</i></p>

## **11.0 DEVELOPMENT OPPORTUNITY REVIEW**

Through the pre-Main Issues Report Call for Sites exercise, a total of 45 sites were suggested to the Council as having potential for development, mostly for housing. Some of these were development opportunities that were already included in the Plan. The Council has assessed these sites and recorded this in the Proposed Development Site Assessment Background Report. Based on this assessment the Council's preferred use for the suggested sites is set out in Table X below.

During preparation of the Main Issues Report, the opportunity has also been taken to assess the development opportunities identified in the current Local Development Plan, including those that were in the quashed Our Homes and Communities chapter. Whilst development has now started, and in some cases completed, on some of these opportunities, others have had no developer interest shown in them for a long time, and their continuing identification as a development opportunity causes uncertainty for the surrounding community. The outcome of this assessment is set out in the Development Opportunity Review Background Report, and the preferred future for these sites is set out in Table Y.

A number of other sites are also considered for inclusion in the new Local Development Plan. These are mainly sites for which there have been planning applications or have been suggested from within the Council. These sites are considered in Table Z.

***Issue 30: Do you agree with the preferred use for the suggested, existing and new development opportunity sites set out in Tables X, Y & Z?***

**Table X: Sites suggested for development through Call for Sites exercise**

<b>Ref</b>	<b>Site</b>	<b>Location</b>	<b>Current Local Plan zoning</b>	<b>Suggested use</b>	<b>Preferred use in new Local Development Plan</b>
CFS01	Carsemeadow	Quarrier's Village	Greenbelt	Housing	See Issue 19
CFS02	Kaimes Grove	Quarrier's Village	N/a	Housing	See Issue 19
CFS03	North Denniston	Kilmacolm	Greenbelt	Housing	See Issue 219
CFS04	Knapps (1)	Kilmacolm	Greenbelt	Retirement living village	See Issue 19
CFS05	Knapps (2)	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS06	Police Station Field	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS07	Lochwinnoch Road (ARP Field)	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS08	Overton	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS09	Smithy Brae	Kilmacolm	Greenbelt (part)	Housing	See Issue 19
CFS10	Port Glasgow Road (1)	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS11	Port Glasgow Road (2)	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS12	Knockbuckle Road	Kilmacolm	Greenbelt	Housing	See Issue 19

CFS13	Quarry Drive	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS14	Migdale	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS15	Planetreeyetts	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS16	Stables Wood	Kilmacolm	Greenbelt	Housing	See Issue 19
CFS17	Arran Avenue	Port Glasgow	N/a	Housing	See Table Y
CFS18	Port Glasgow Industrial Estate (south)	Port Glasgow	Part industrial, part greenbelt	Housing	See Issue 11
CFS19	Port Glasgow Industrial Estate	Port Glasgow	Part industrial, part greenbelt	Residential/ industrial masterplan	See Issue 11
CFS20	Port Glasgow Industrial Estate (north)	Port Glasgow	Industrial	Housing	See Issue 11
CFS21	Port Glasgow Industrial Estate (west)	Port Glasgow	Part industrial, part open space	Housing	See Issue 11
CFS22	Barrs Brae (south)	Port Glasgow	N/a	Housing	See Issue 19
CFS23	Barrs Brae (north)	Port Glasgow	Open Space	Housing	See Issue 19
CFS24	Bay Street	Port Glasgow	N/a	Housing	See Issue 19
CFS25	Gibshill Road	Greenock	Business/ Industrial Opportunity	Housing	See Issue 19
CFS26	Ratho Street	Greenock	Part industrial	Housing	See Table Y
CFS27	Whinhill	Greenock	Greenbelt	Housing	See Issues 12 and 19
CFS28	Puggy Line	Greenock	Greenbelt	Housing/wind farm	See Issue 19
CFS29	St Ninians, Norfolk Road	Greenock	N/a	Housing	See Issue 19
CFS30	Carnoustie Avenue (1)	Gourock	Part open space, part greenbelt	Housing	See Issue 19
CFS31	Carnoustie Avenue (2)	Gourock	Greenbelt	Housing	See Issue 19
CFS32	IBM, Spango Valley	Greenock	Priority Place	Housing-led mixed use	See Issue 8
CFS33	Sanmina, Spango Valley	Greenock	Priority Place	Housing-led mixed use	See Issue 8
CFS34	Harbourside	Inverkip	N/a	Housing	See Issue 19
CFS35	Inverkip Power Station	Wemyss Bay	Priority Place	Housing-led mixed use	See Section 3.2
CFS36	Kelly Mains	Wemyss Bay	Greenbelt	Tourism and leisure	See issue 28
CFS37	Union Street	Greenock	N/a	Housing	See Table Y and Issue 19

CFS38	Ocean Terminal	Greenock	Business /Industrial Area	Business/ Industrial Area	Business and Industrial Area
CFS39	The Harbours	Greenock	Priority Place	Mixed use	See Issue 4
CFS40	James Watt Dock	Greenock	Priority Place	Mixed use	See issue 5
CFS41	Inchgreen	Greenock	Business/ industrial area and opportunity	Business/industrial area and opportunity	See Issue 27
CFS42	Kingston Dock	Greenock	Open space	Housing	See Issue 19
CFS43	Finnart Street	Greenock	Town Centre	Housing	See Issue 19
CFS44	Custom House Quay	Greenock	Town Centre	Housing	See Issue 19
CFS45	Misty Law	Kilmacolm	Green belt	Housing	See Issue 19

**Table Y: Review of Development Opportunities in current Local Development Plan (2019)**

<b>Ref</b>	<b>Site</b>	<b>Location</b>	<b>Current Local Development Plan zoning</b>	<b>Preferred designation in new Local Development Plan</b>
E1	Kelburn	Port Glasgow	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E2	Duchal Street	Port Glasgow	Business and Industrial Development Opportunity	See Issue 11
E3	Newark Street	Port Glasgow	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E4	Bogston Lane	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E5	Port Glasgow Road (south)	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E6	Port Glasgow Road (north)	Greenock	Business and Industrial Development Opportunity	See Issue 27
E7	Inchgreen	Greenock	Business and Industrial Development Opportunity	See issue 27
E8	Sinclair Street	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E9	James Watt Dock/ Garvel Island	Greenock	Business and Industrial Development Opportunity	See Issue 5
E10	Main Street	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E11	Cartsdyke Avenue	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E12	Crescent Street	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E13	Ingleston Street	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
E14	Scott Street	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity

E15	Baker Street	Greenock	Business and Industrial Development Opportunity	Business and Industrial Area
E16	Regent Street	Greenock	Business and Industrial Development Opportunity	See Issue 10
E17	Spango Valley	Greenock	Business and Industrial Development Opportunity	See Issue 8
E18	Larkfield Industrial Estate	Greenock	Business and Industrial Development Opportunity	Business and Industrial Development Opportunity
R1	Slaemuir	Port Glasgow	N/a	Housing Development Opportunity (commenced)
R2	Arran Ave, Park Farm	Port Glasgow	N/a	Housing Development Opportunity
R3	Former Broadfield Hospital	Port Glasgow	N/a	Housing Development Opportunity (commenced)
R4	Woodhall (Phases 4 & 5)	Port Glasgow	Priority Place	See Issue 6
R5	Southfield Avenue (former St Stephens School)	Port Glasgow	N/a	Housing Development Opportunity (commenced)
R6	Auchenbothie Road (former Barmoss Nursery)	Port Glasgow	N/a	Residential Area – remove as Housing Development Opportunity
R7	Dubbs Road (former Boglestone Clinic)	Port Glasgow	N/a	Housing Development Opportunity (commenced)
R8	Industrial Estate, Dubbs Road	Port Glasgow	N/a	See Issue 11
R9	Selkirk Road	Port Glasgow	N/a	Housing Development Opportunity
R10	Clune Park	Port Glasgow	Priority Place	See Issue 6
R11	Bay Street	Port Glasgow	N/a	Residential Area – development complete
R12	3 Highholm Street	Port Glasgow	N/a	Housing Development Opportunity
R13	Broadstone Avenue (former Broadstone Hospital)	Port Glasgow	N/a	Housing Development Opportunity (commenced)
R14	Lilybank Road (former Lilybank School)	Port Glasgow	N/a	Housing Development Opportunity (commenced)
R15	Kingston Dock	Greenock	N/a	Residential Area – development complete

R16	James Watt Dock (east)	Greenock	Priority Place	Housing Development Opportunity (commenced)
R17	James Watt Dock/ Garvel Island	Greenock	Priority Place	See Issue 5
R18	Sinclair Street	Greenock	N/a	Housing Development Opportunity
R19	Carwood Street	Greenock	N/a	Housing Development Opportunity
R20	East Crawford Street	Greenock	N/a	Housing Development Opportunity
R21	Ratho Street/ MacDougall Street	Greenock	N/a	Housing Development Opportunity
R22	Garvald Street	Greenock	N/a	Residential Area – development complete
R23	Cardross Crescent (former Kings Glen School)	Greenock	N/a	Housing Development Opportunity (commenced)
R24	Luss Avenue/ Renton Road	Greenock	N/a	Residential Area - – remove as Housing Development Opportunity
R25	Gareloch Road	Greenock	N/a	See Issue 12
R26	Wellington Park	Greenock	N/a	See Issue 12
R27	Drumfrochar Road, (former Tate and Lyle (SE))	Greenock	Priority Place	See Issue 9
R28	Drumfrochar Road, (former Tate and Lyle (NE))	Greenock	Priority Place	See Issue 9
R29	89-105 Drumfrochar Road	Greenock	Priority Place	See Issue 9
R30	Drumfrochar Road	Greenock	Priority Place	See Issue 9
R31	Duncan Street	Greenock	Town Centre	Housing Development Opportunity
R32	Hill Street	Greenock	Priority Place	Residential Area - remove as Housing Development Opportunity
R33	Regent Street	Greenock	Priority Place	See Issue 10
R34	Victoria/East India Harbour	Greenock	Priority Place	See Issue 4
R35	16 West Stewart Street	Greenock	Town Centre	Network of Centres Opportunity
R36	Houston Street	Greenock	N/a	Housing Development Opportunity



R37	Union Street	Greenock	N/a	Housing Development Opportunity
R38	Madeira Street (former Greenock Academy)	Greenock	N/a	Housing Development Opportunity
R39	Eldon Street	Greenock	N/a	Housing Development Opportunity (commenced)
R40	Lyle Road (former Holy Cross Primary School)	Greenock	N/a	Housing Development Opportunity (commenced)
R41	Killochend Drive	Greenock	N/a	Residential Area – remove as Housing Development Opportunity
R42	Mount Pleasant Street (former Highlander's Academy)	Greenock	N/a	Housing Development Opportunity (commenced)
R43	Peat Road/Hole Farm	Greenock	Priority Place	See Issue 7
R44	Bow Farm	Greenock	N/a	Housing Development Opportunity
R45	Upper Bow	Greenock	N/a	Housing Development Opportunity
R46	Merlin Lane	Greenock	N/a	Residential Area – development complete
R47	Ravenscraig Hospital	Greenock	N/a	Housing Development Opportunity (commenced)
R48	Auchneagh Road	Greenock	N/a	Housing Development Opportunity (commenced)
R49	Westmorland Road (former Sacred Heart primary School)	Greenock	N/a	Housing Development Opportunity
R50	Auchmead Road (former Ravenscraig Primary School)	Greenock	N/a	Residential Area – development complete
R51	Juno Terrace	Greenock	N/a	Residential Area – development complete
R52	Spango Valley	Greenock	Priority Place	See Issue 8
R53	Shore Street	Gourock	Town Centre	Network of Centres Opportunity
R54	Ashburn Gate	Gourock	N/a	Housing Development Opportunity
R55	1 Ashton Road	Gourock	N/a	Housing Development Opportunity (commenced)

R56	Weymouth Crescent	Gourock	N/a	Housing Development Opportunity
R57	Kempock House, Kirn Drive	Gourock	N/a	Residential Area – development complete
R58	Kirn Drive	Gourock	N/a	Housing Development Opportunity
R59	Cowal View	Gourock	N/a	Housing Development Opportunity (commenced)
R60	Levan Farm	Gourock	N/a	Housing Development Opportunity
R61	Bridgend	Inverkip	N/a	Residential Area – remove as Housing Development Opportunity
R62	The Glebe	Inverkip	N/a	Housing Development Opportunity (commenced)
R63	Former Inverkip Power Station	Inverkip	Priority Place	See Section 3.2
R64	Leperstone Avenue	Kilmacolm	N/a	Housing Development Opportunity (commenced)
R65	Smithy Brae	Kilmacolm	N/a	Housing Development Opportunity
R66	Lochwinnoch Road	Kilmacolm	N/a	Housing Development Opportunity (commenced)
R67	Whitelea Road	Kilmacolm	N/a	Housing Development Opportunity
R68	Former Balrossie School	Kilmacolm	N/a	Enabling Development Opportunity
R69	Woodside Care Home	Quarrier's Village	N/a	Housing Development Opportunity
F1	New Greenock Health Centre	Greenock	N/a	Residential Area
F2	Early Years Facilities	Various	N/a	See Issue 2
F3	New cemetery	Not identified	N/a	See Issue 2
F4	New West College Scotland campus	Not identified	N/a	See Issue 4
C1	15 Nelson Street	Greenock	Network of Centres Opportunity	Network of Centres Opportunity
C2	16 West Stewart Street	Greenock	Network of Centres Opportunity	Network of Centres Opportunity
C3	4 West Stewart Street	Greenock	Network of Centres Opportunity	Town Centre
C4	25 West Stewart Street	Greenock	Network of Centres Opportunity	Network of Centres Opportunity

C5	Cumberland Walk	Greenock	Network of Centres Opportunity	See Issue 26
C6	Inverkip Local Centre	Inverkip	Network of Centres Opportunity	Network of Centres Opportunity

**Table 7: Review of Other Potential Development Sites**

<b>Ref</b>	<b>Site</b>	<b>Location</b>	<b>Current Local Plan zoning</b>	<b>Suggested use</b>	<b>Preferred use in New Local Development Plan</b>
OS1	McPherson Drive	Gourock	N/a	Housing	Housing Development Opportunity
OS2	Stafford Road	Greenock	N/a	Early years centre	Community facility opportunity
OS3	McLeod Street	Greenock	N/a	Community centre	Community facility opportunity
OS4	Mearns Street	Greenock	N/a	Housing	Housing Development Opportunity
OS5	Brachelston Street	Greenock	N/a	Community Learning Disability Hub	Community facility opportunity
OS6	Glenbrae Road	Greenock	N/a	Housing	Housing Development Opportunity
OS7	Craigbet Road	Quarrier's Village	N/a	Housing	Housing Development Opportunity
OS8	Eldon Street	Greenock	N/a	Housing	Housing Development Opportunity

## **12.0 2019 LOCAL DEVELOPMENT PLAN POLICY REVIEW**

This section of the Main Issues Report sets out which policies of the 2019 Local Development Plan it is not proposed that significant changes are made to.

### **Structure**

The 2019 Local Development Plan is a short document (47 pages) and has less policies (39), when compared to its predecessors. The written statement of the Plan is structured around two main sections – Sustainable Development Strategy and Spatial Development Strategy - and is then further divided into the following chapters:

- Creating Successful Places
- Tackling Climate Change
- Connecting People and Places
  
- Our Towns, Villages and Countryside
- Our Homes and Communities (quashed)
- Our Town and Local Centres
- Our Jobs and Businesses
- Our Historic Buildings and Places
- Our Natural and Open Spaces

The structure of the Plan is considered to remain coherent and fresh and it is proposed that it should be retained for the new Local Development Plan. Doing so, will help expedite the review process.

### **Policy review**

The 2019 Local Development Plan's policies, including those in the quashed Our Homes and Communities Chapter, have been reviewed by Planning Policy and Development Management staff and with some Key Agency partners. The following policies have been found to not require changes that need to be raised in the Main Issues Report, although minor changes to policy wording may be made in the Proposed Plan. Additional information on the policy review exercise can be found in the Monitoring Report.

- Policy 1 - Creating successful places
- Policy 4 - Supplying energy
- Policy 6 - Low and zero carbon generating technology
- Policy 7 - Waste reduction and management
- Policy 8 - Managing flood risk
- Policy 9 - Surface and waste water drainage
- Policy 10 - Promoting sustainable and active travel
- Policy 11 - Managing the impact of development on the transport network
- Policy 12 - Air quality
- Policy 13 - Communication infrastructure
- Policy 14 - Green belt and countryside
- Policy 15 - Soils
- Policy 16 - Contaminated land
- Policy 19 - Individual and small scale housing development
- Policy 20 - Residential areas
- Policy 22 – Network of centre strategy
- Policy 24 – Network of centre sui generis uses

- Policy 27 – Tourism development
- Policy 28 – Conservation areas
- Policy 29 – Listed buildings
- Policy 30 – Enabling development
- Policy 31 – Scheduled monuments and archaeological sites
- Policy 32 – Gardens and designed landscapes
- Policy 33 – Biodiversity and geodiversity
- Policy 34 – Trees, woodland and forestry
- Policy 35 – Open spaces and outdoor sports facilities
- Policy 37 – Clyde Muirshiel Regional Park
- Policy 38 – Path network
- Policy 39 – Water environment

**Issue 31:**

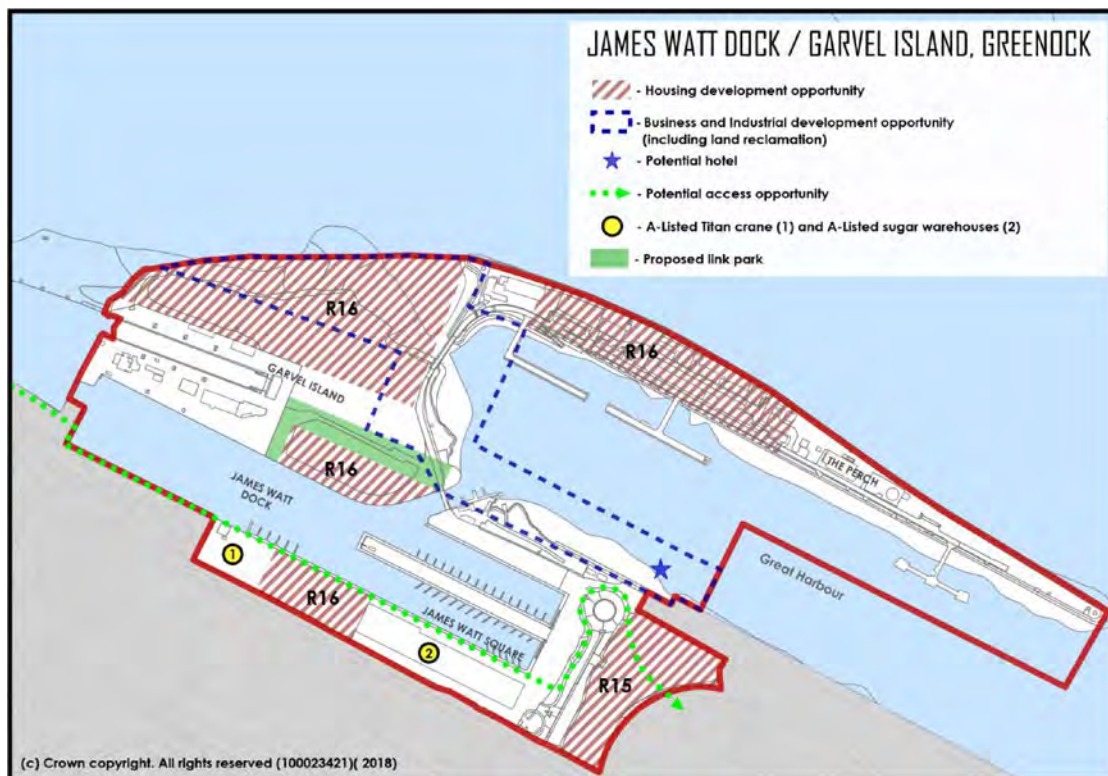
- (a) Do you agree that the structure of the 2019 Local Development Plan remains appropriate?**
- (b) Do you agree that there are no major issues associated with the policies listed above, and that subject to minor wording amendments, they can be carried forward into the new Local Development Plan?**
- (c) Are there any issues not covered by the above policies or the main issues identified in this document that should feature in the new Local Development Plan?**

**INVERCLYDE LOCAL DEVELOPMENT PLAN  
MAIN ISSUES REPORT  
REFERENCE MAPS**

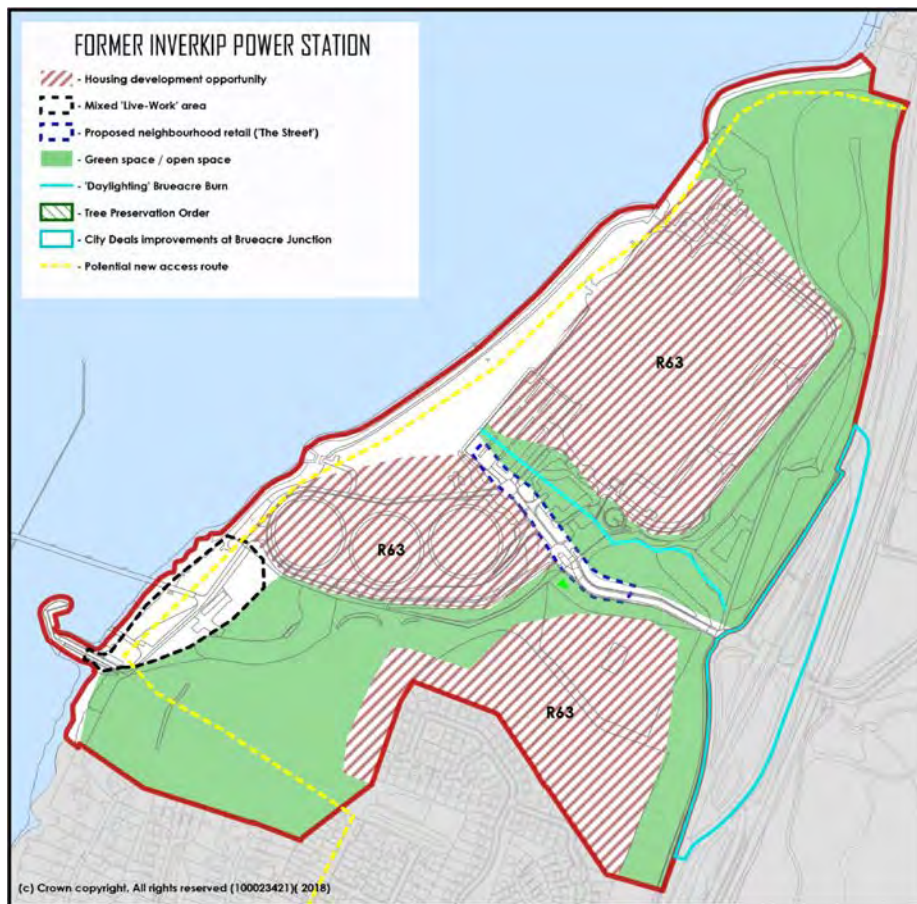
Issue 4: The Harbours, Greenock – existing strategy



Issue 5: James Watt Dock/Garvel Island, Greenock – existing strategy



## Issue 6: Inverkip Power Station – existing strategy

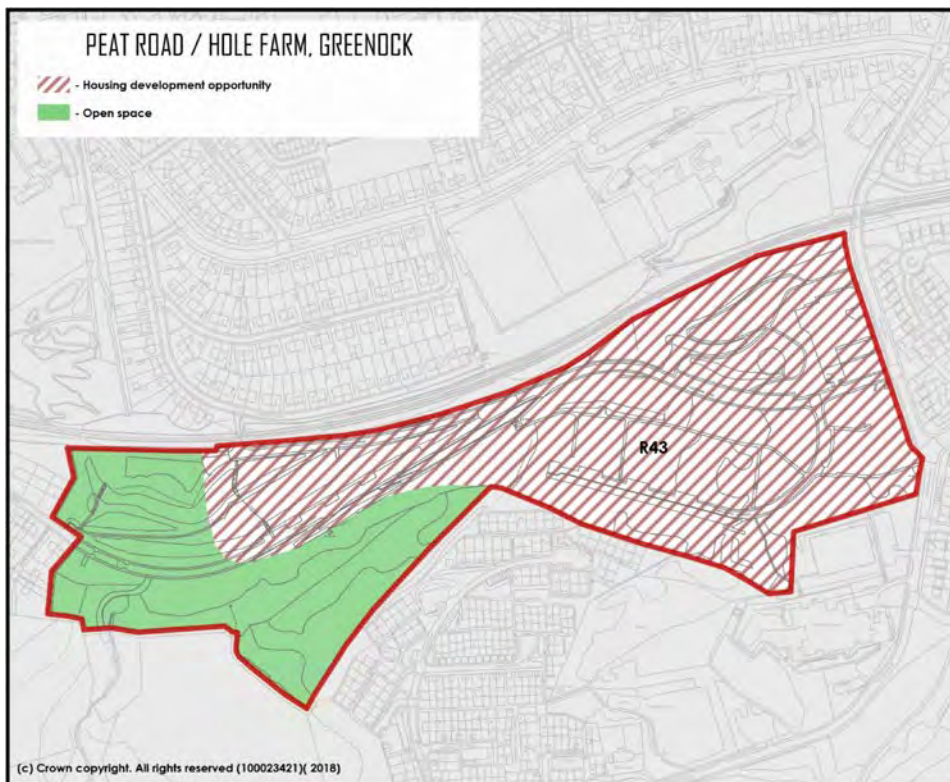


## Issue 7: Port Glasgow Eastern Gateway

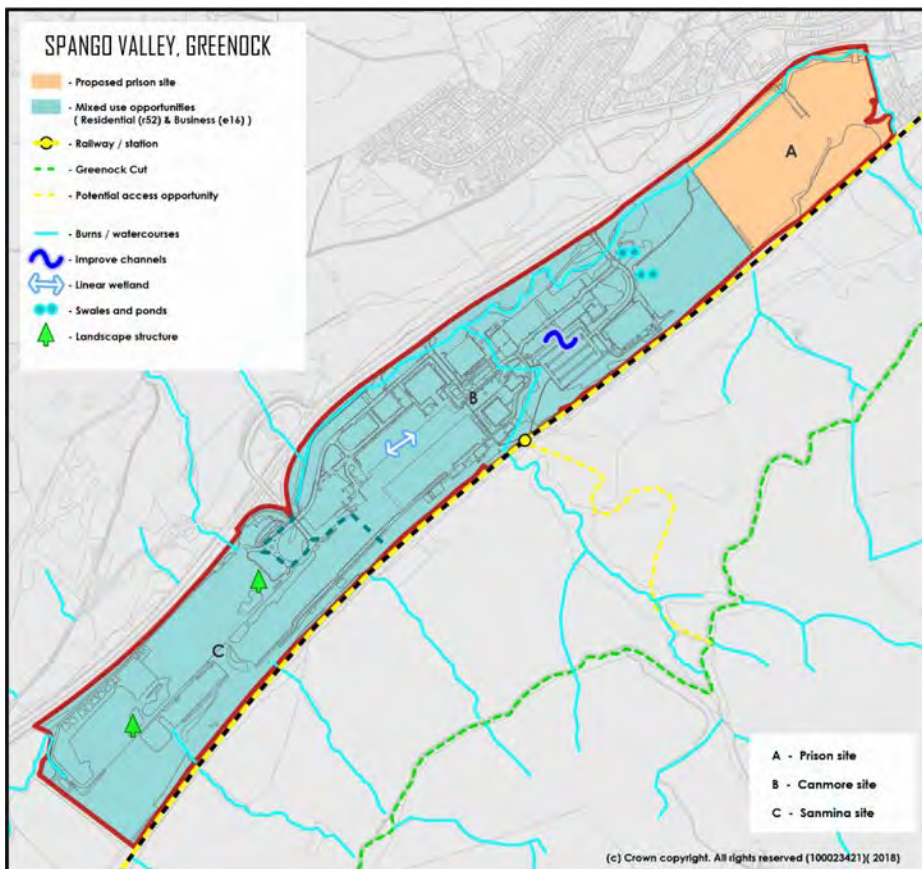




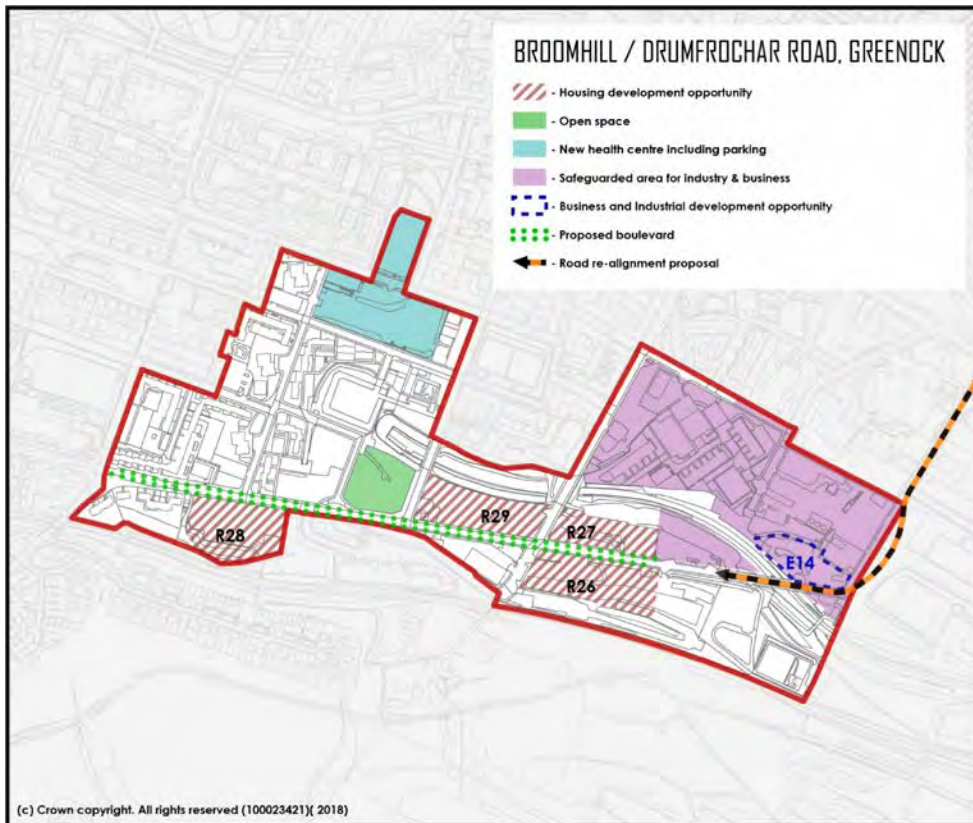
### Issue 8: Peat Road/Hole Farm, Greenock – existing strategy



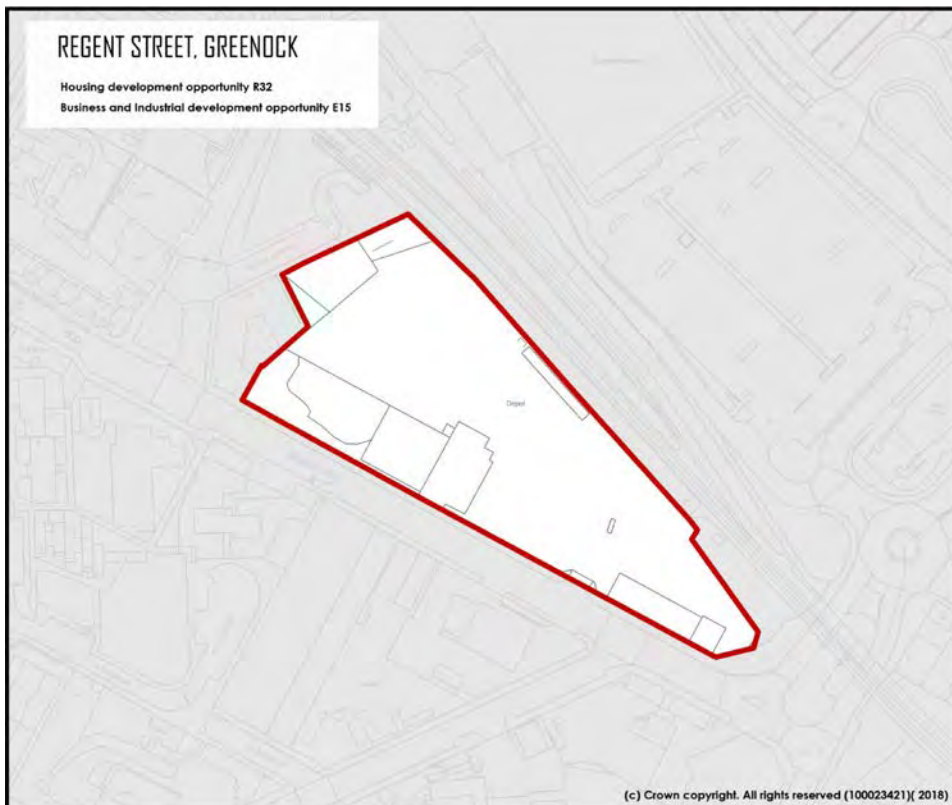
### Issue 9: Spango Valley, Greenock – existing strategy



## Issue 10: Broomhill/Drumfrochar, Greenock – existing strategy

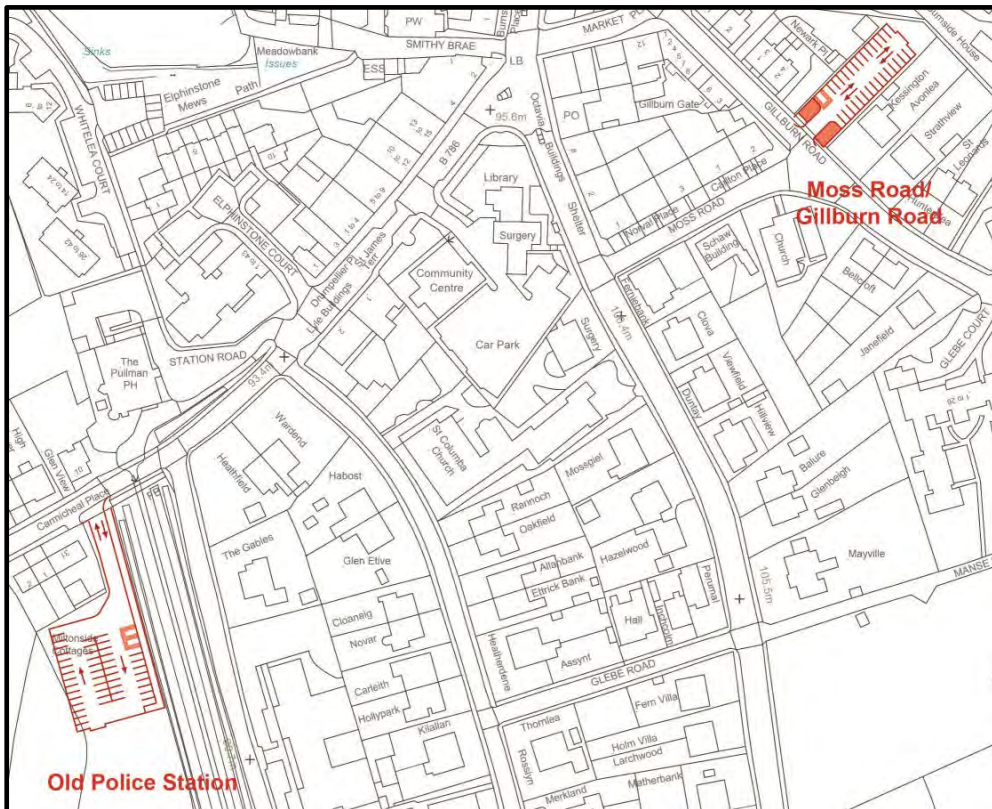


## Issue 11: Regent Street, Greenock

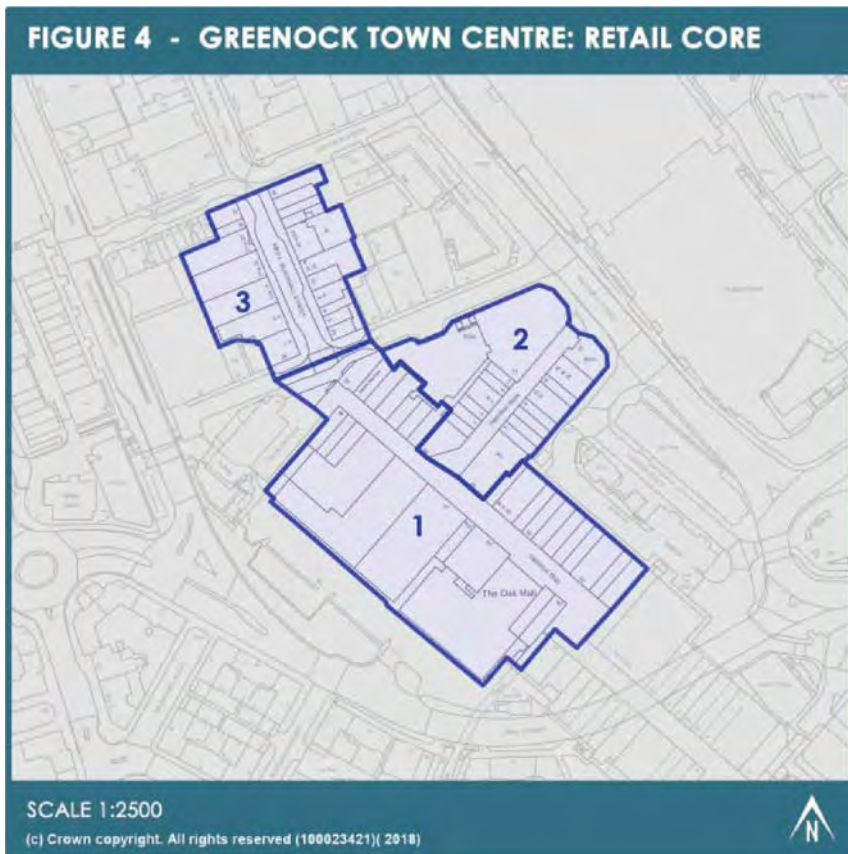




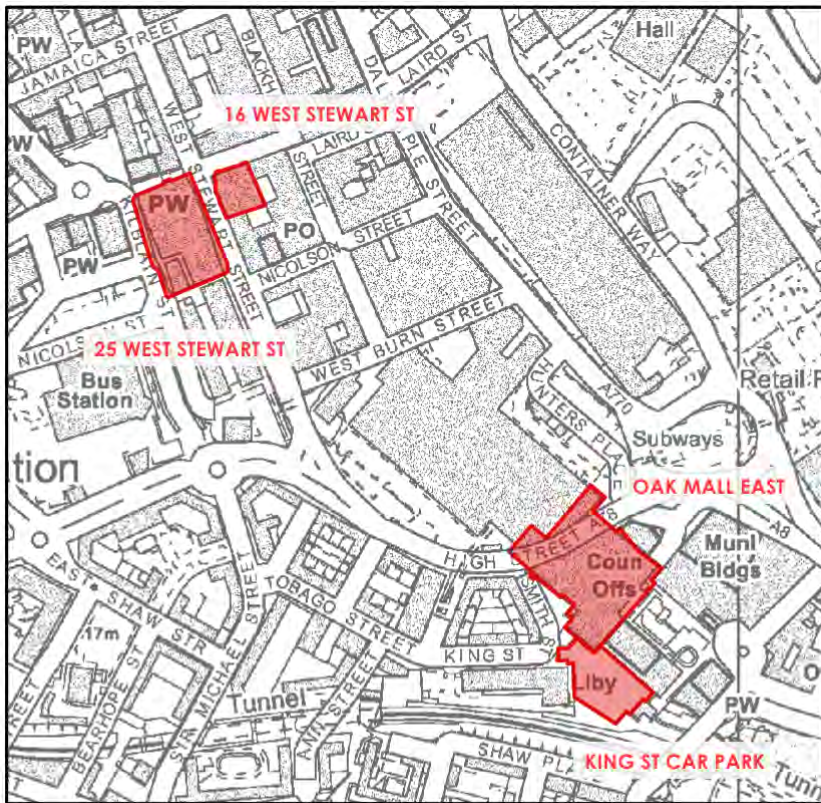
### Issue 17: Kilmacolm Village Centre Parking



### Issue 24: Greenock town centre retail core

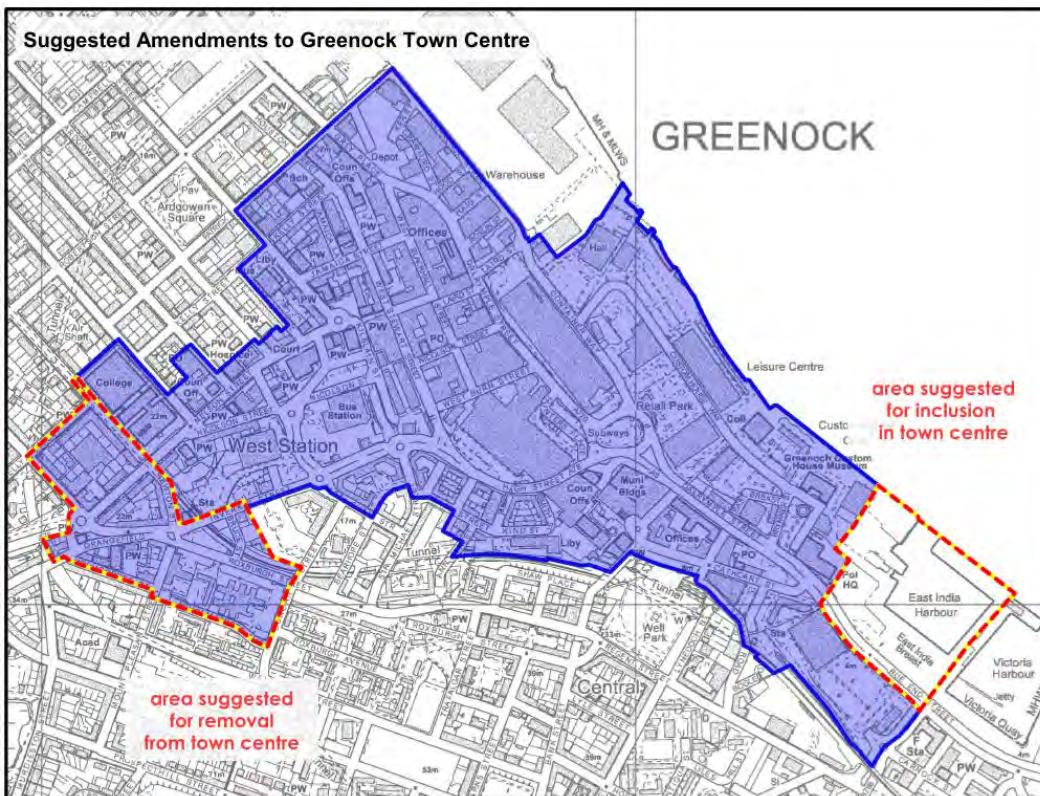


## Issue 25: Under-utilised Sites in Greenock Town Centre



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## Issue 26: Greenock Town Centre boundary

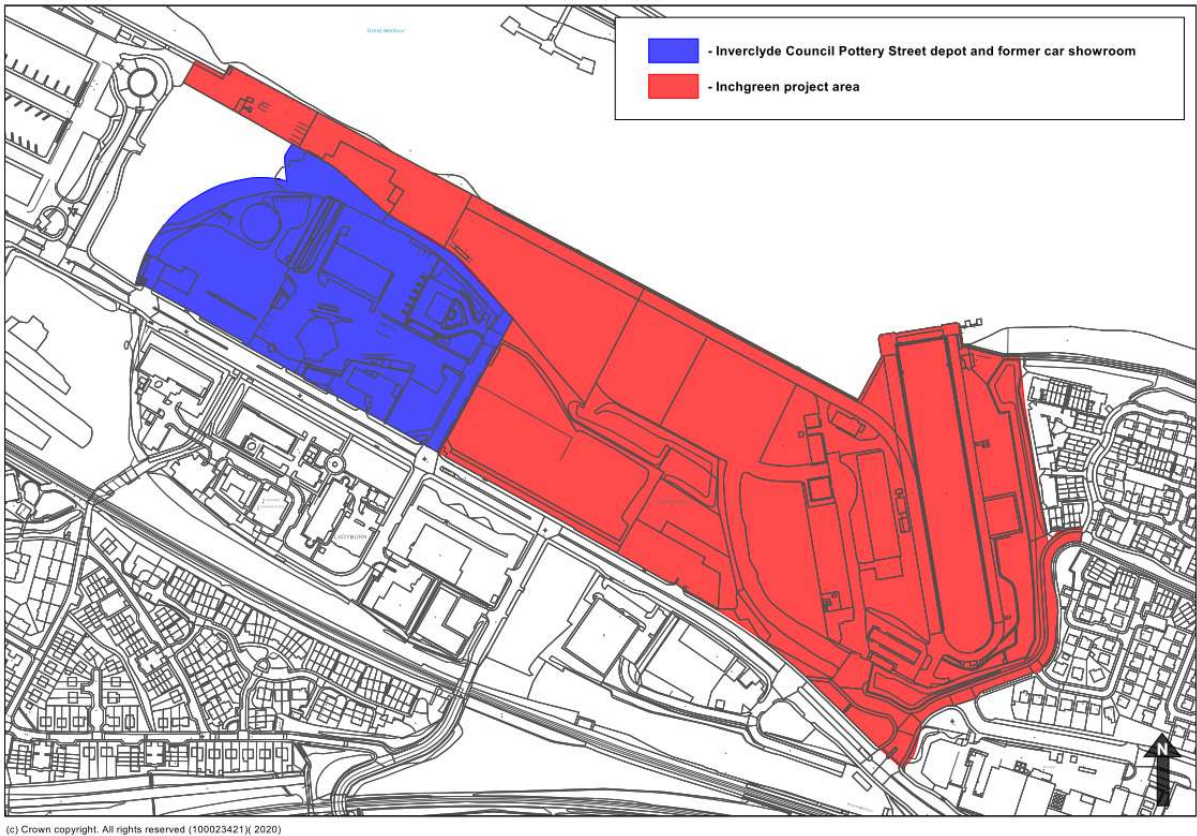


(c) Crown copyright. All rights reserved (100023421)( 2020)

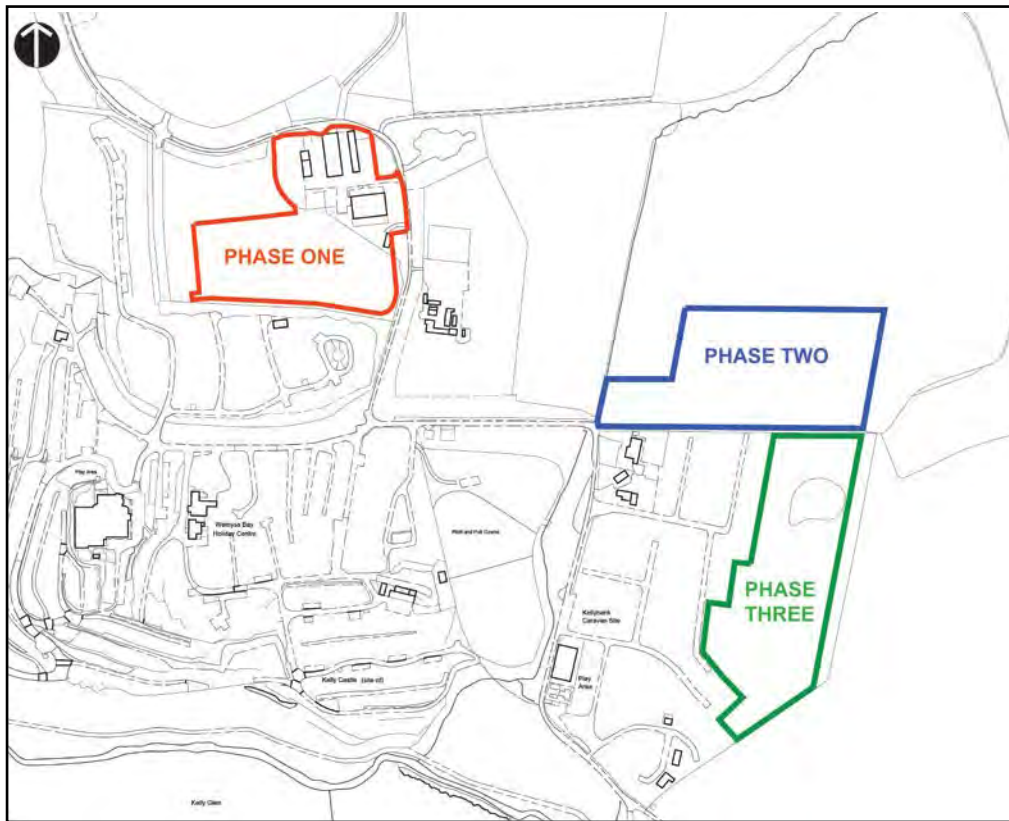
**Issue 27: Cumberland Walk local centre**



**Issue 28: Inverclyde Waterfront SEIL – Pottery Street / Inchgreen**



**Issue 29: Kelly Mains Farm**

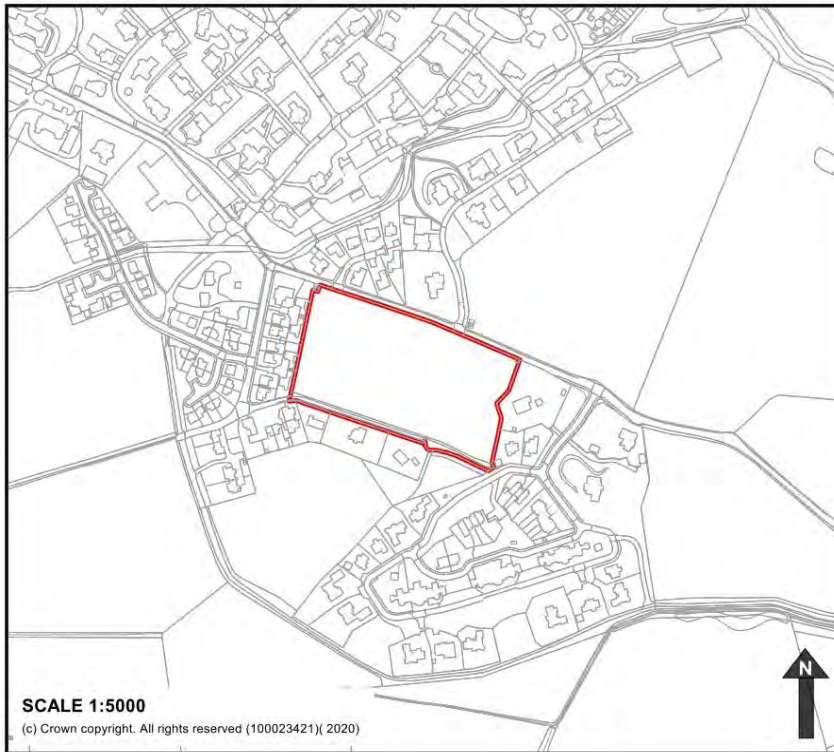


**Issue 31 Development Opportunity Review**

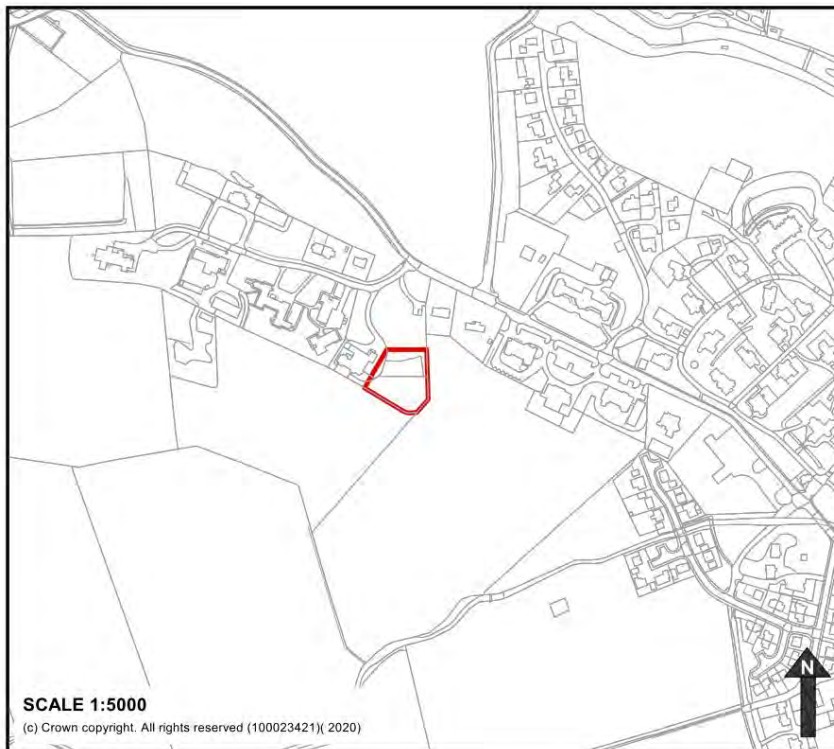


**Sites suggested for development through Call for Sites exercise**

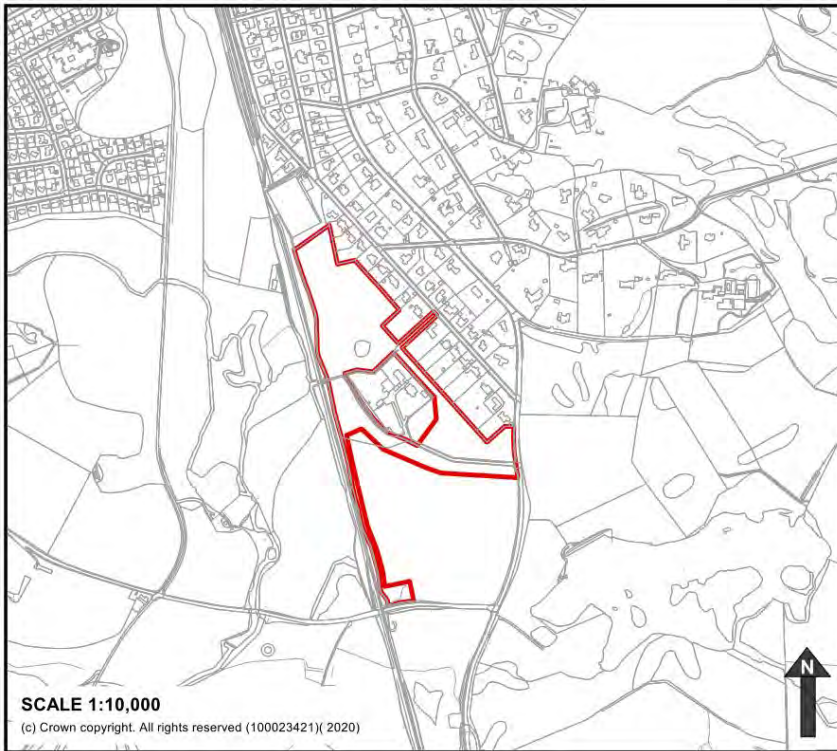
**CFS01 – Carsemeadow, Quarrier’s Village**



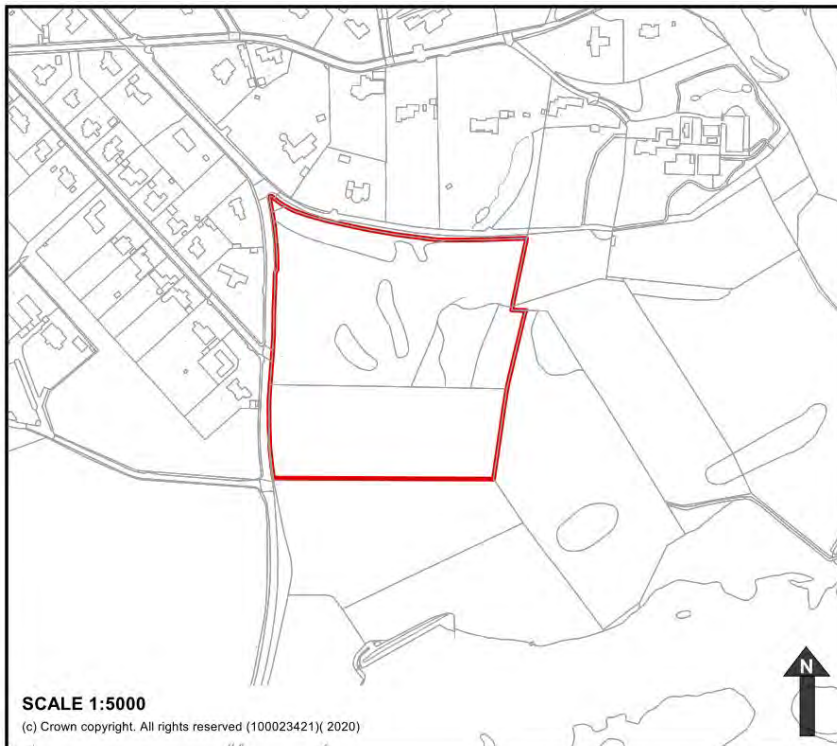
**CFS02 – Kaimes Grove, Quarrier’s Village**



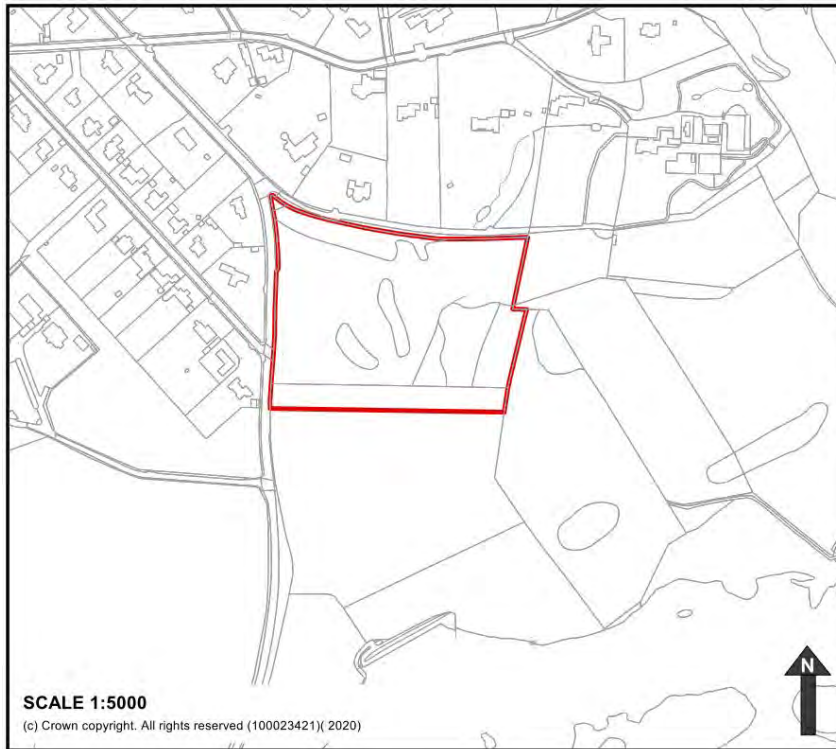
### CFS03 – North Denniston, Kilmacolm



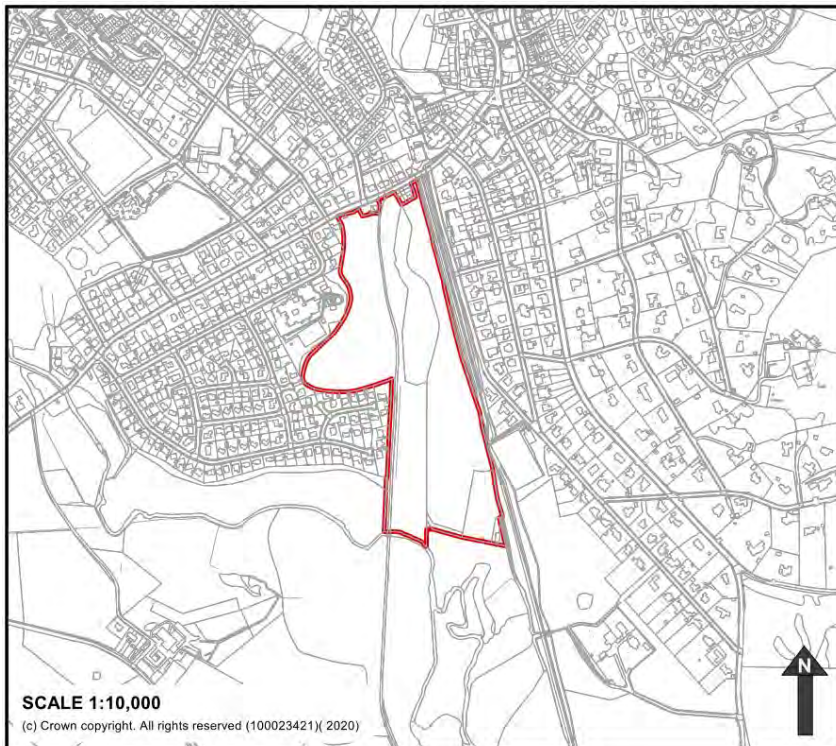
### CFS04 – Knapps (1), Kilmacolm



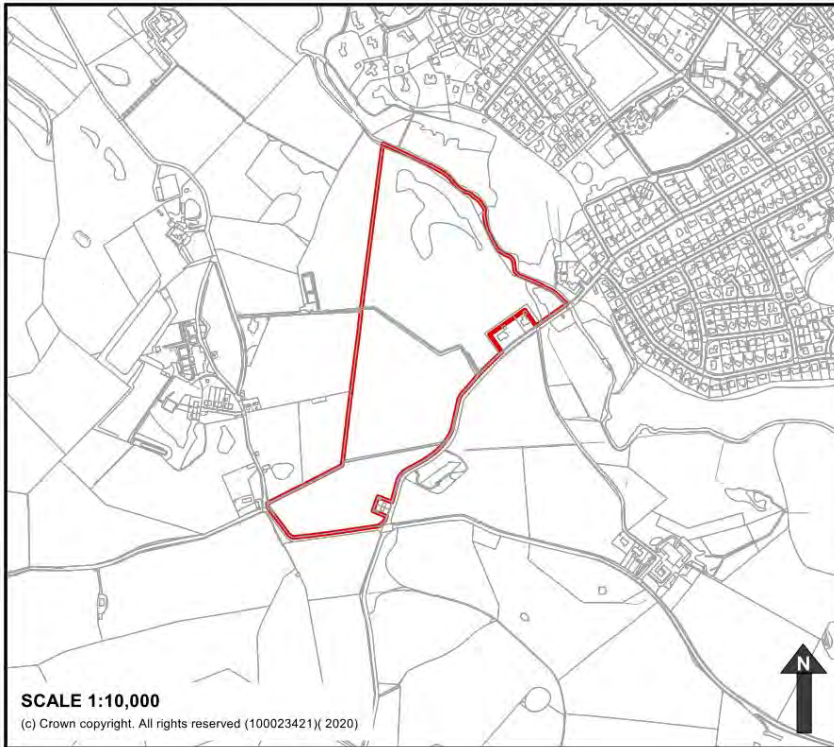
CFS05 – Knapps (2), Kilmacolm



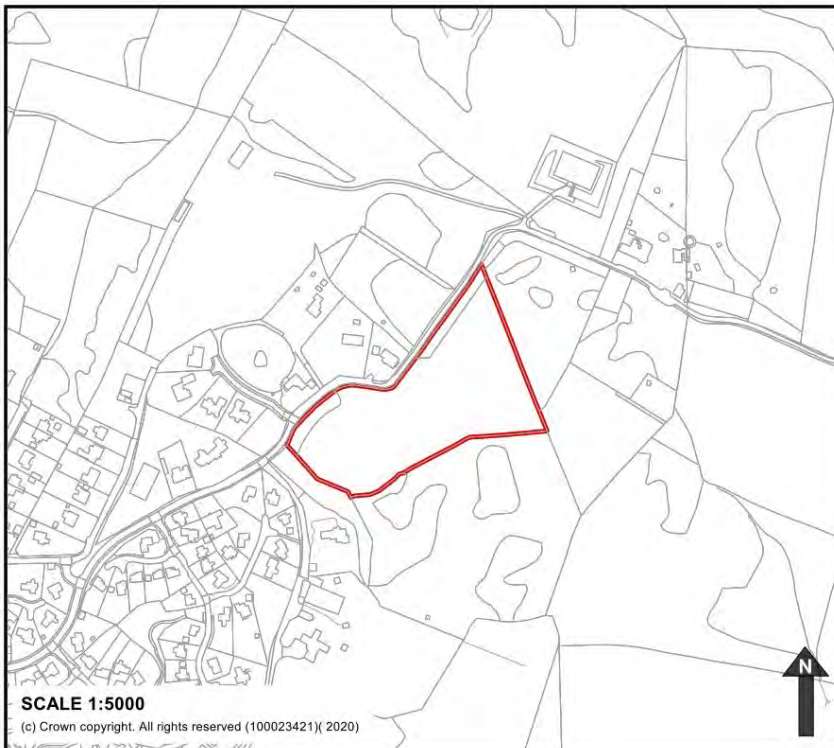
CFS06 – Police Station Field, Kilmacolm



CFS07 – Lochwinnoch Road (ARP Field), Kilmacolm



CFS08 – Overton, Kilmacolm



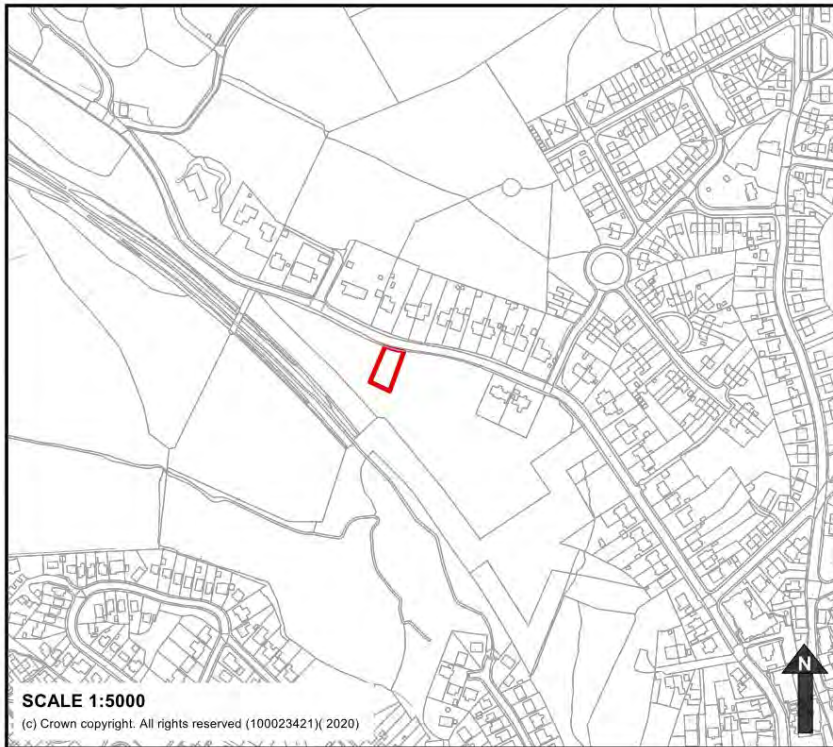
CFS09 – Smithy Brae, Kilmacolm



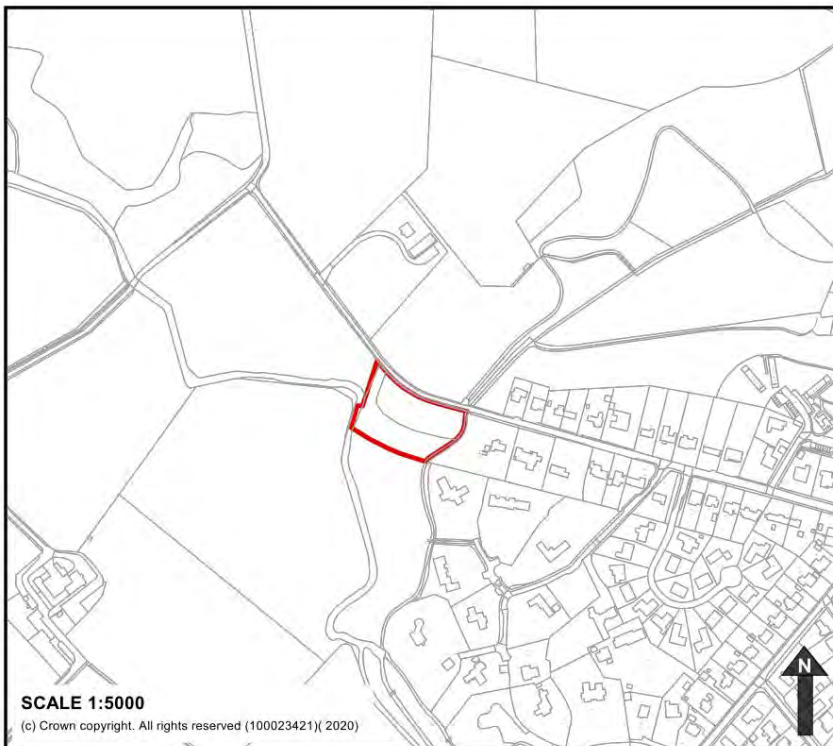
CFS10 – Port Glasgow Road (1), Kilmacolm



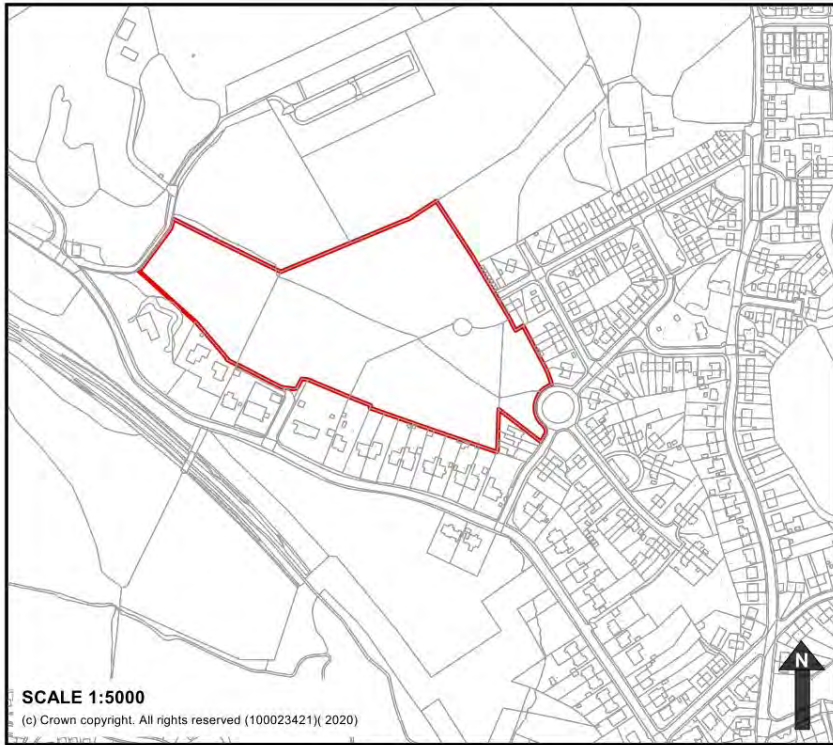
### CFS11 – Port Glasgow Road (2), Kilmacolm



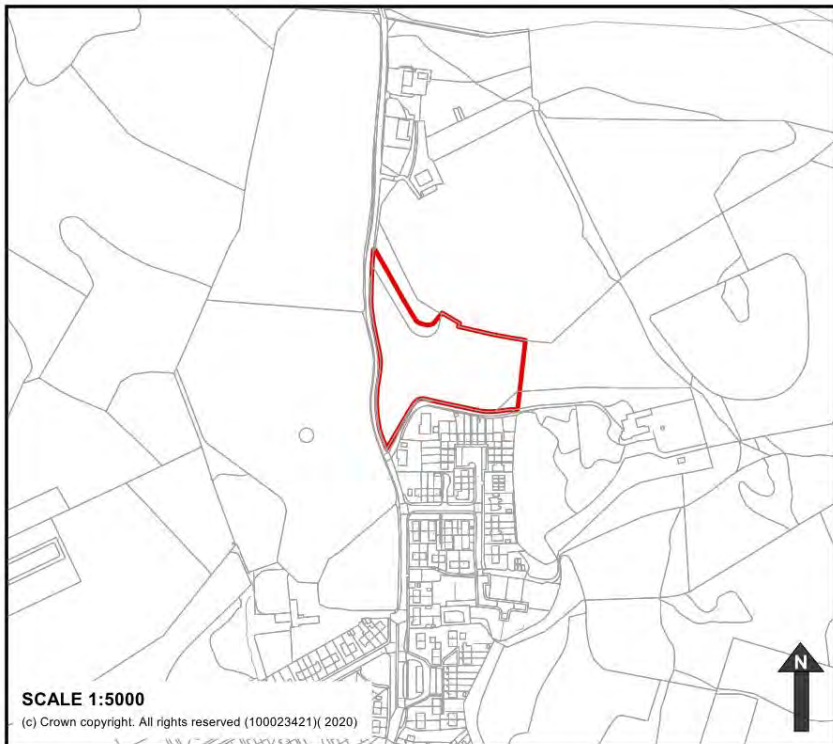
### CFS12 – Knockbuckle Road, Kilmacolm



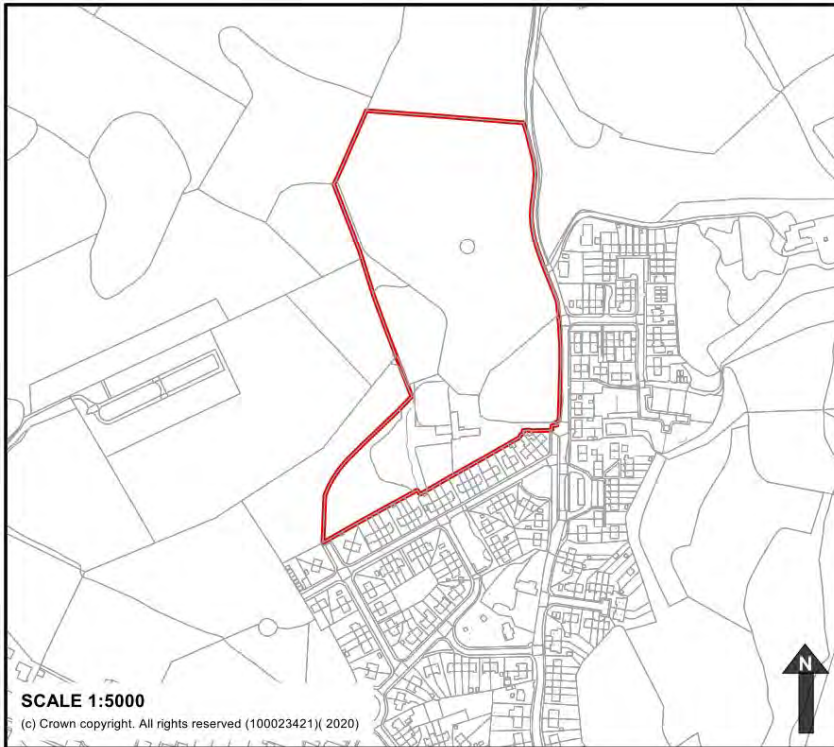
CFS13 – Quarry Drive, Kilmacolm



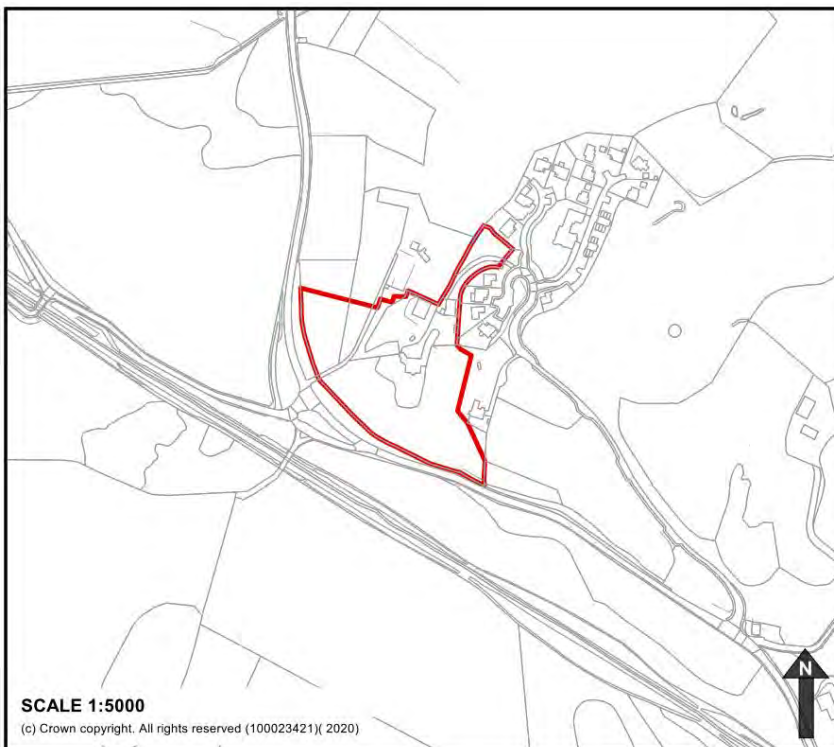
CFS14 – Migdale, Kilmacolm



CFS15 – Planetreeyetts, Kilmacolm

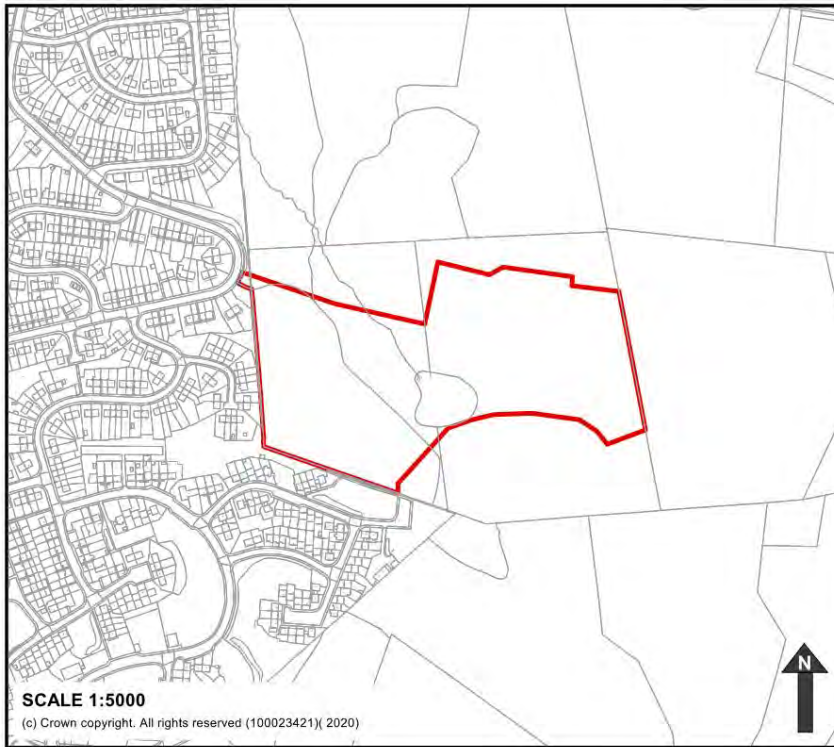


CFS16 – Stables Wood, Kilmacolm





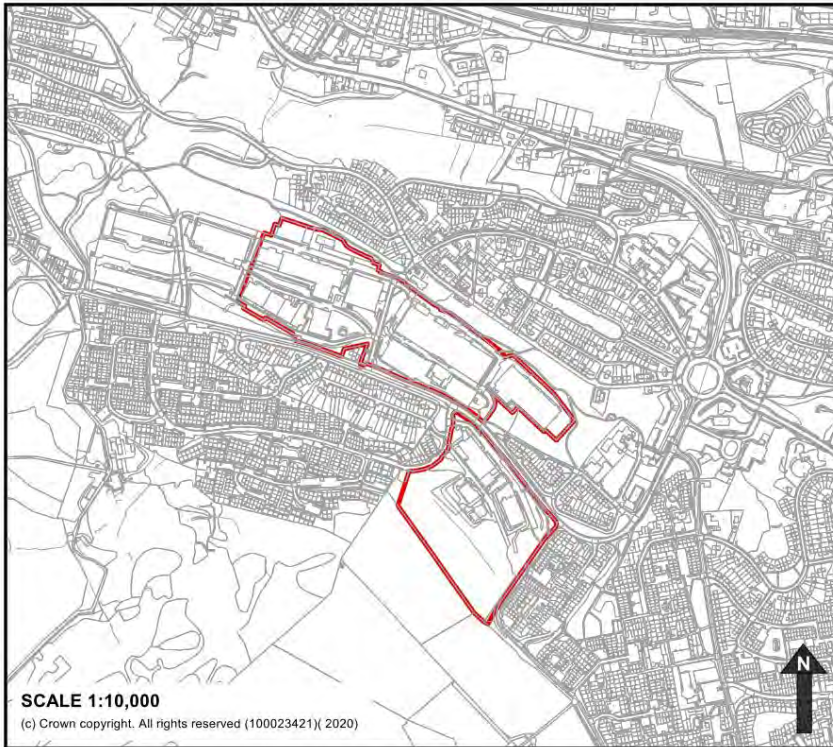
CFS17 – Arran Avenue, Port Glasgow



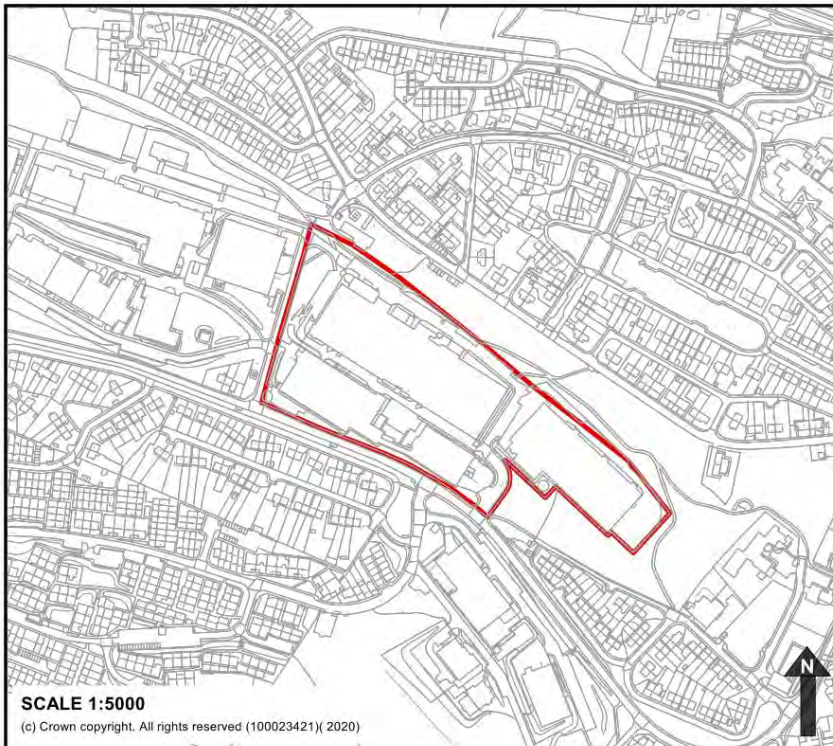
CFS18 – Port Glasgow Road Industrial Estate (South)



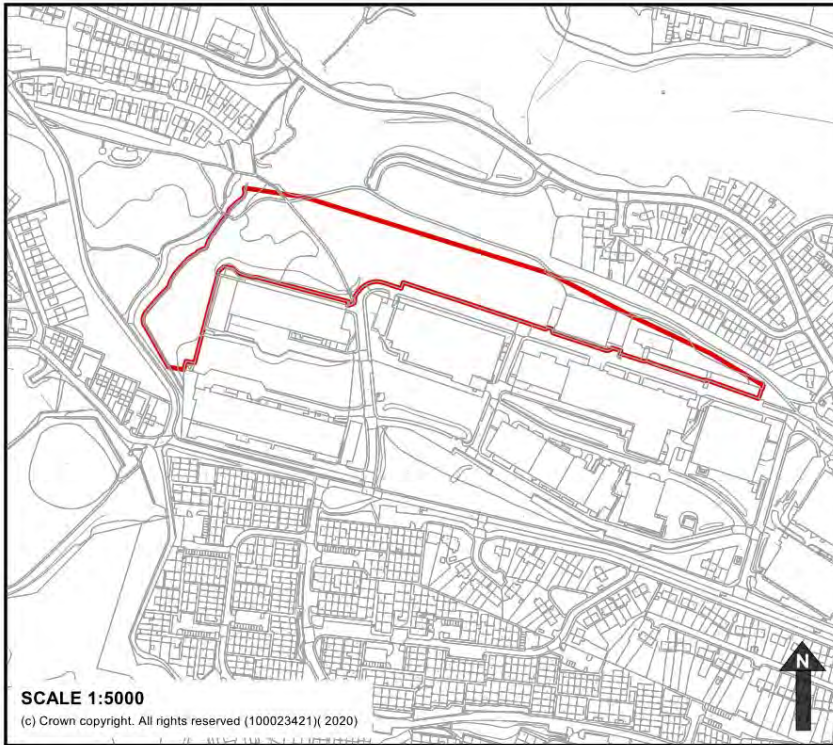
### CFS19 – Port Glasgow Road Industrial Estate



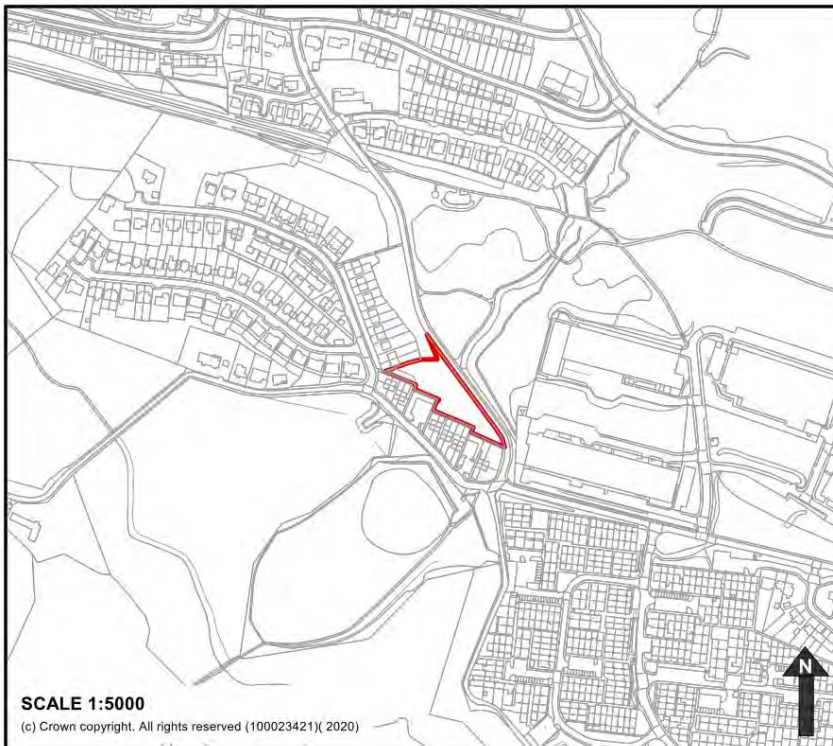
### CFS20 – Port Glasgow Road Industrial Estate (North)



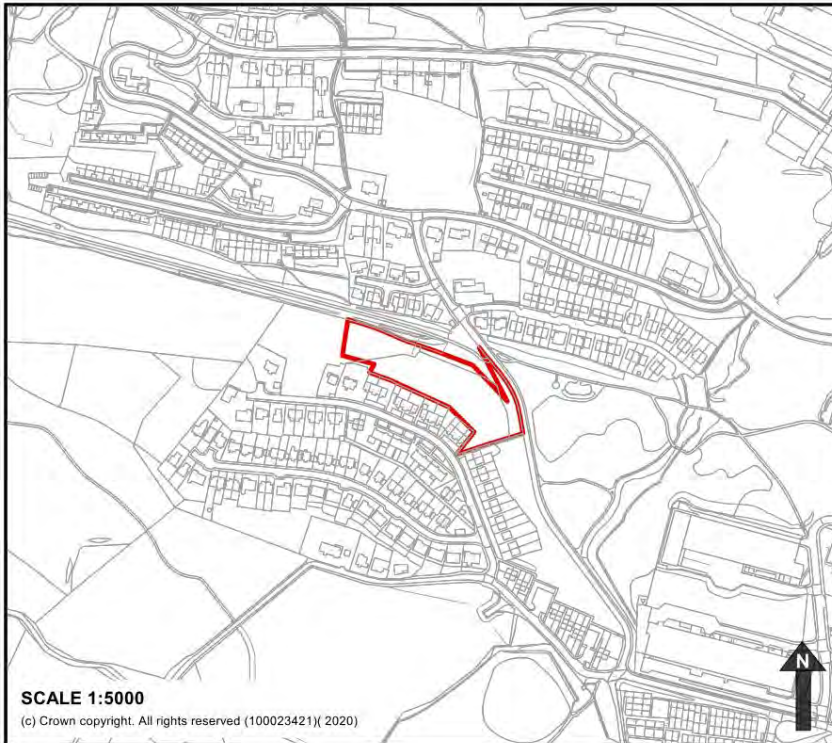
**CFS21 – Port Glasgow Road Industrial Estate (West)**



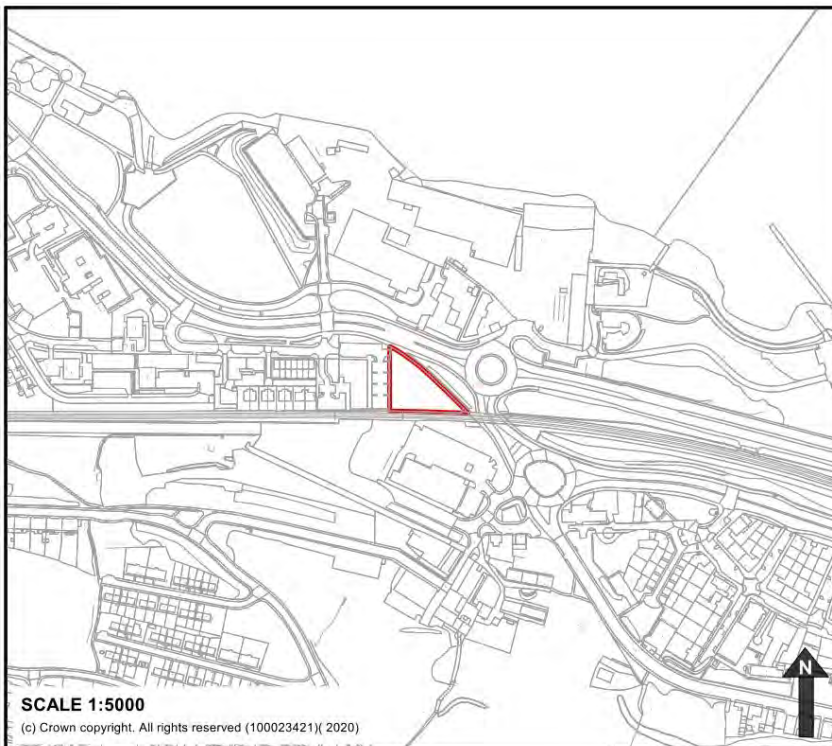
**CFS22 – Barrs Brae (South), Port Glasgow**



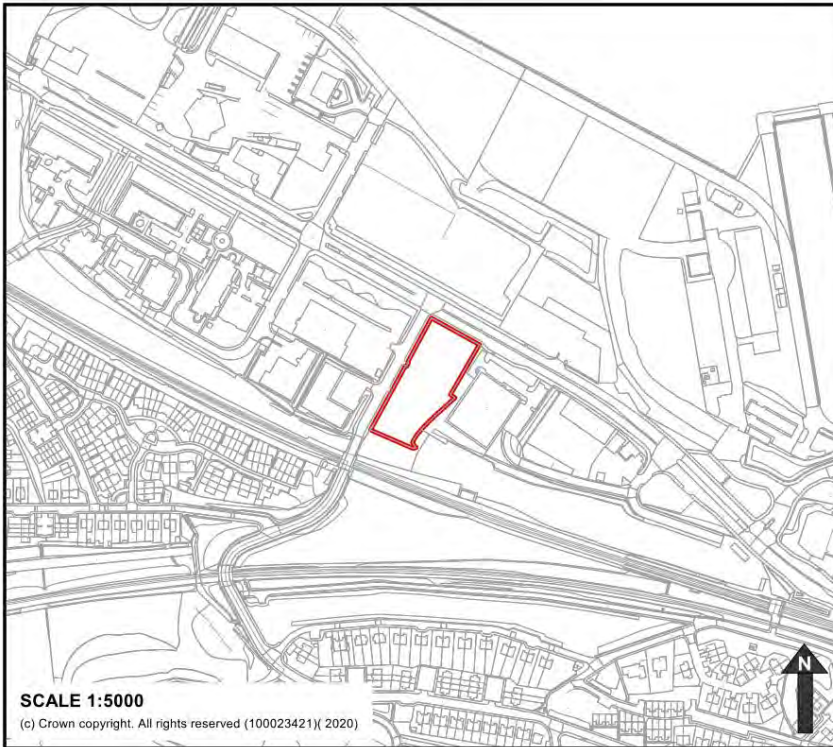
CFS23 – Barrs Brae (North), Port Glasgow



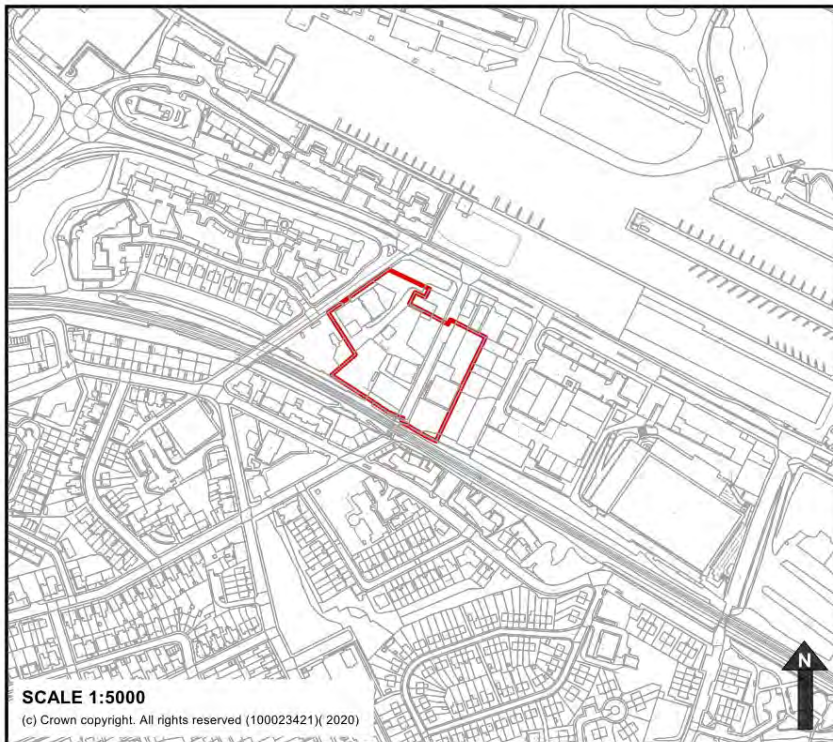
CFS24 – Bay Street, Port Glasgow



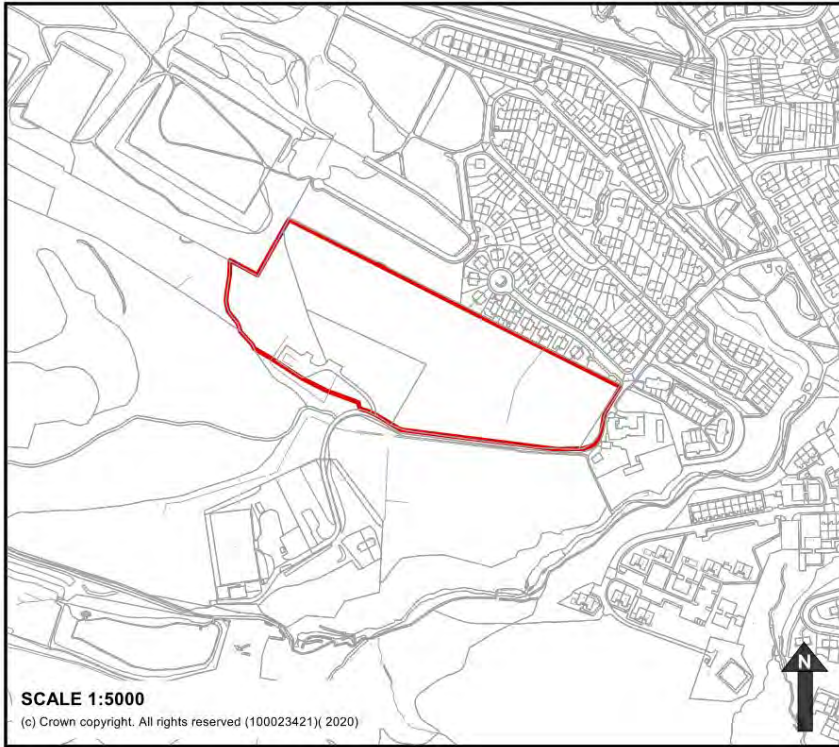
CFS25 – Gibshill Road, Greenock



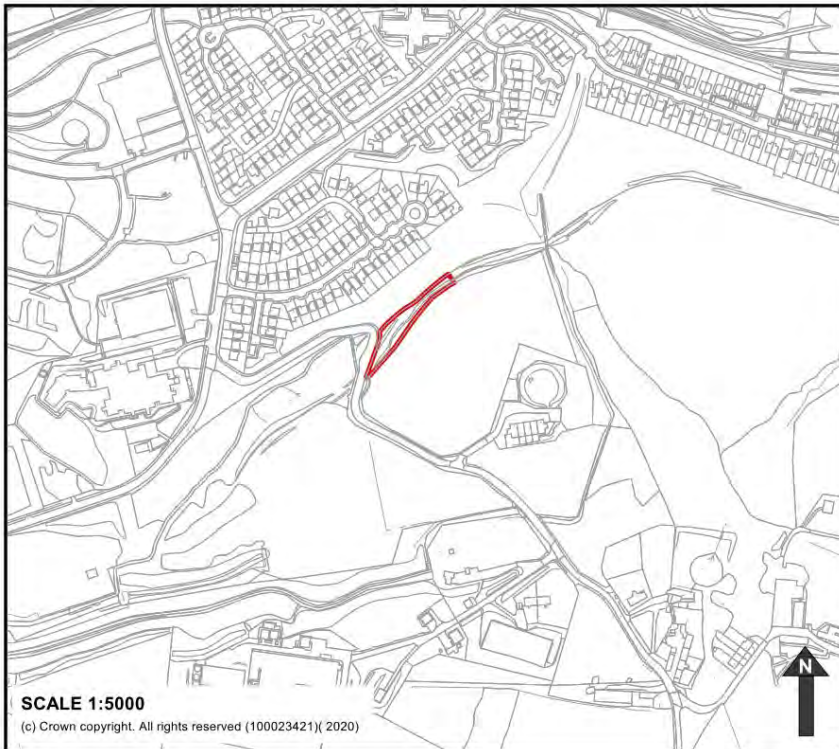
CFS26 – Ratho Street, Greenock



CFS27 – Whinhill, Greenock



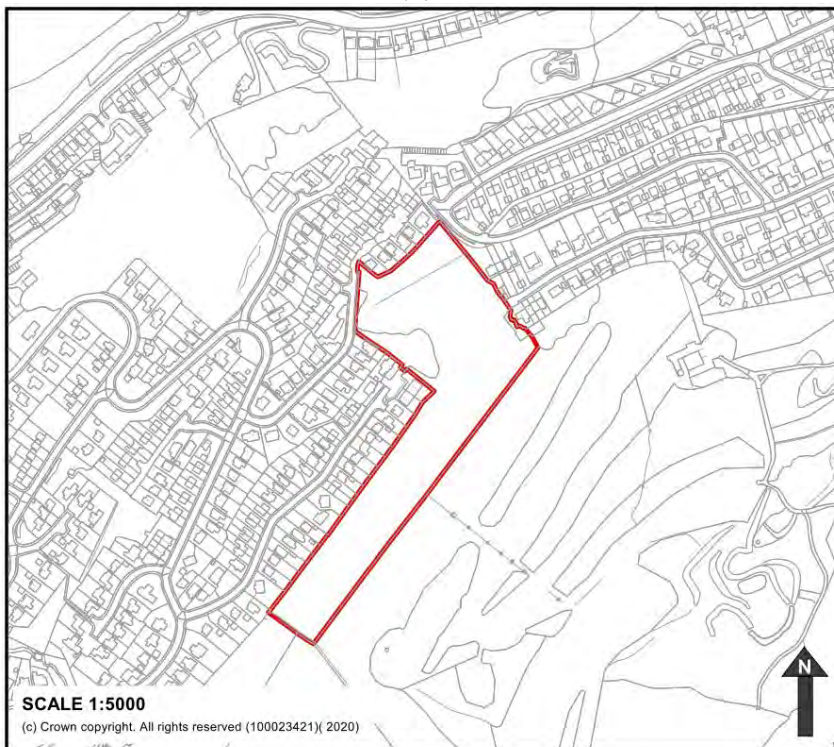
CFS28 – Puggy Line, Greenock



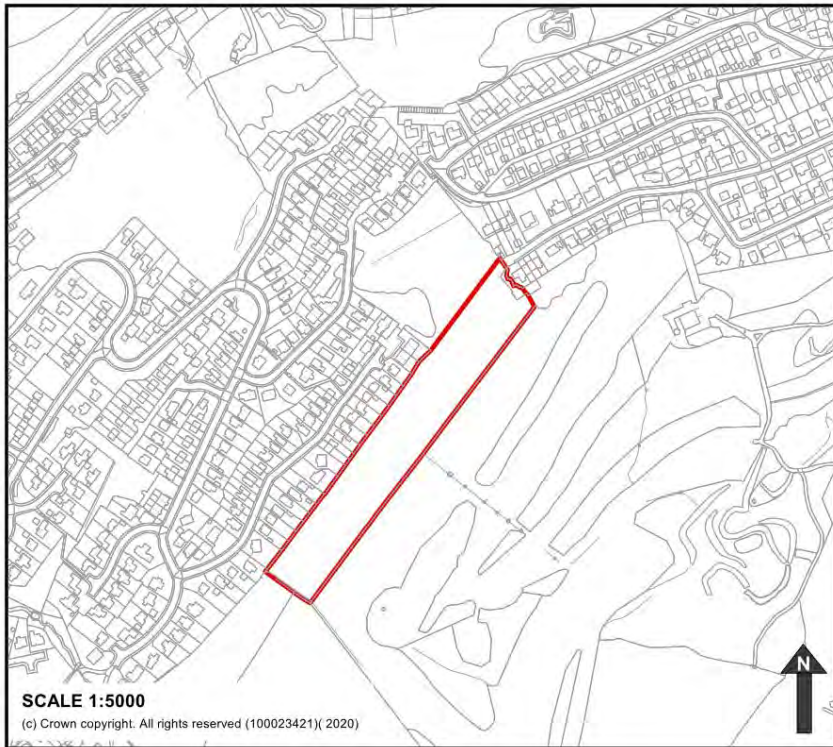
CFS29 – St Ninian’s, Norfolk Road, Greenock



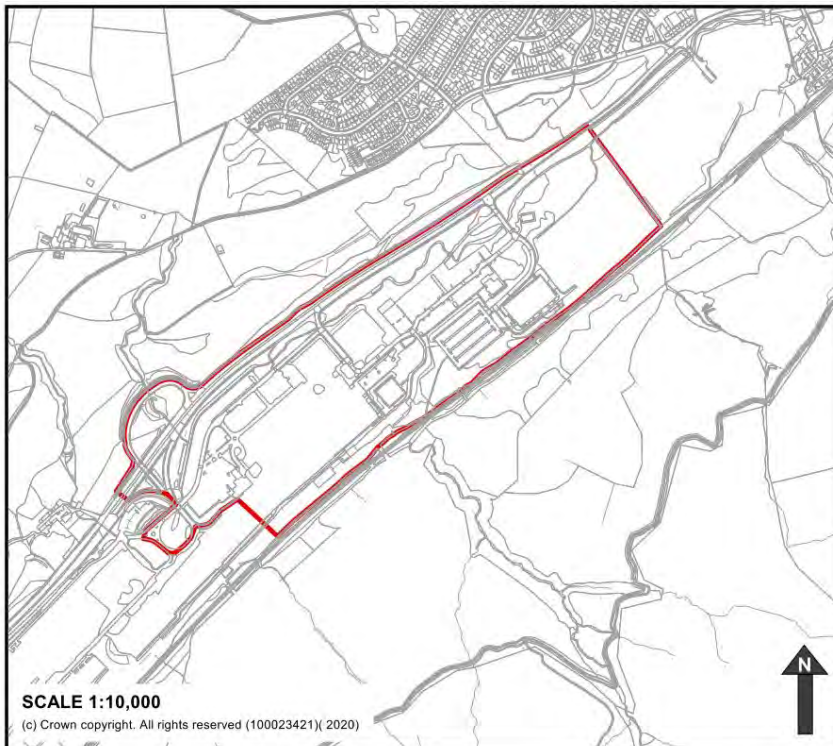
CFS30 – Carnoustie Avenue (1), Gourrock



CFS31 – Carnoustie Avenue (2), Gourrock

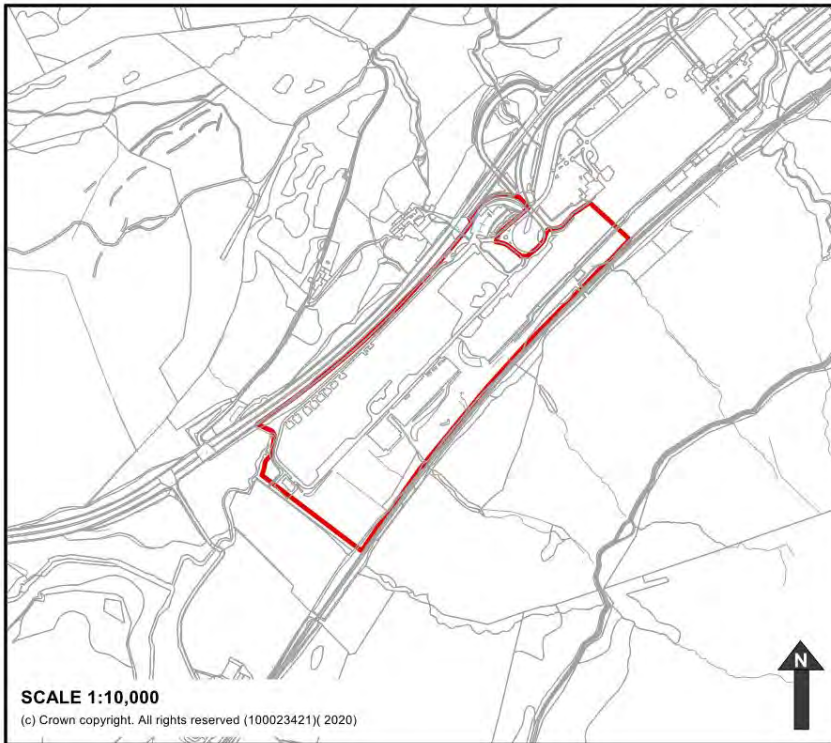


CFS32 – IBM, Spango Valley, Greenock

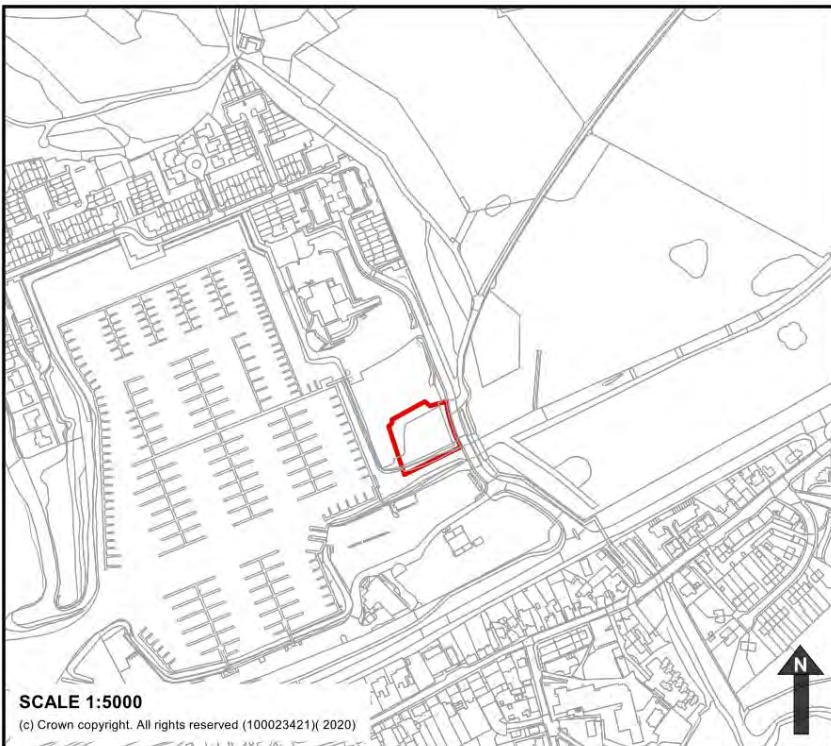




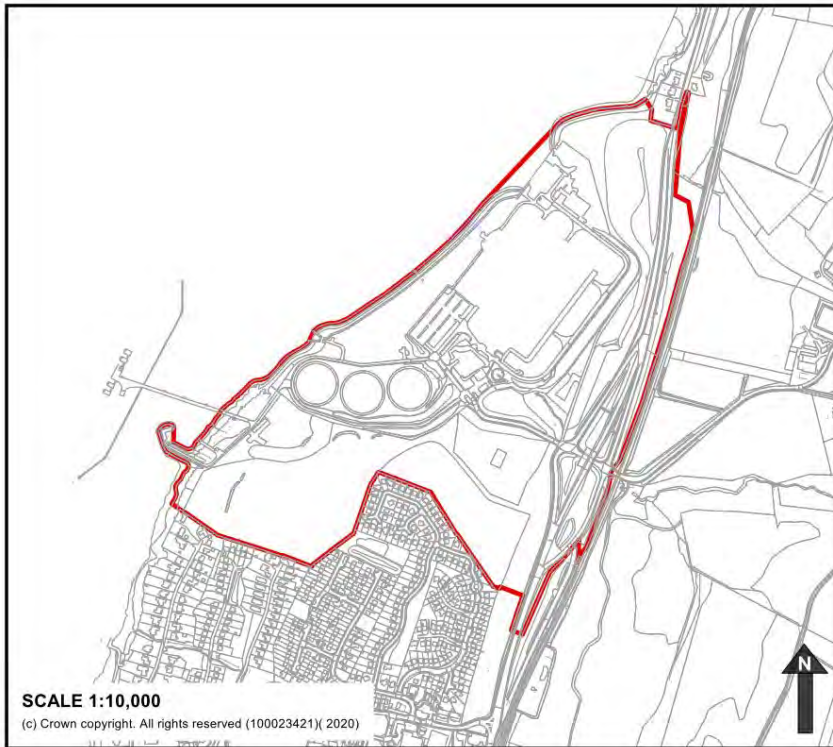
### CFS33 – Sanmina, Spango Valley, Greenock



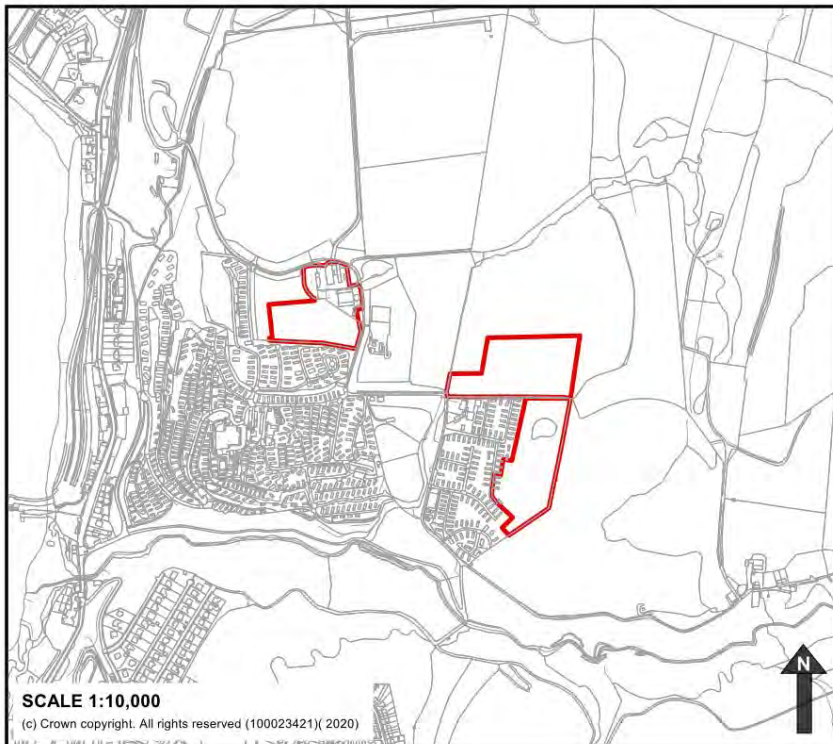
### CFS34 – Harbourside, Inverkip



### CFS35 – Inverkip Power Station, Wemyss Bay



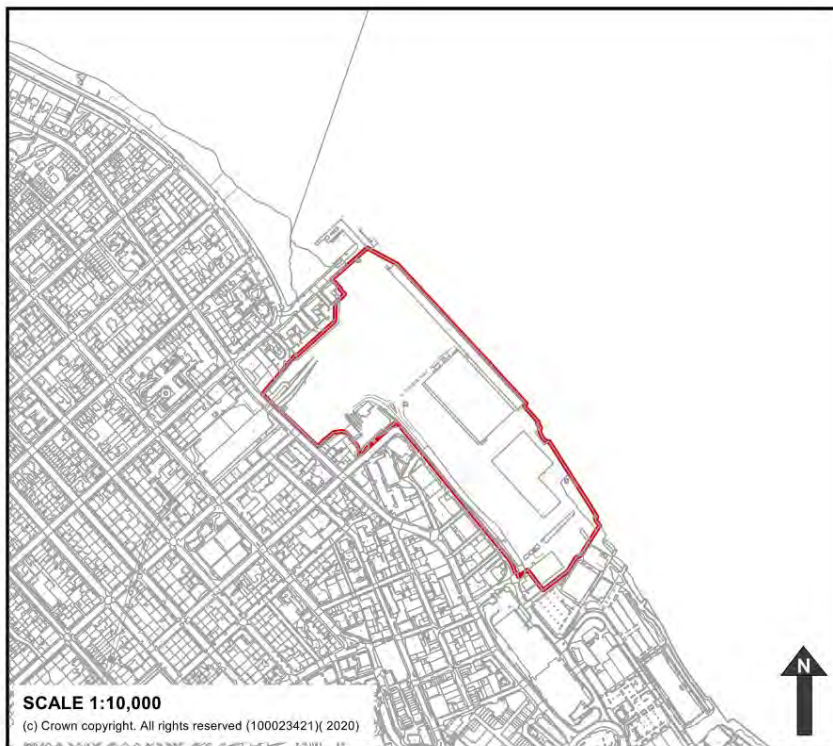
### CFS36 – Kelly Mains, Wemyss Bay



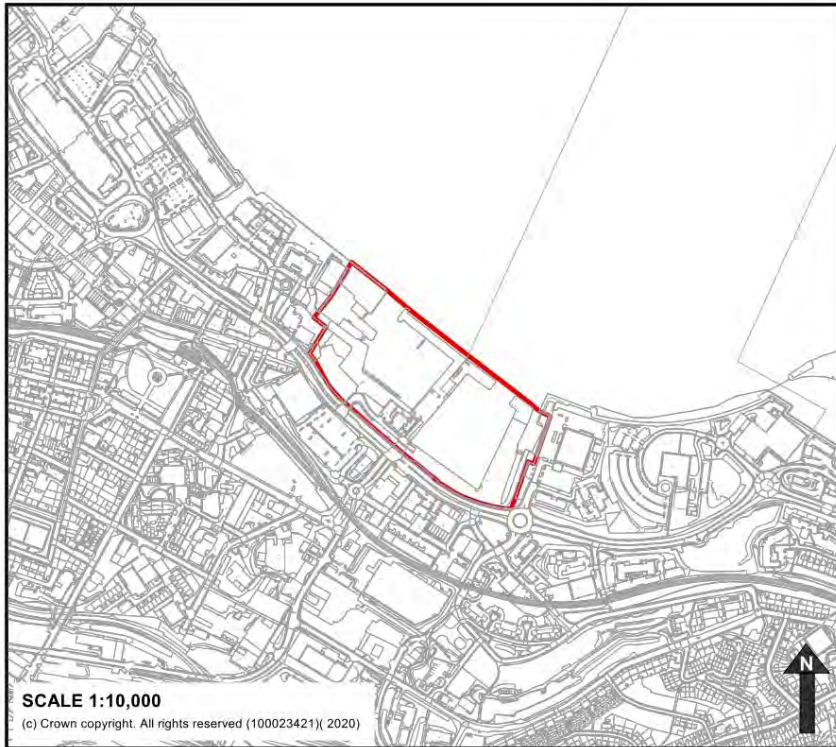
CFS37 – Union Street, Greenock



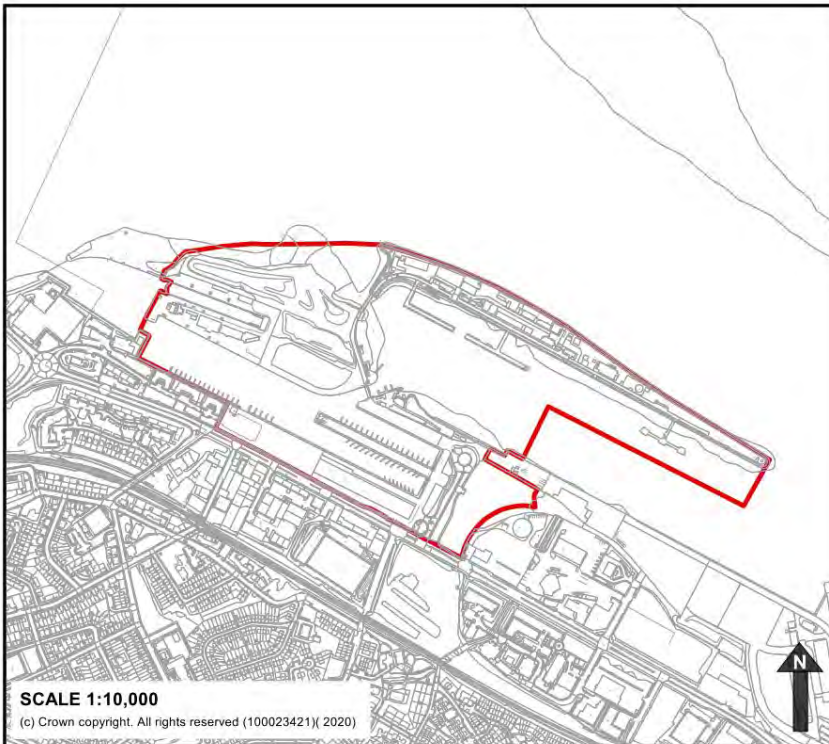
CFS38 – Ocean Terminal, Greenock



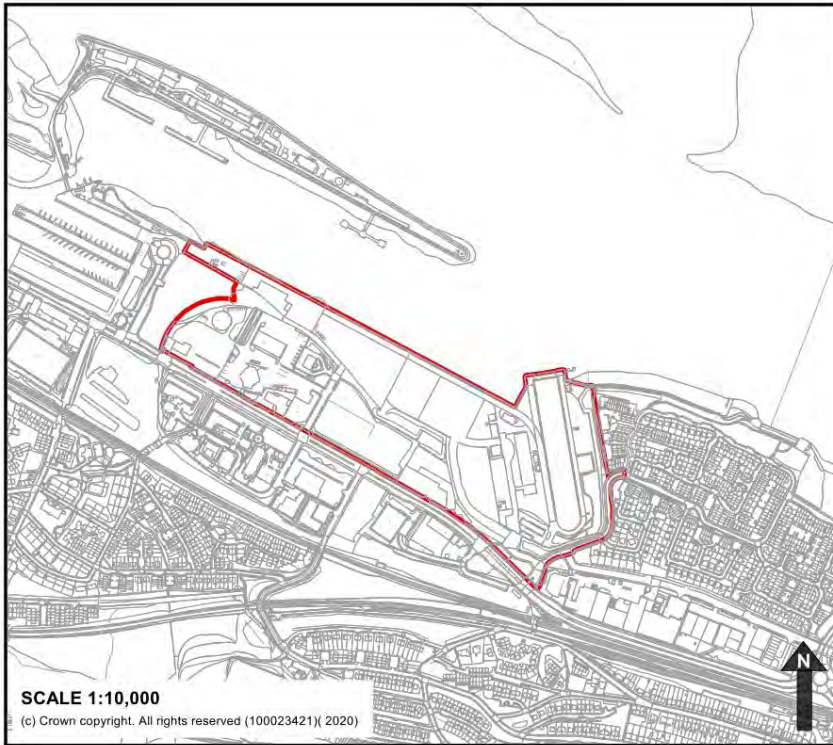
### CFS39 – The Harbours Greenock



### CFS40 – James Watt Dock, Greenock



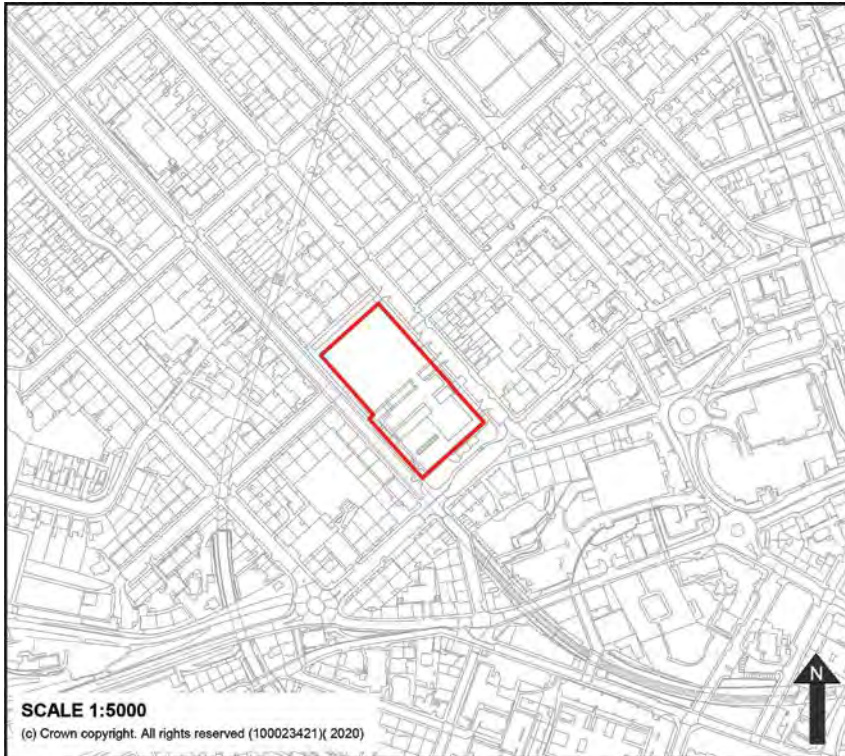
### CFS41 – Inchgreen, Greenock



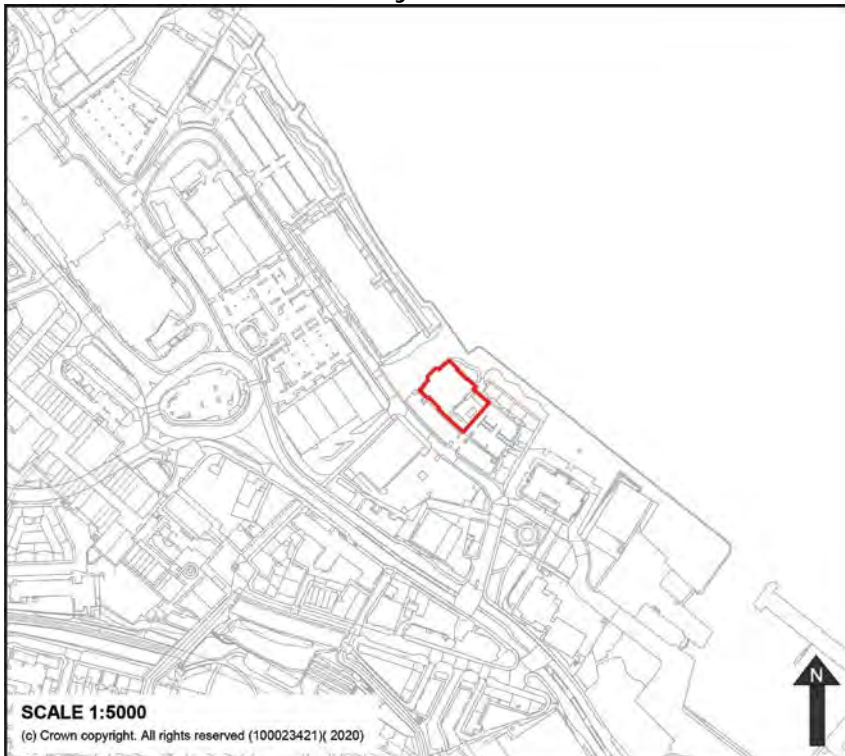
### CFS42 – Kingston Dock, Greenock



CFS43 – Finnart Street, Greenock



CFS44 – Custom House Quay, Greenock



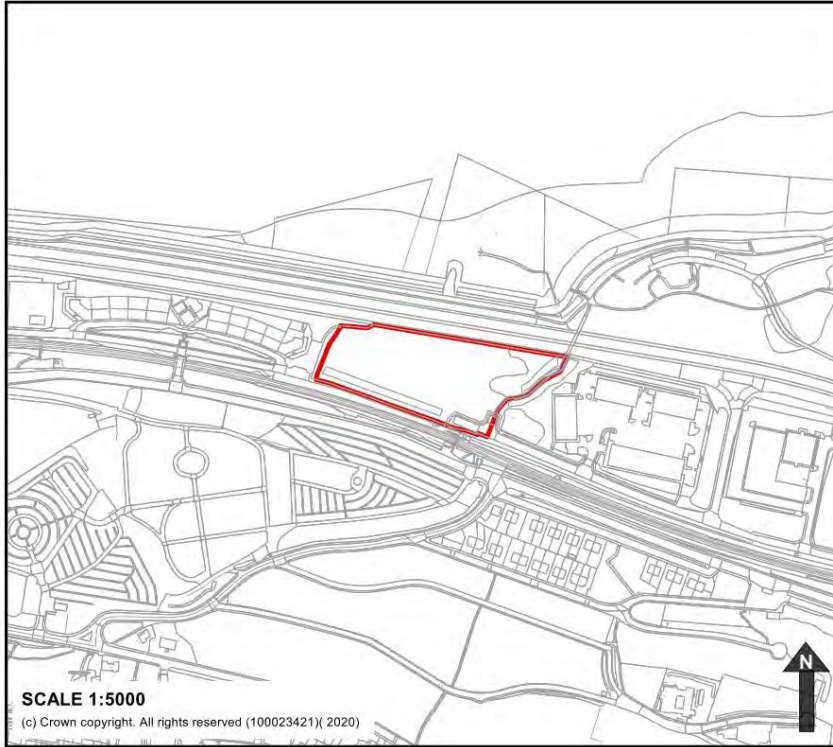
CFS45 – Misty Law, Kilmacolm



# Review of Development Opportunities in current Local Development Plan (2019)

## Business & Industrial Opportunities

### E1 – Kelburn, Port Glasgow

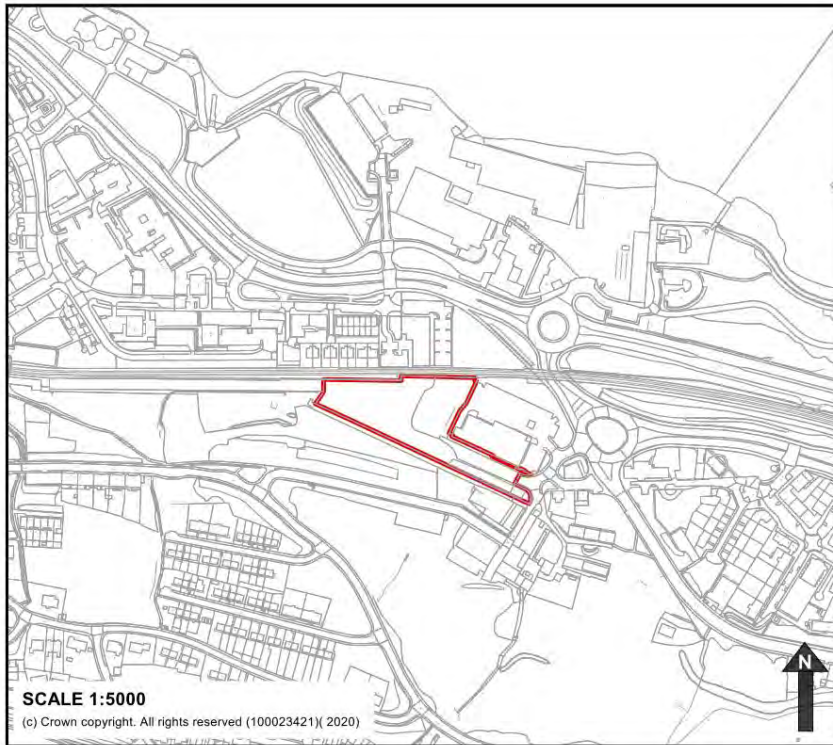


### E2 – Duchal Street, Port Glasgow

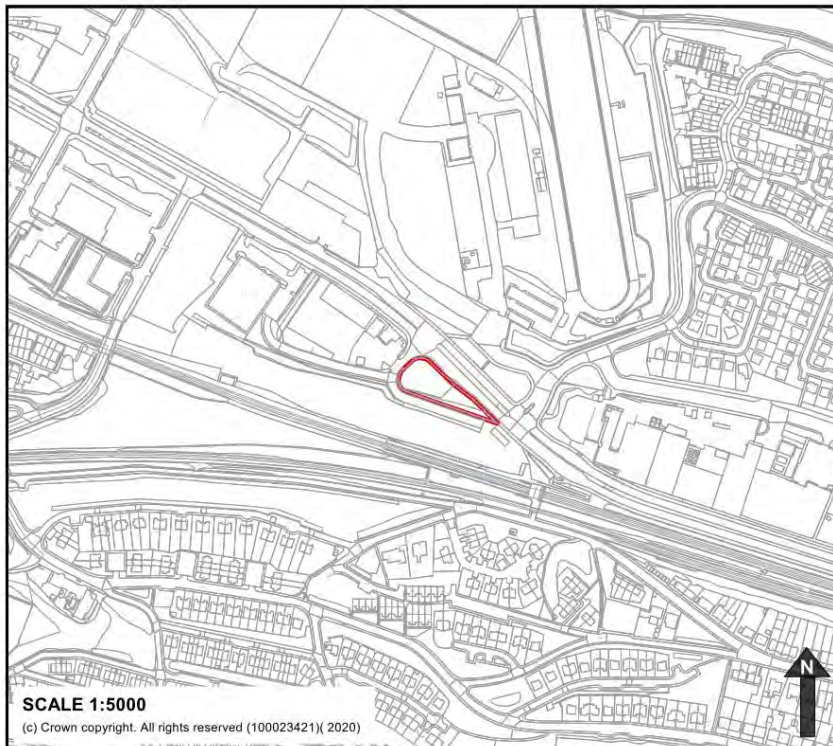




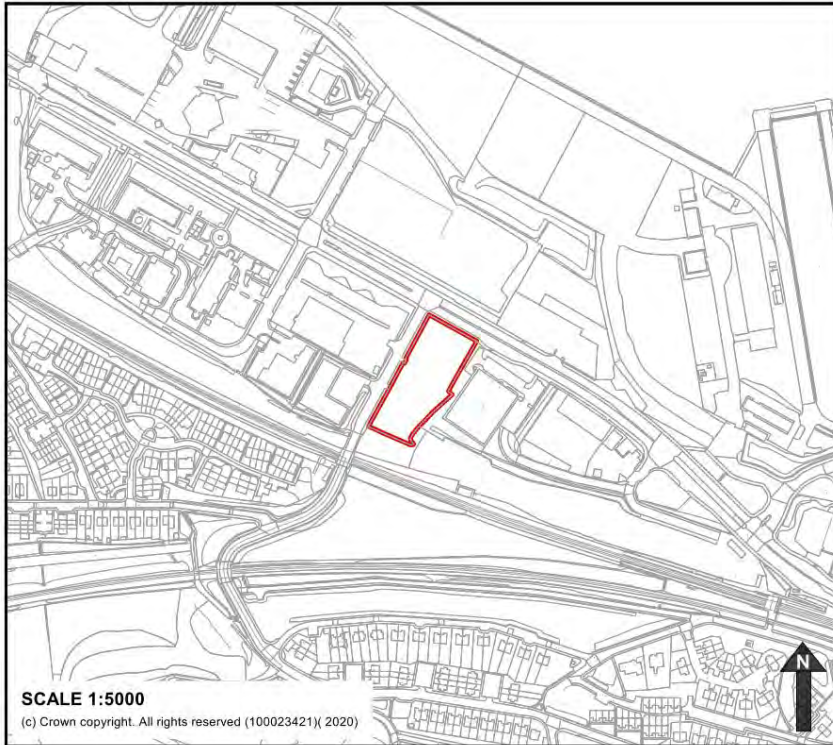
### E3 – Newark Street, Port Glasgow



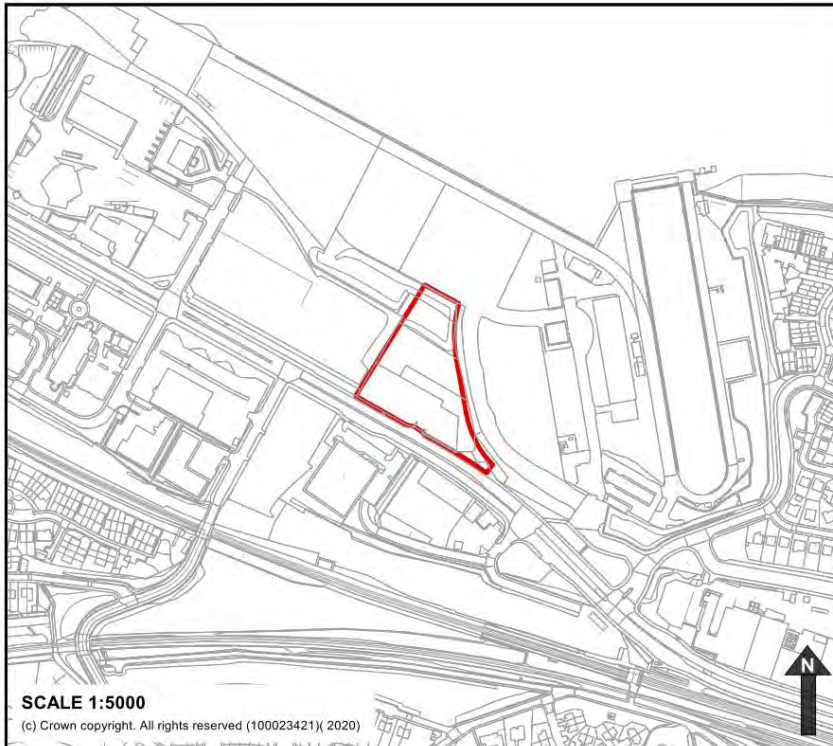
### E4 – Bogston Lane, Greenock



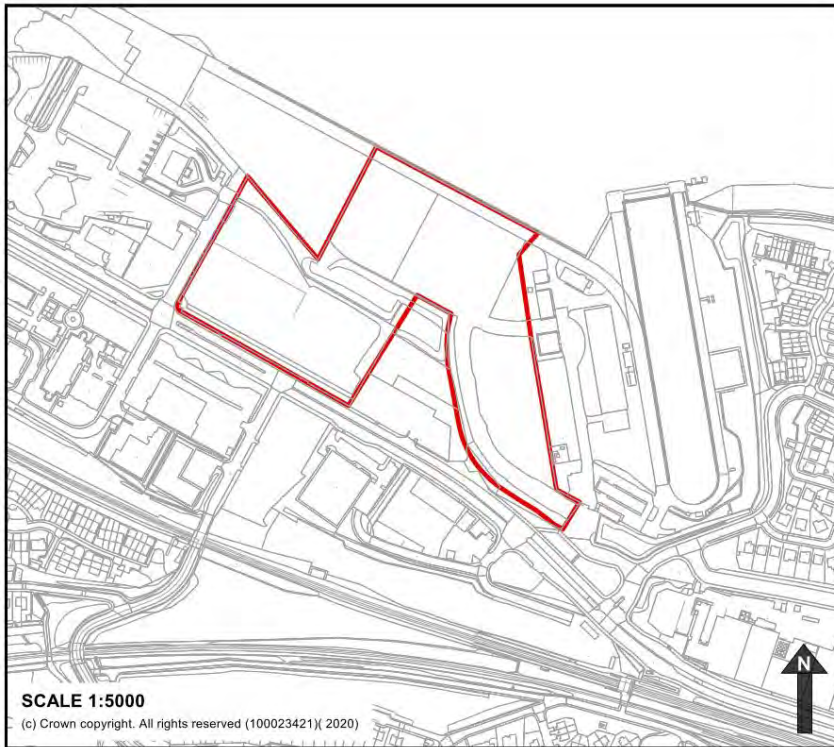
E5 – Port Glasgow Road (south), Greenock



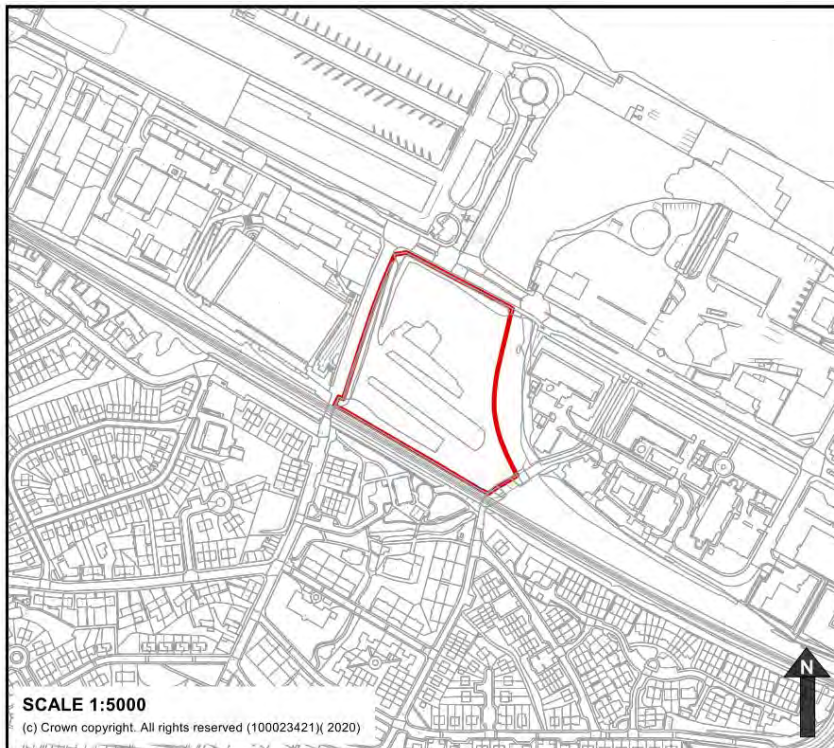
E6 – Port Glasgow Road (north), Greenock



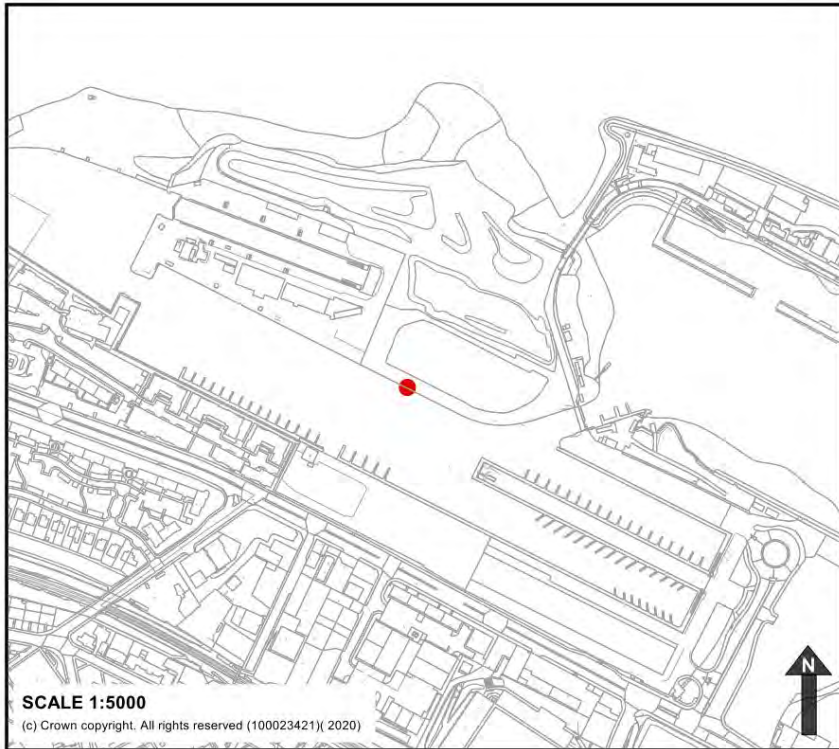
### E7 – Inchgreen, Greenock



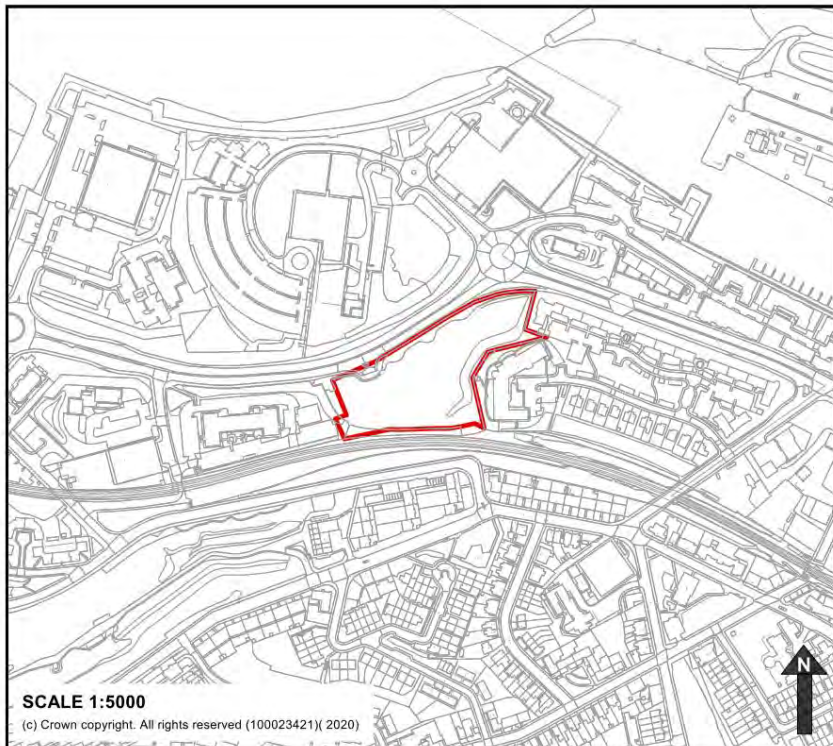
### E8 – Sinclair Street, Greenock



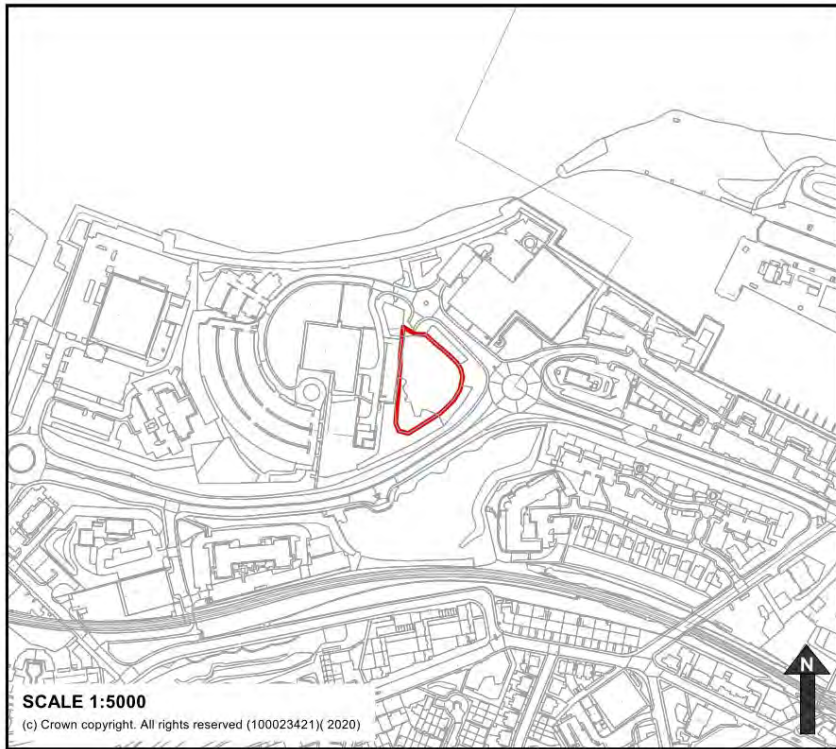
### E9 – James Watt Dock/Garvel Island, Greenock



### E10 – Main Street, Greenock



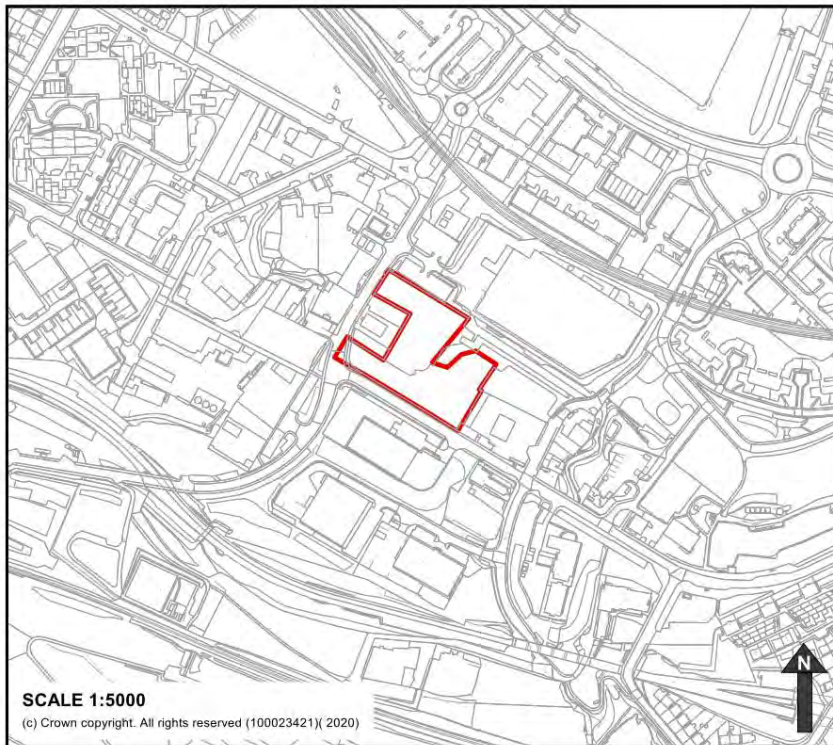
### E11 – Cartsyke Avenue, Greenock



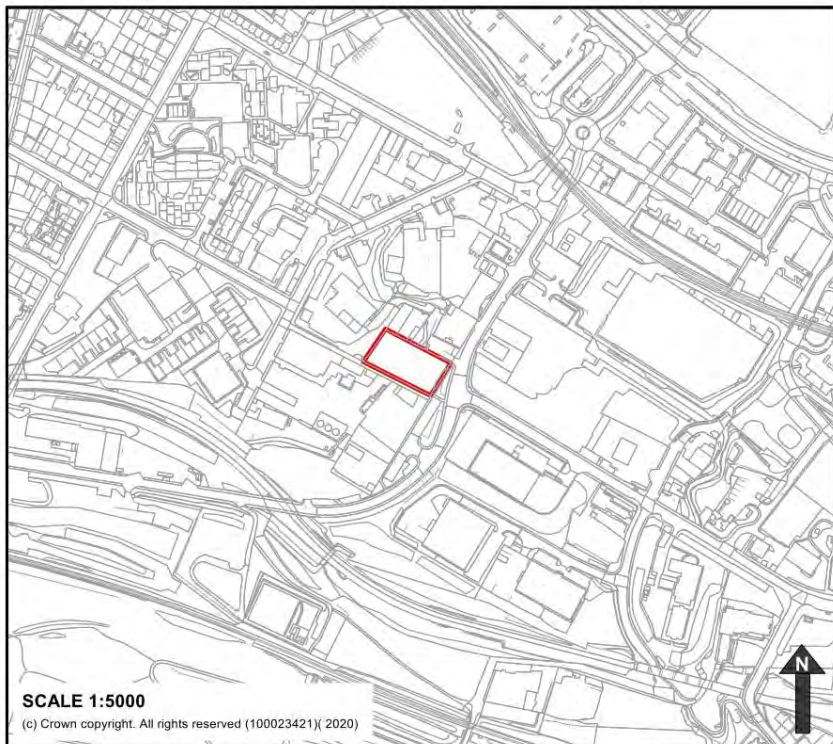
### E12 – Crescent Street, Greenock



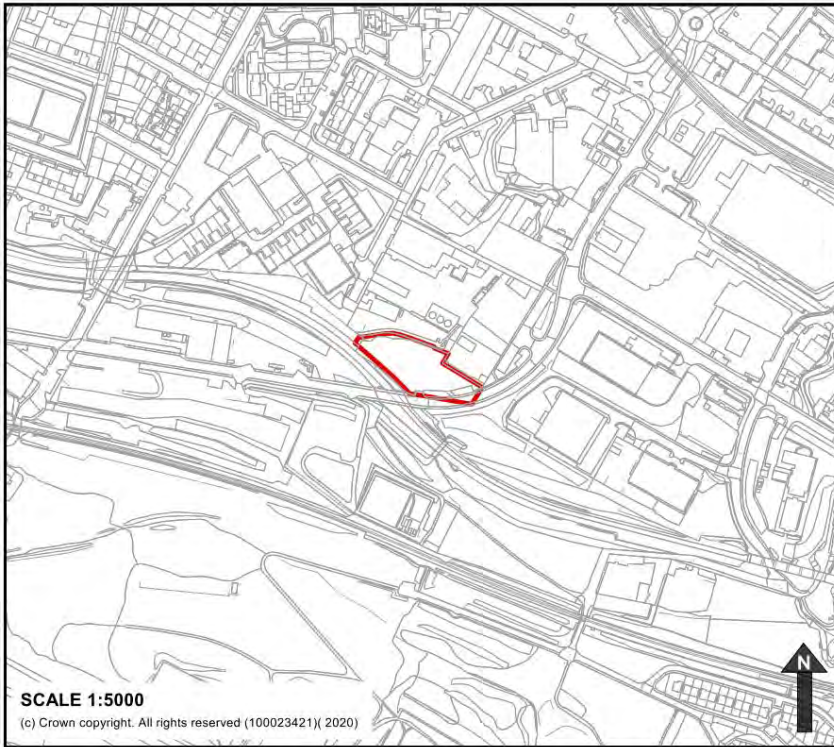
### E13 – Ingleston Street, Greenock



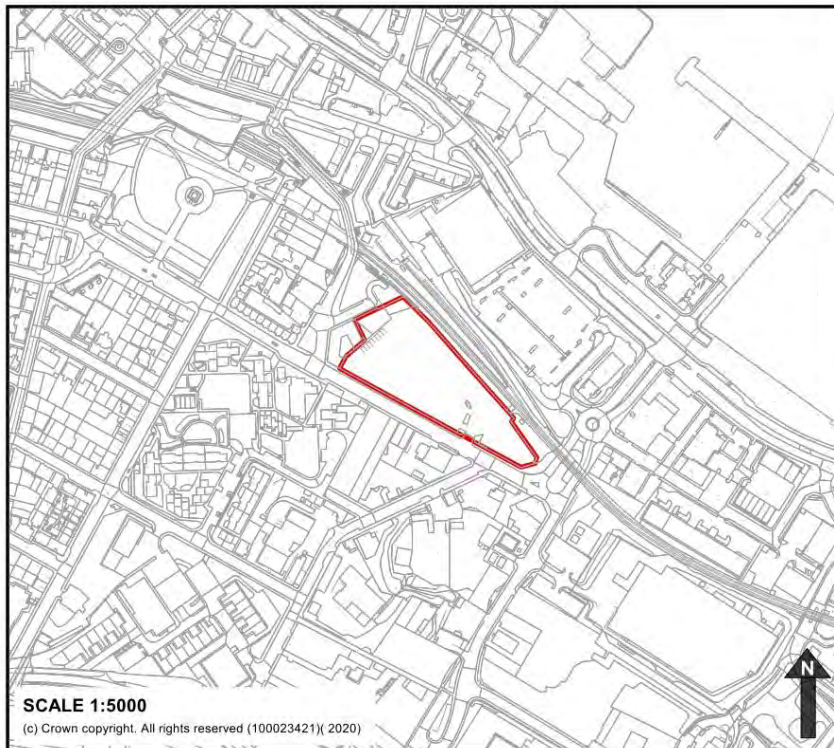
### E14 – Scott Street, Greenock



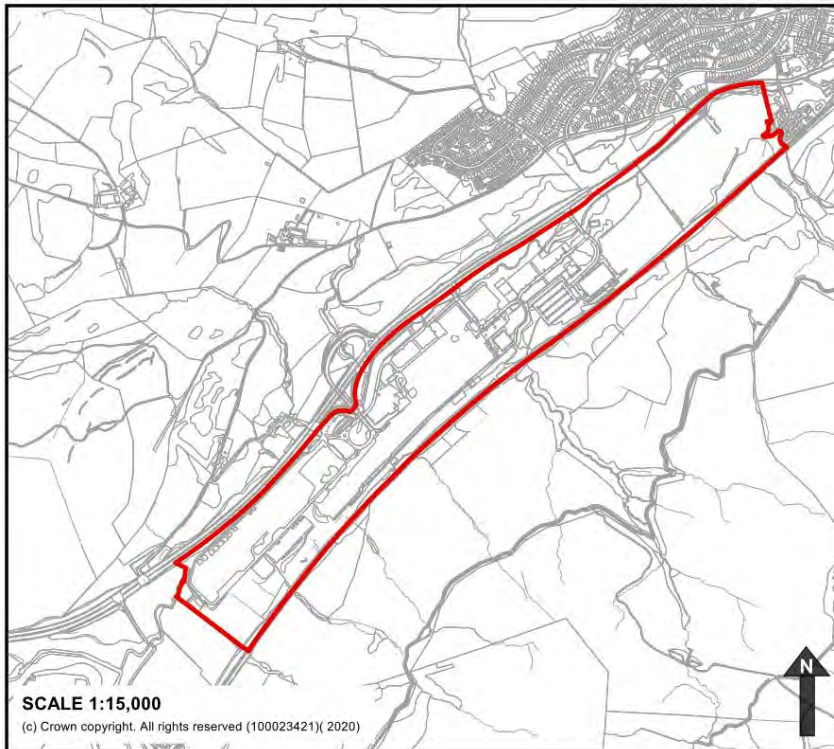
### E15 – Baker Street, Greenock



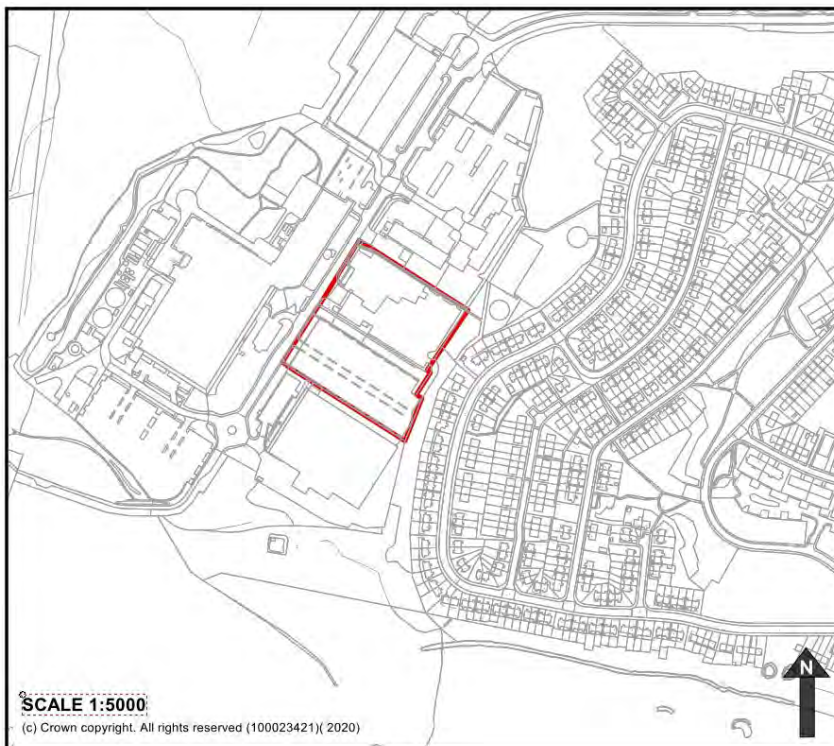
### E16 – Regent Street, Greenock



### E17 – Spango Valley, Greenock



### E18 – Larkfield Industrial Estate, Greenock



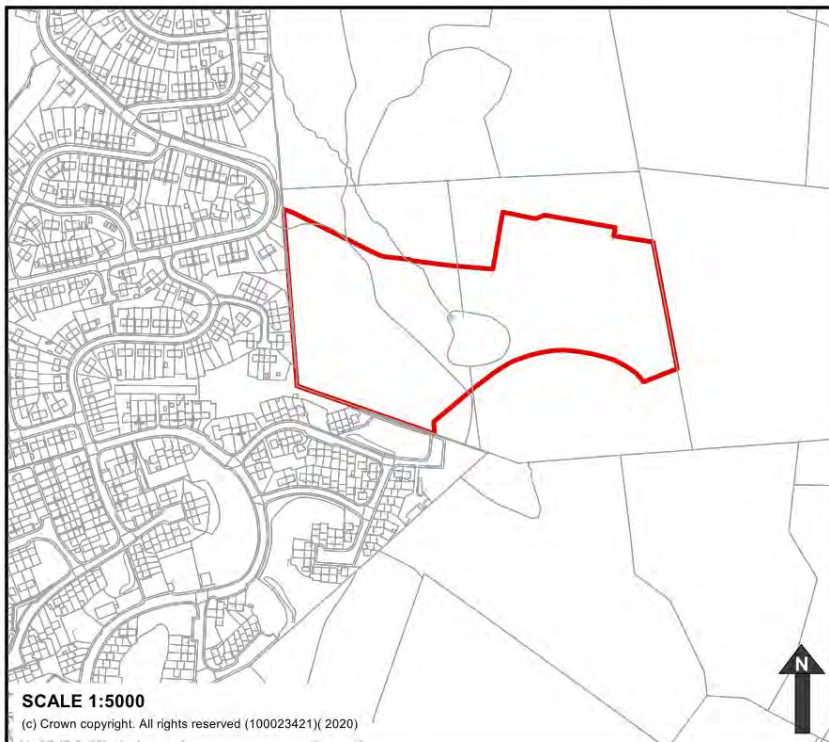


## Housing Development Opportunities

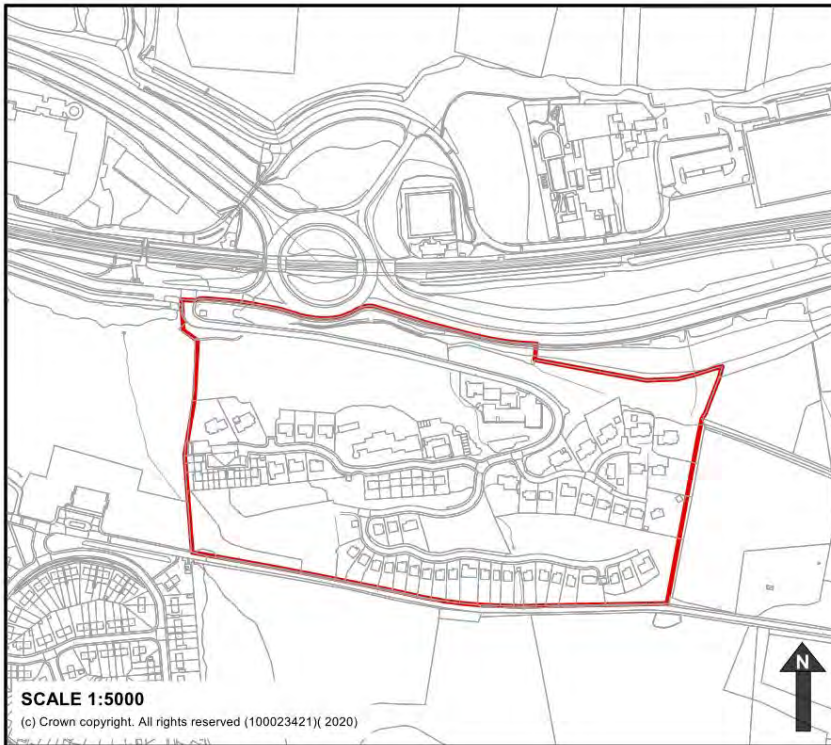
### R1 – Slaemuir, Port Glasgow



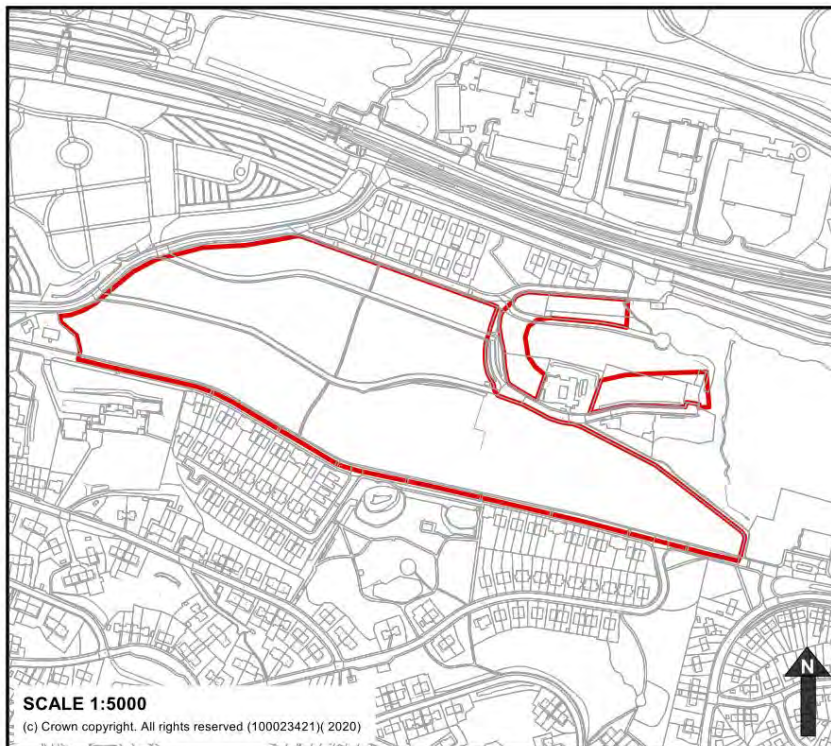
### R2 – Arran Avenue, Park Farm, Port Glasgow



### R3 – Former Broadfield Hospital, Port Glasgow



### R4 – Woodhall (Phases 4 & 5), Port Glasgow



R5 – Southfield Avenue (former St Stephen’s School), Port Glasgow



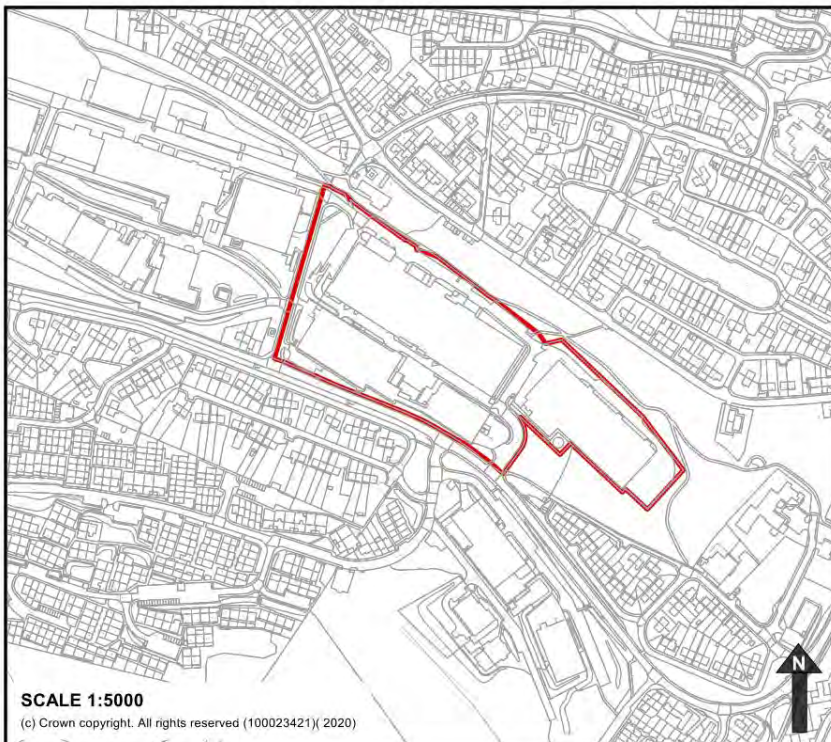
R6 – Auchenbothie Road (former Barmoss Nursery), Port Glasgow



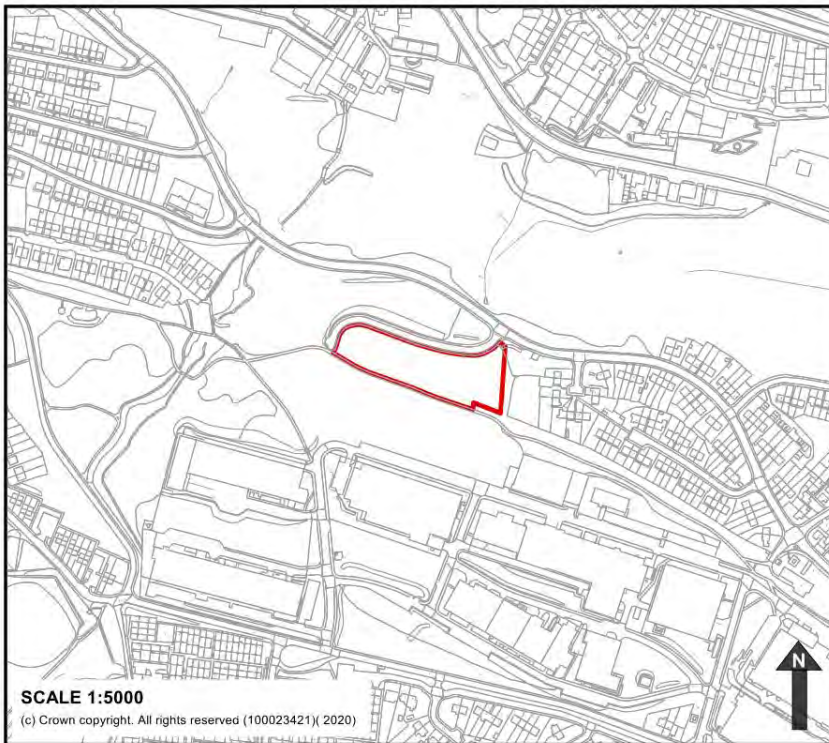
R7 – Dubbs Road (former Boglestone Clinic), Port Glasgow



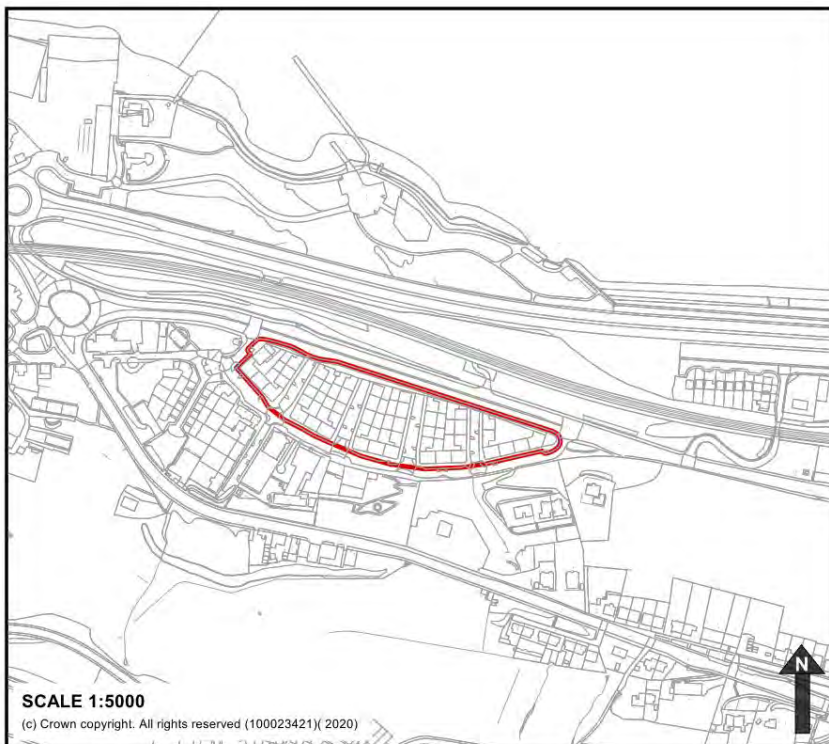
R8 – Industrial Estate, Dubbs Road, Port Glasgow



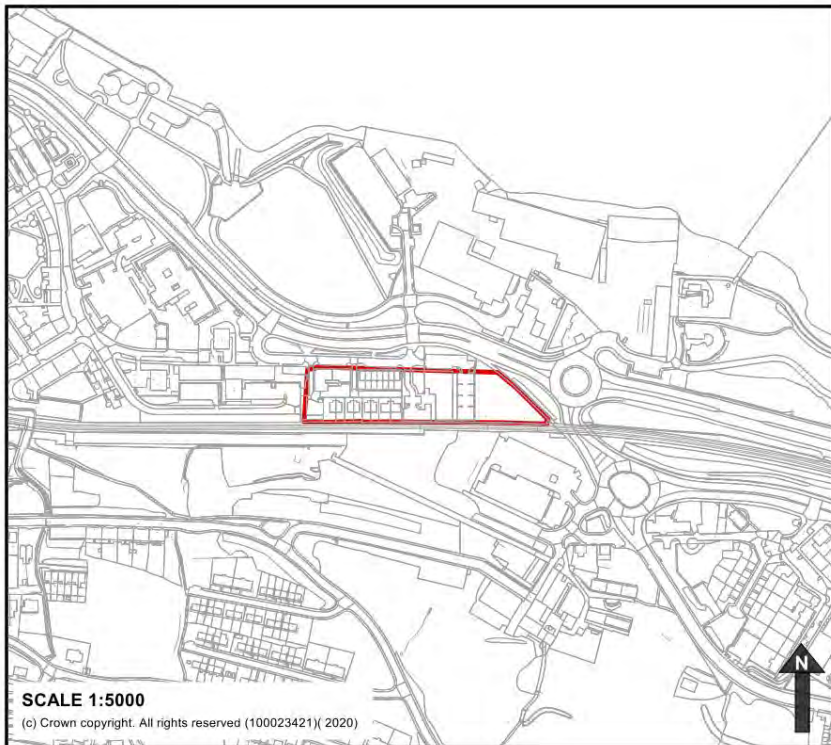
### R9 – Selkirk Road, Port Glasgow



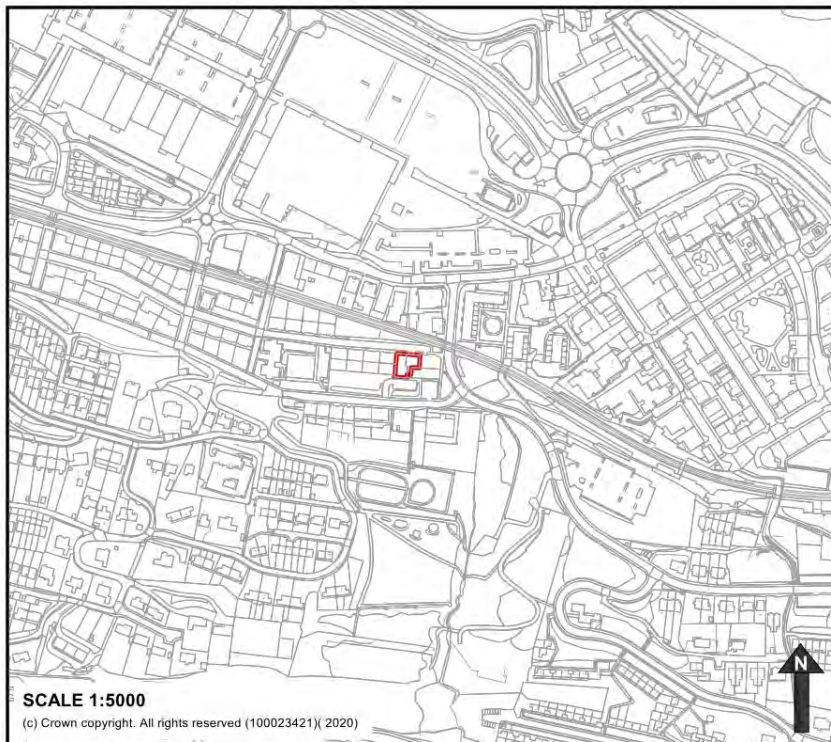
### R10 – Clune Park, Port Glasgow



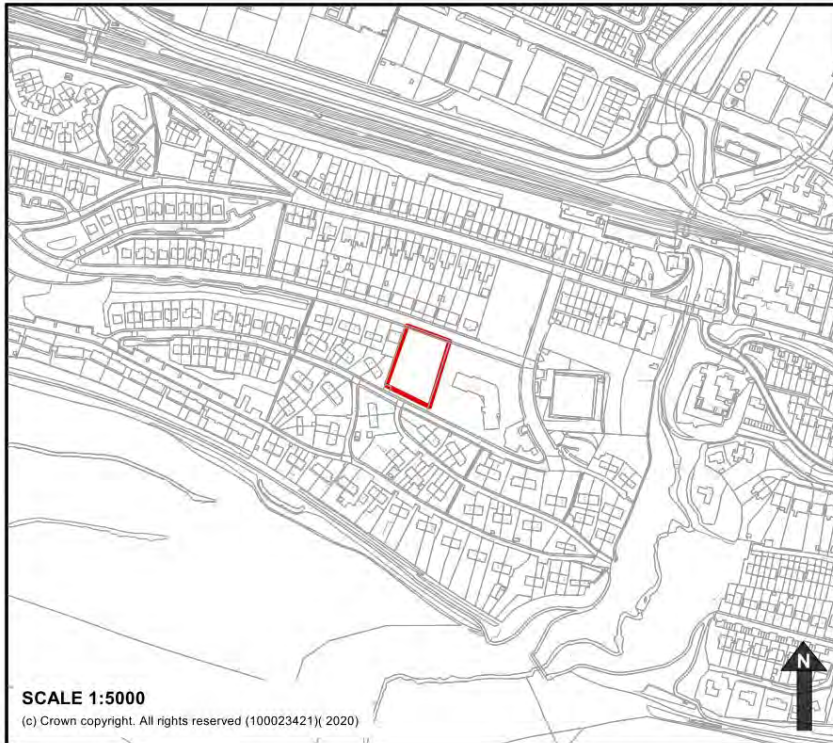
### R11 – Bay Street, Port Glasgow



### R12 – 3 Highholm Street, Port Glasgow



R13 – Broadstone Avenue (former Broadstone Hospital), Port Glasgow



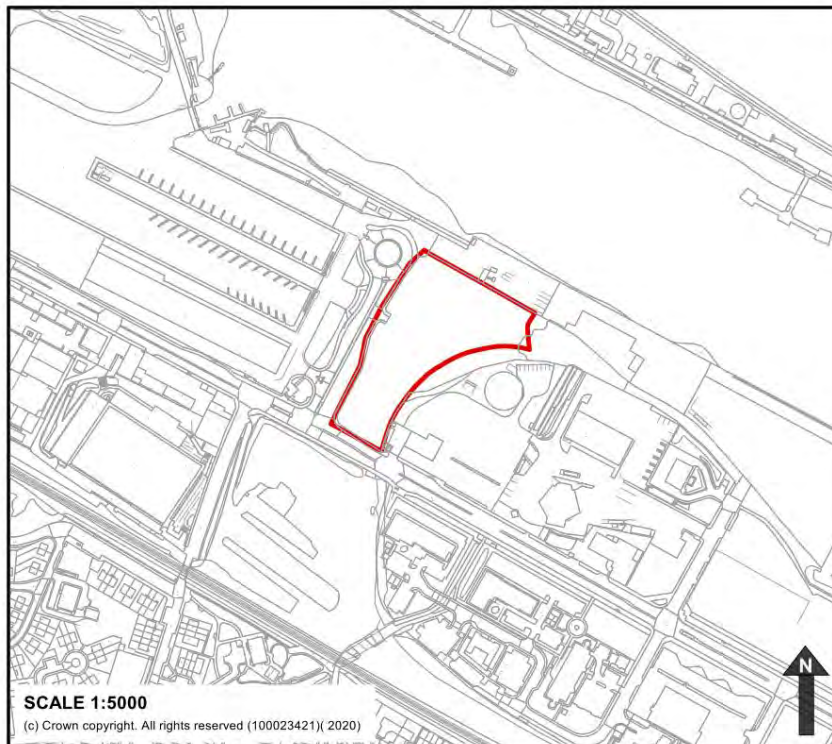
R14 – Lilybank Road (former Lilybank School), Port Glasgow



### R15 – Kingston Dock, Greenock

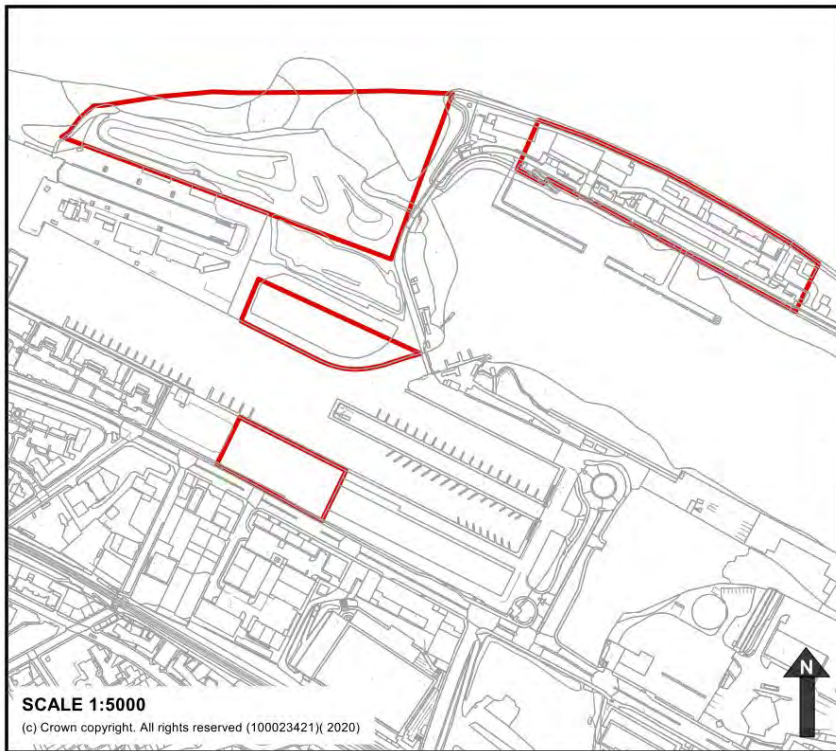


### R16 – James Watt Dock (east), Greenock

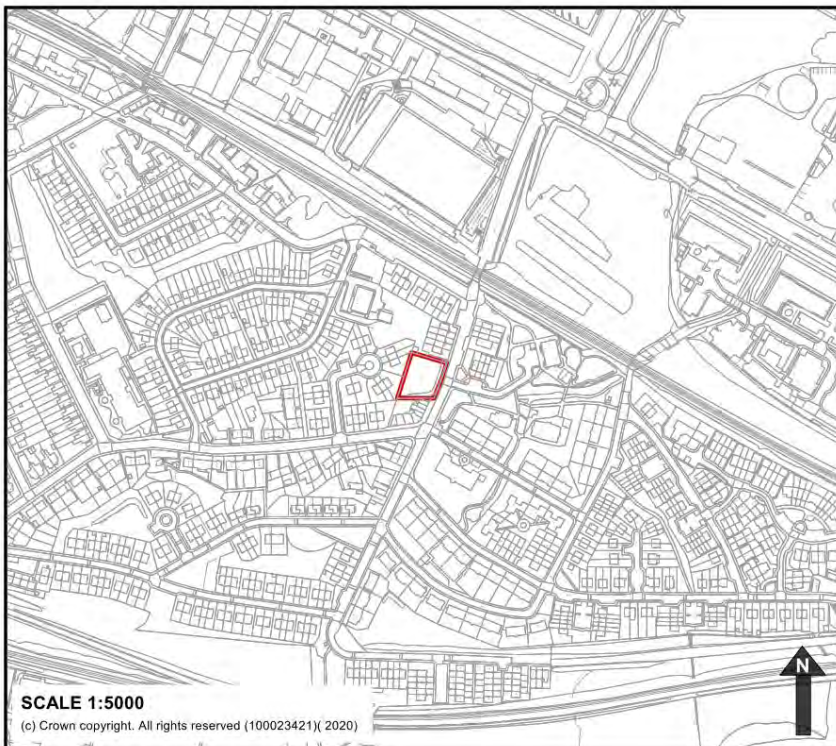




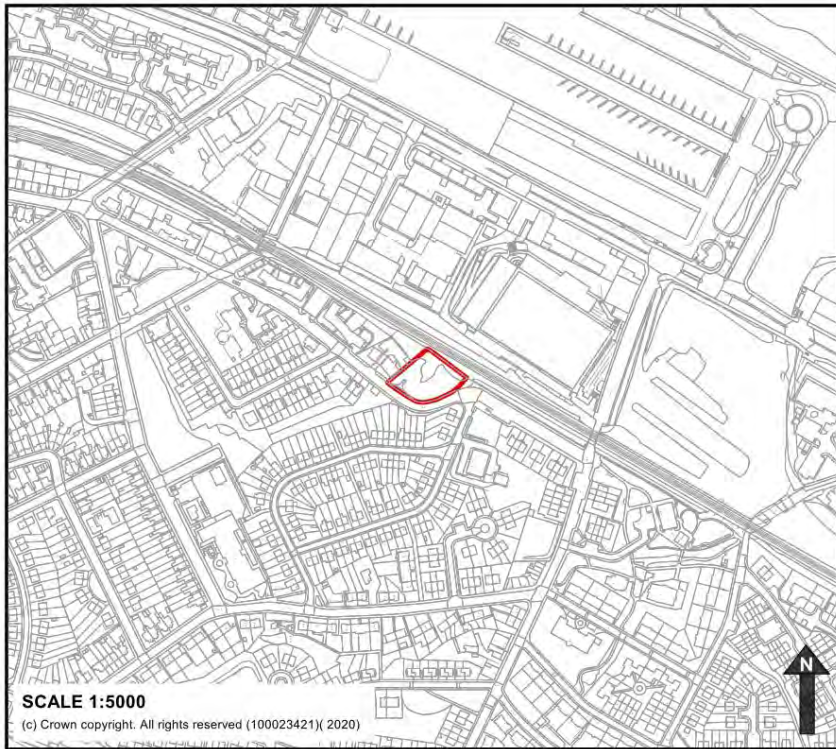
R17 – James Watt Dock/Garvel Island, Greenock



R18 – Sinclair Street, Greenock



R19 – Carwood Street, Greenock



R20 – East Crawford Street, Greenock



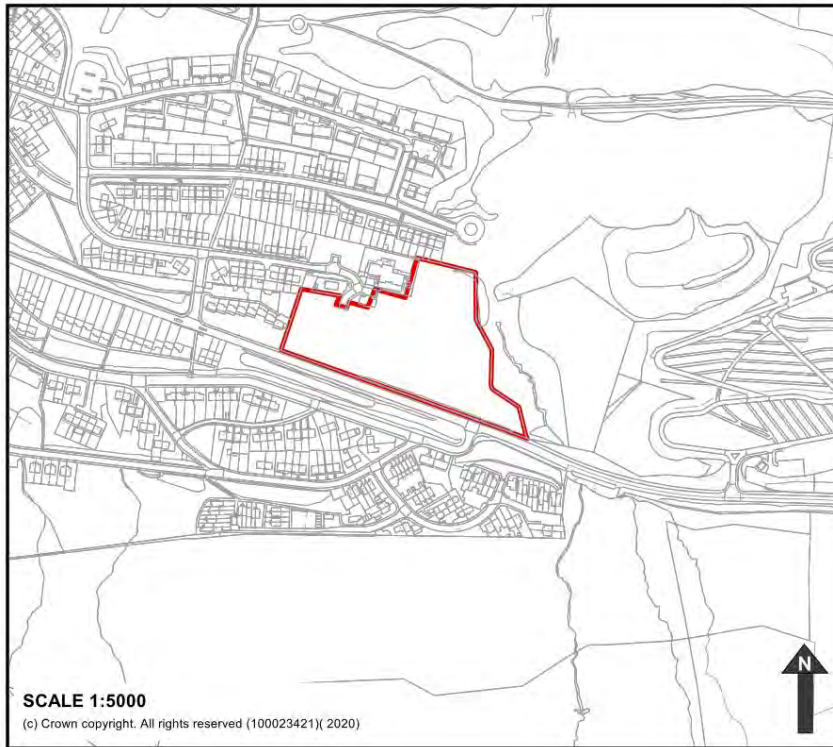
### R21 – Ratho Street/MacDougall Street, Greenock



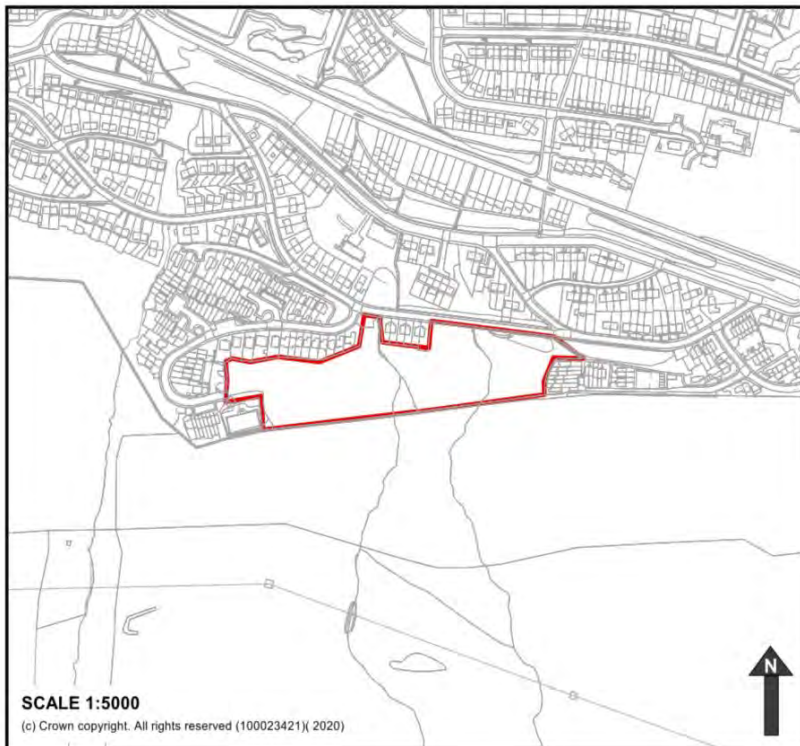
### R22 – Garvald Street, Greenock



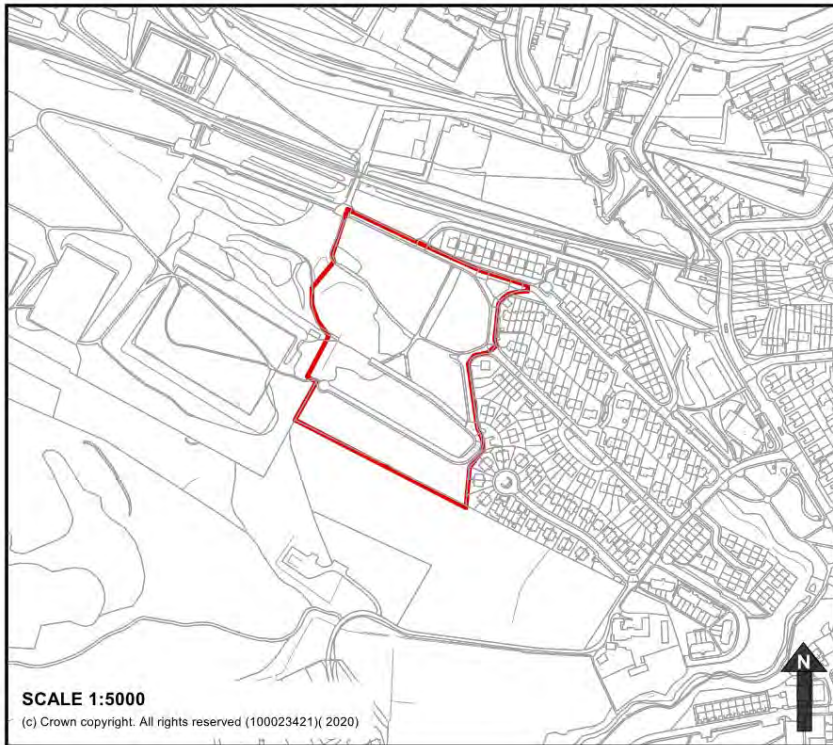
R23 – Cardross Crescent (former Kings Glen School), Greenock



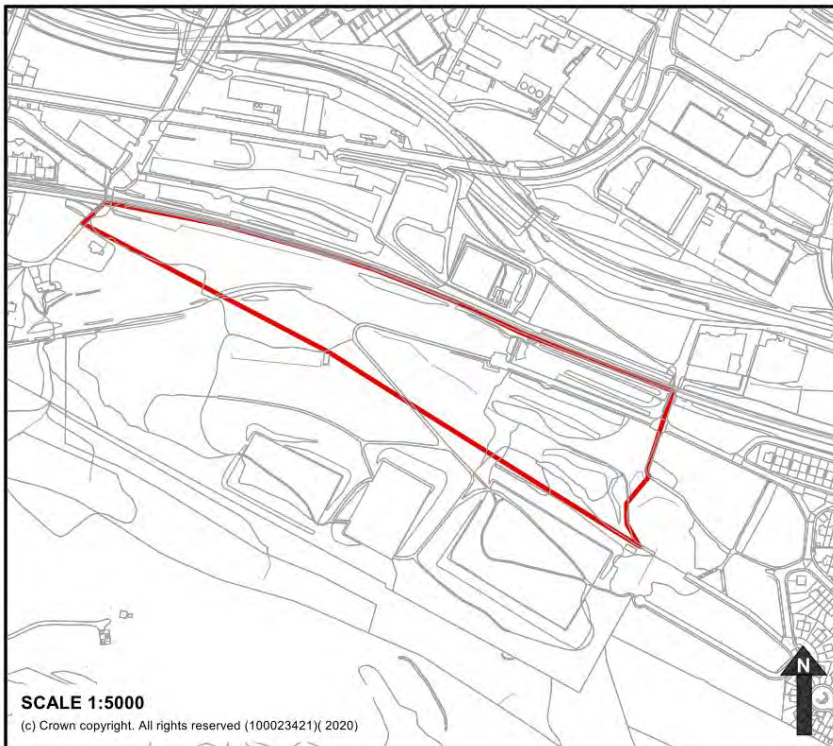
R24 – Luss Avenue/Renton Road, Greenock



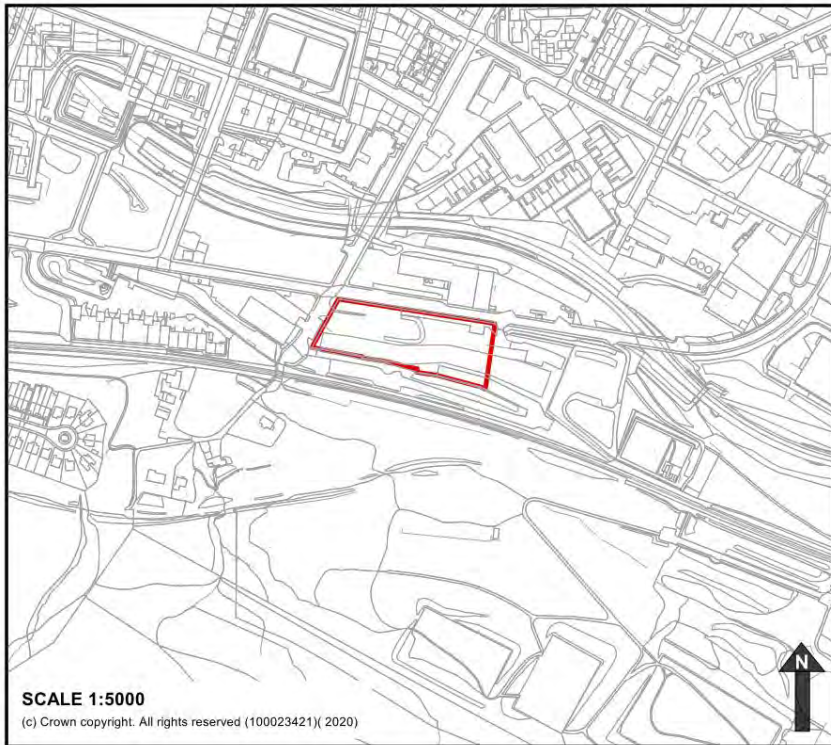
### R25 – Gareloch Road, Greenock



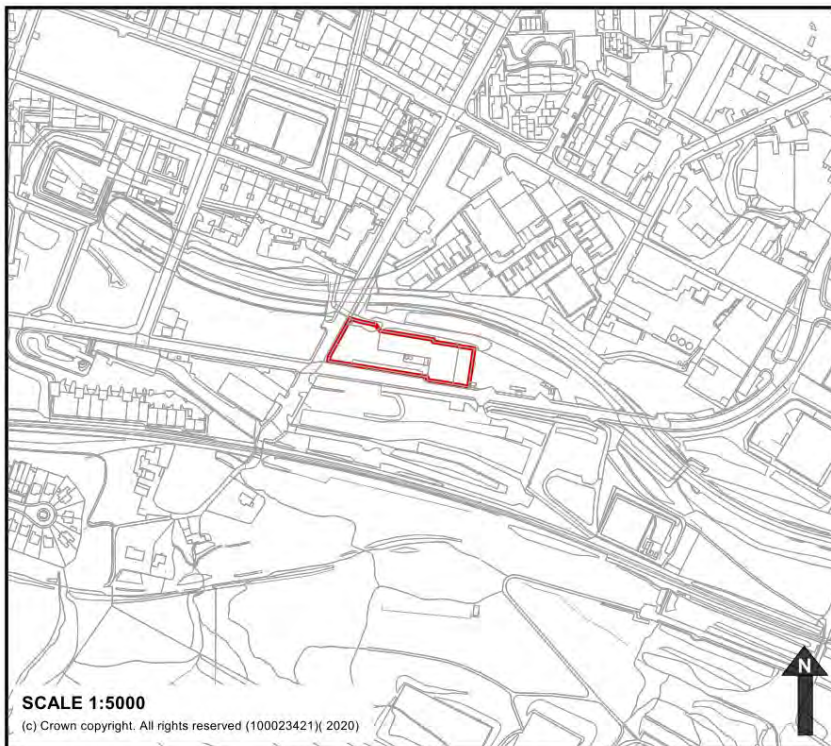
### R26 – Wellington Park, Greenock



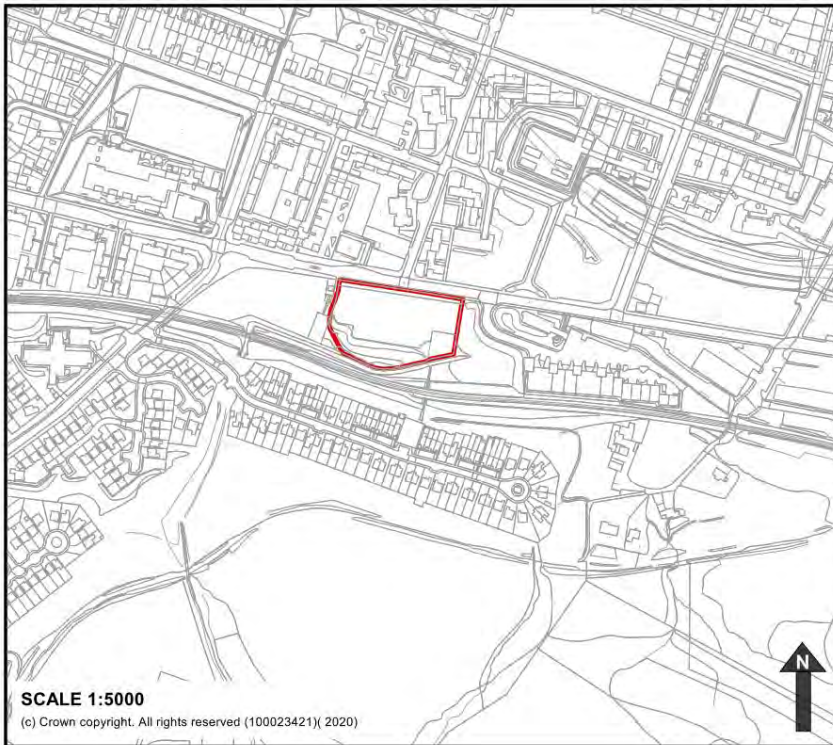
R27 – Drumfrochar Road (former Tate and Lyle (SE)), Greenock



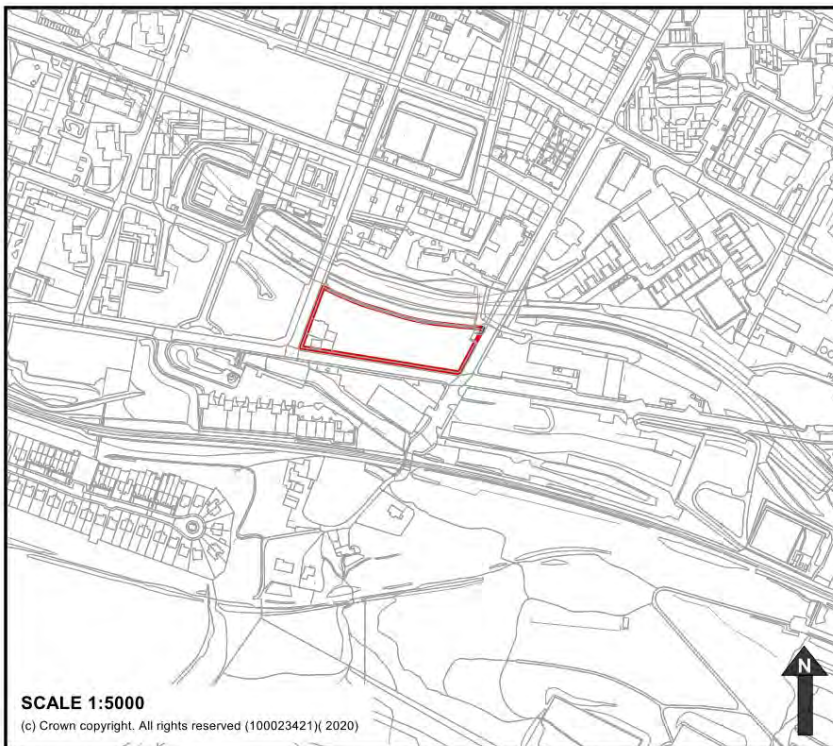
R28 – Drumfrochar Road (former Tate and Lyle (NE)), Greenock



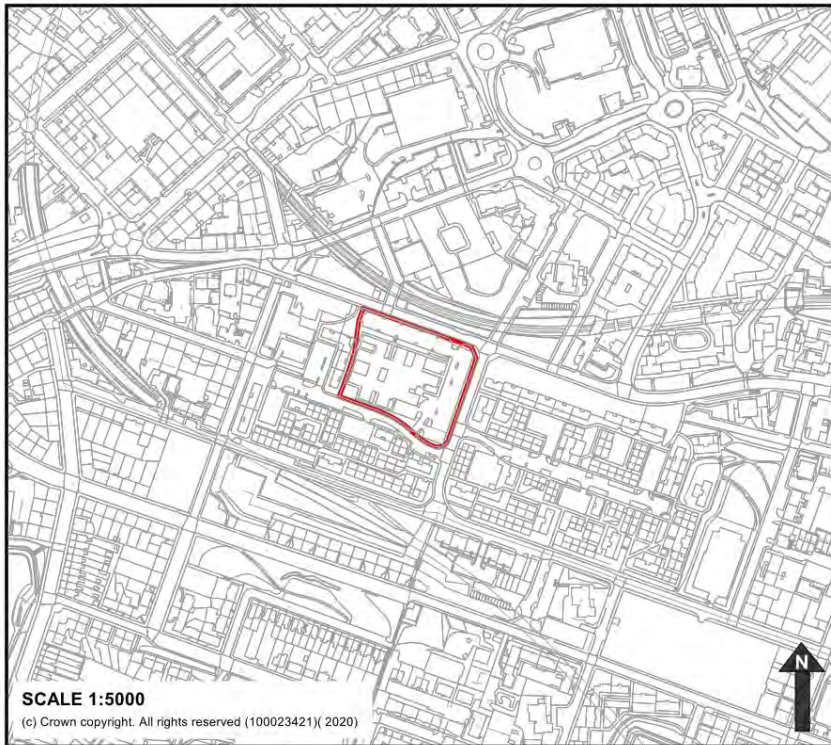
R29 – 89-105 Drumfrochar Road, Greenock



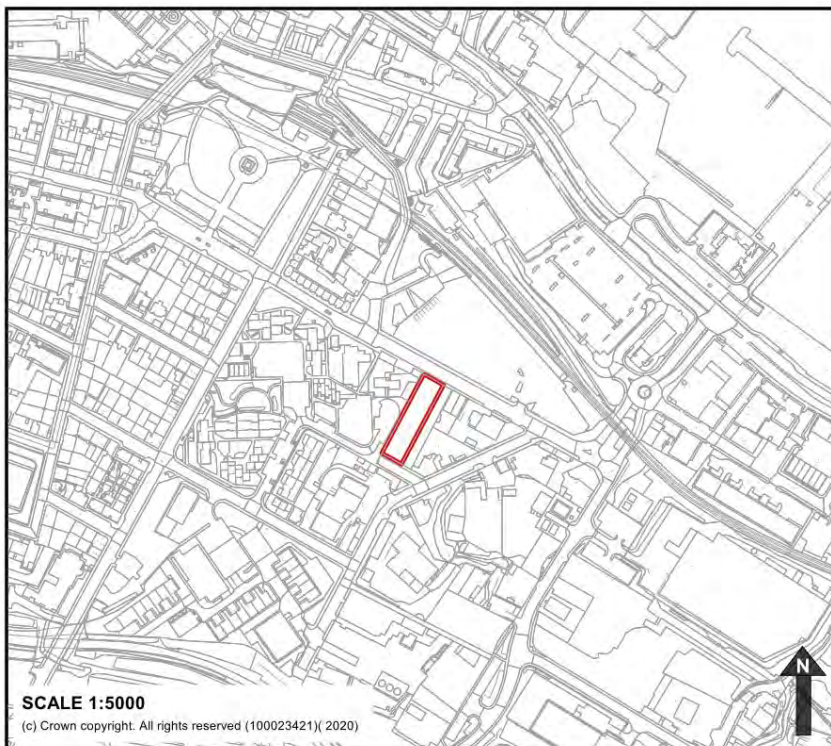
R30 – Drumfrochar Road, Greenock



### R31 – Duncan Street, Greenock

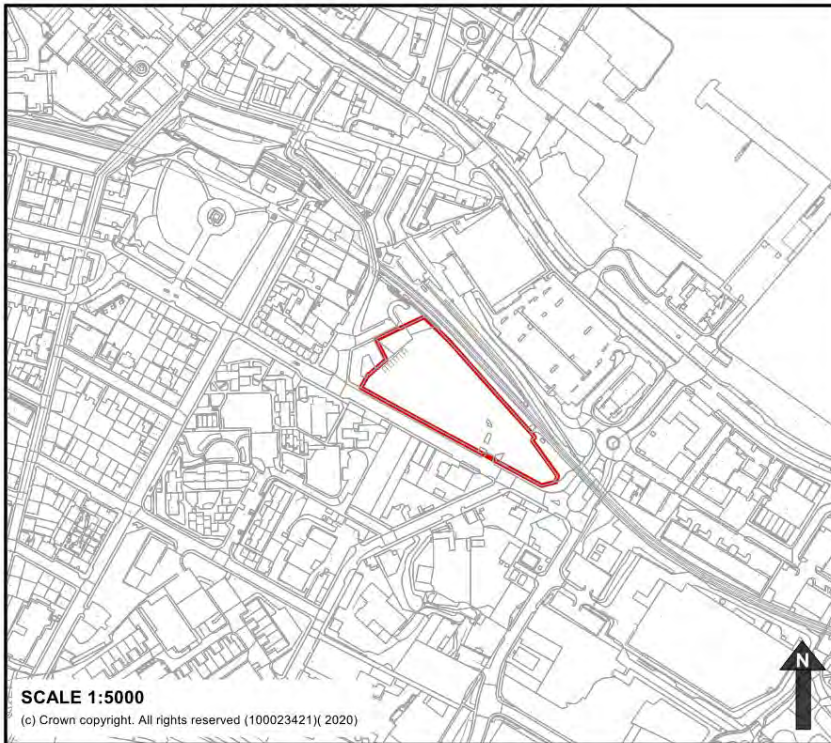


### R32 – Hill Street, Greenock

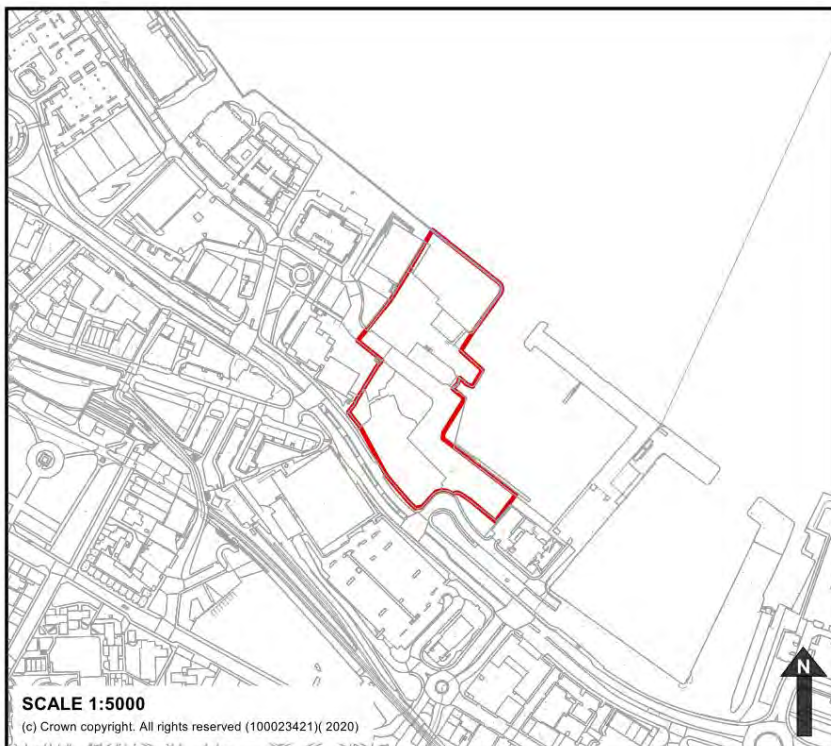




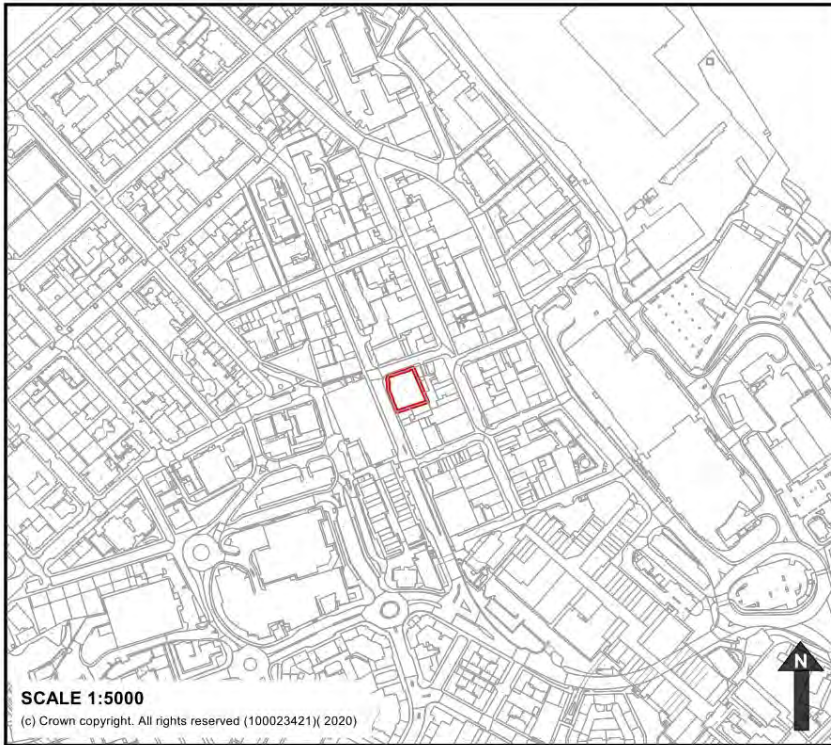
R33 – Regent Street, Greenock



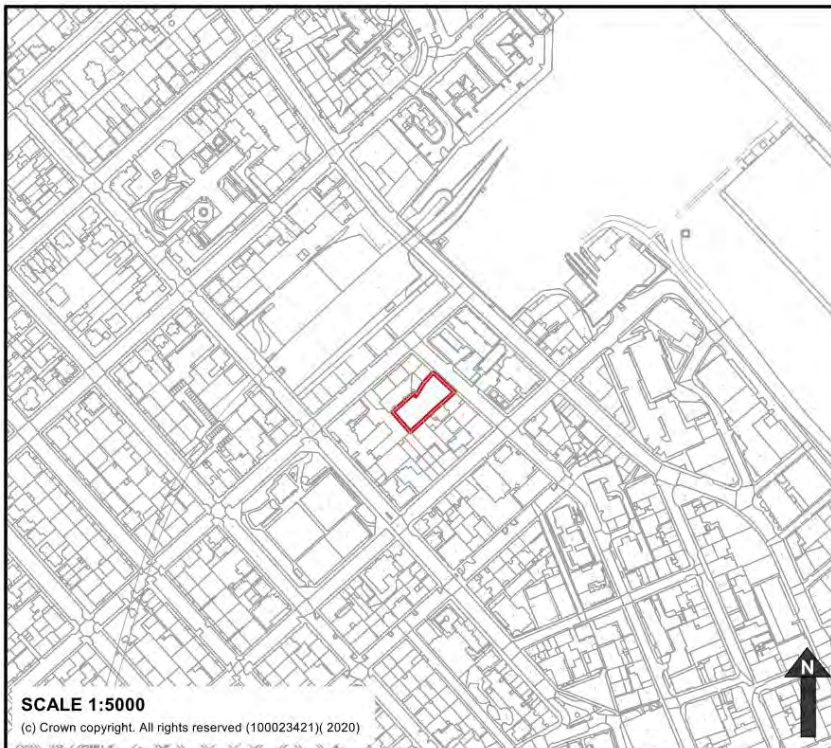
R34 – Victoria/East India Harbour, Greenock



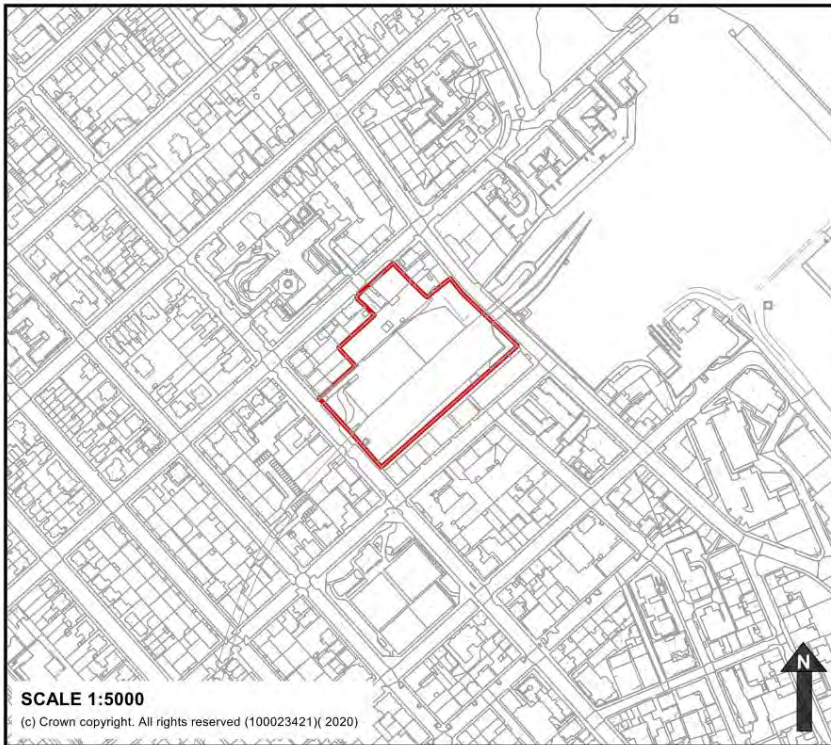
R35 – 16 West Stewart Street, Greenock



R36 – Houston Street, Greenock



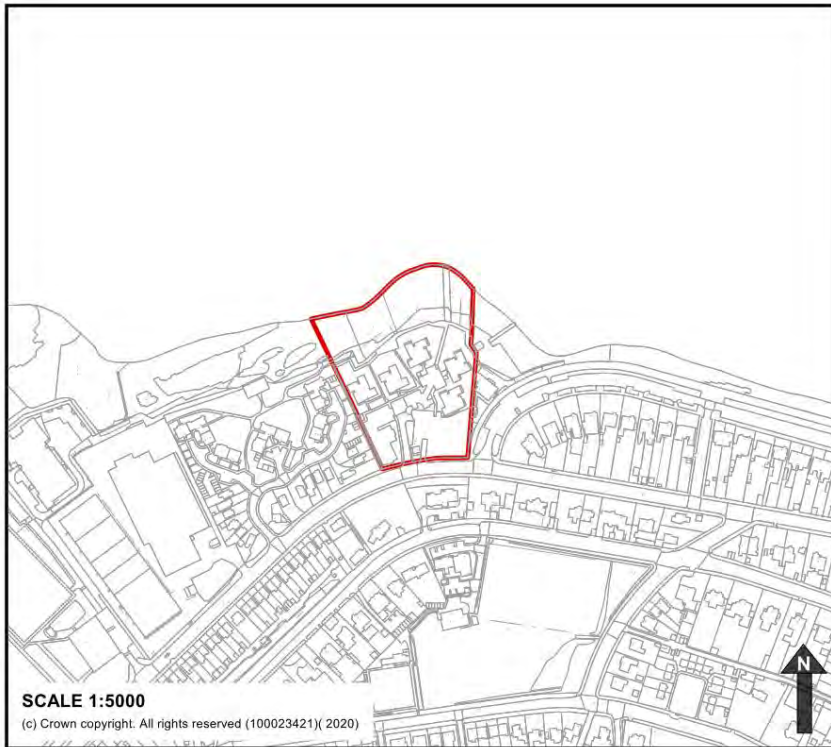
R37 – Union Street, Greenock



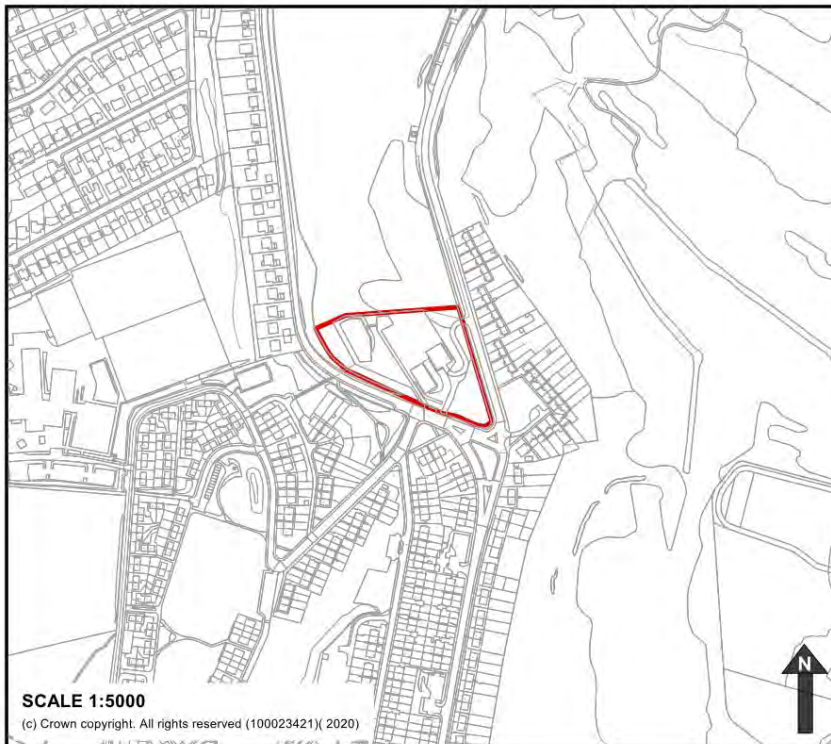
R38 – Madeira Street (former Greenock Academy), Greenock



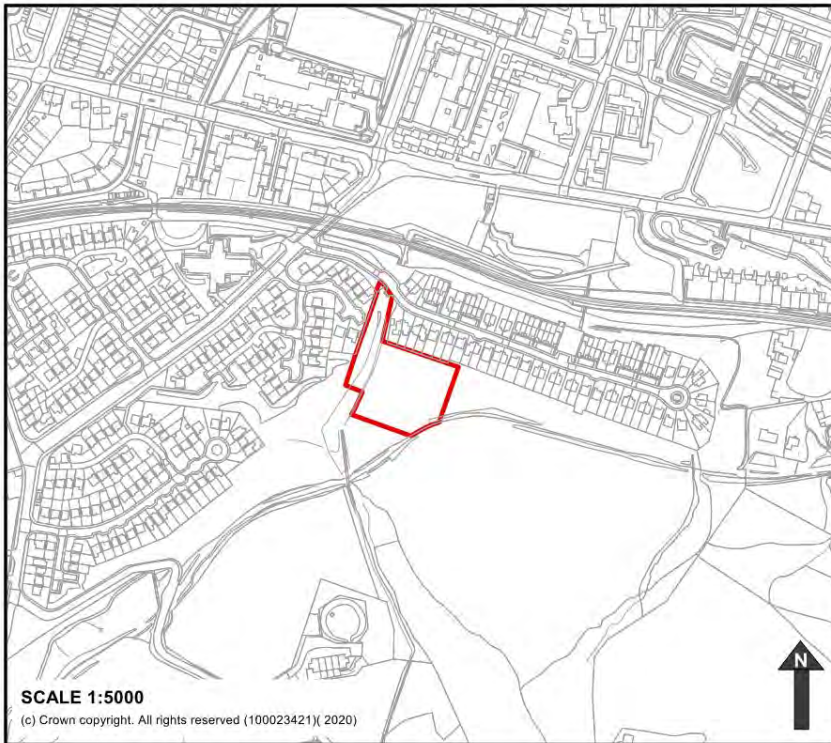
R39 – Eldon Street, Greenock



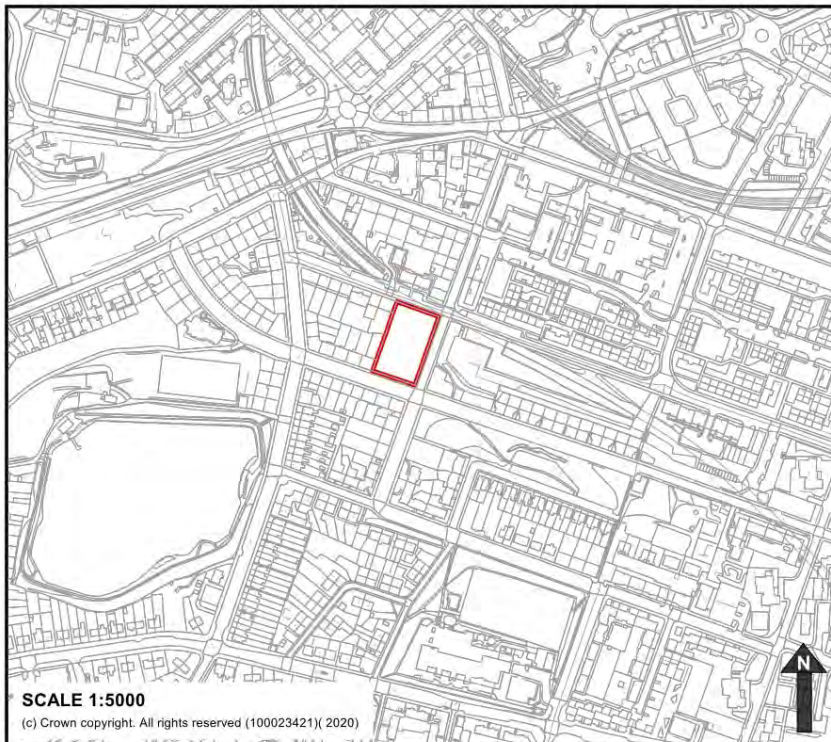
R40 – Lyle Road (former Holy Cross Primary School), Greenock



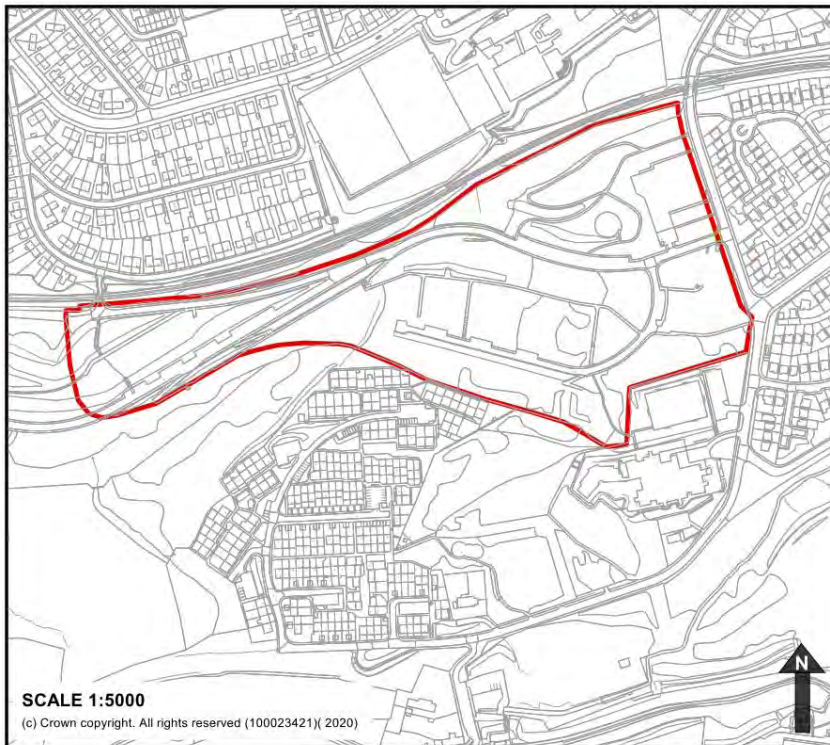
R41 – Killochend Drive, Greenock



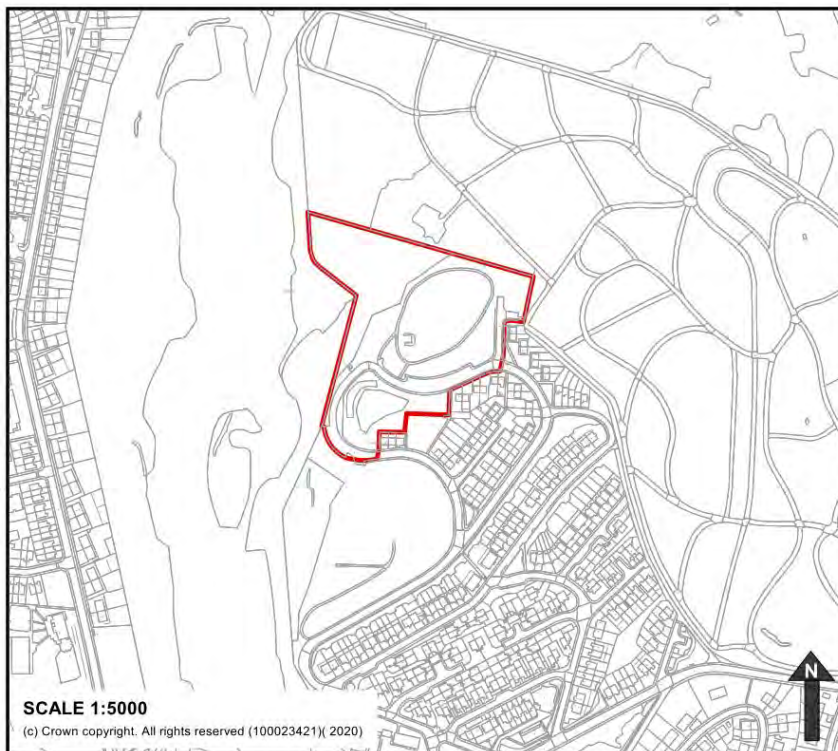
R42 – Mount Pleasant Street (former Highlander's Academy), Greenock



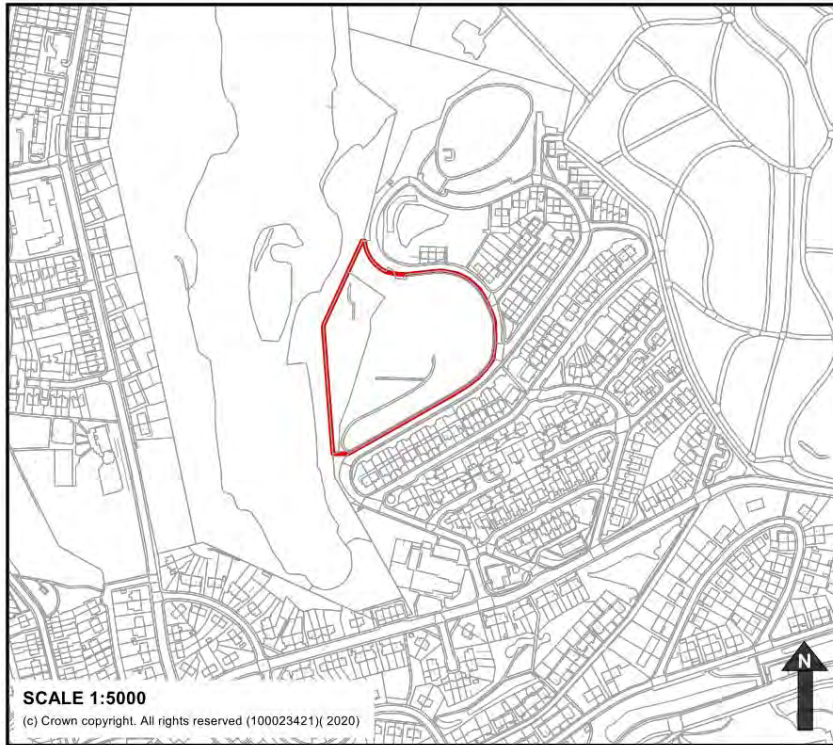
### R43 – Peat Road/Hole Farm, Greenock



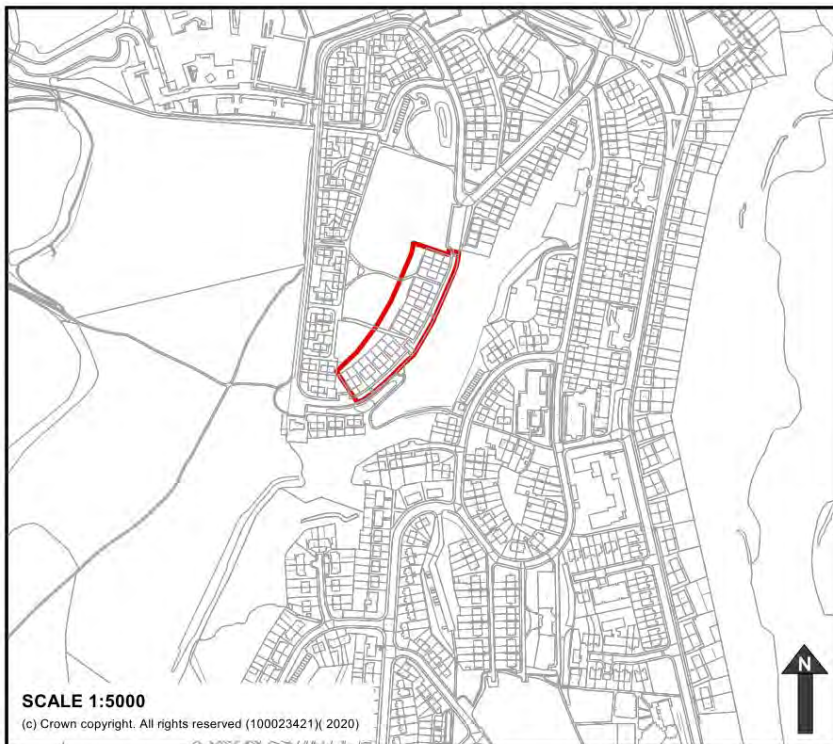
### R44 – Bow Farm, Greenock



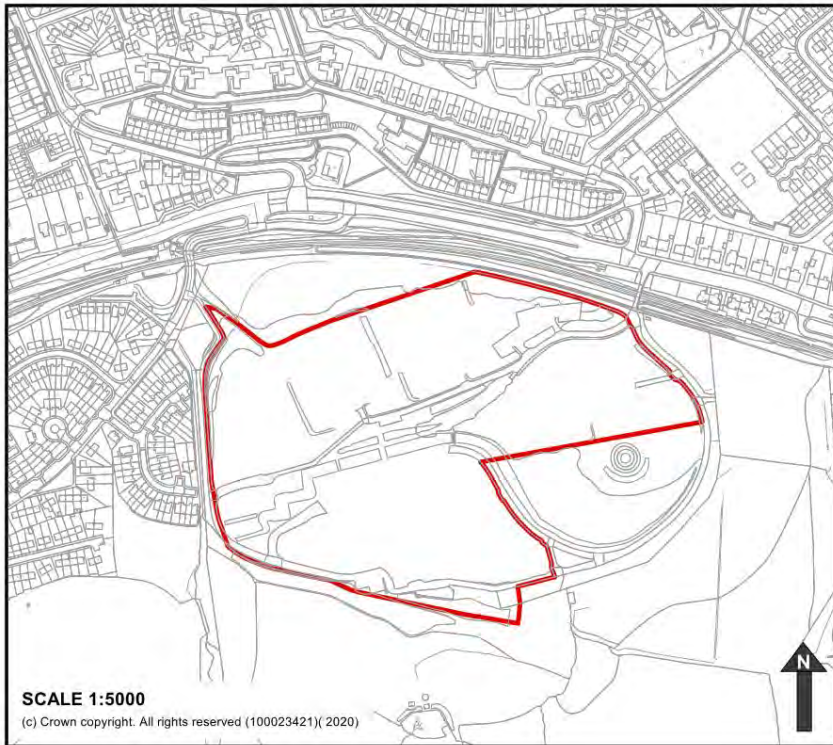
### R45 – Upper Bow, Greenock



### R46 – Merlin Lane, Greenock



### R47 – Ravenscraig Hospital, Greenock

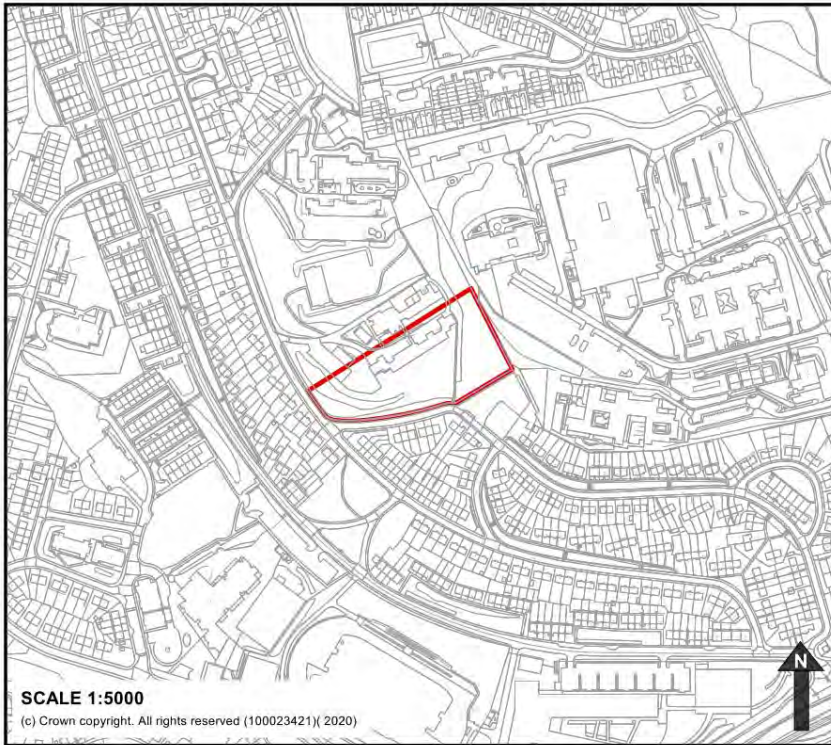


### R48 – Auchneagh Road, Greenock

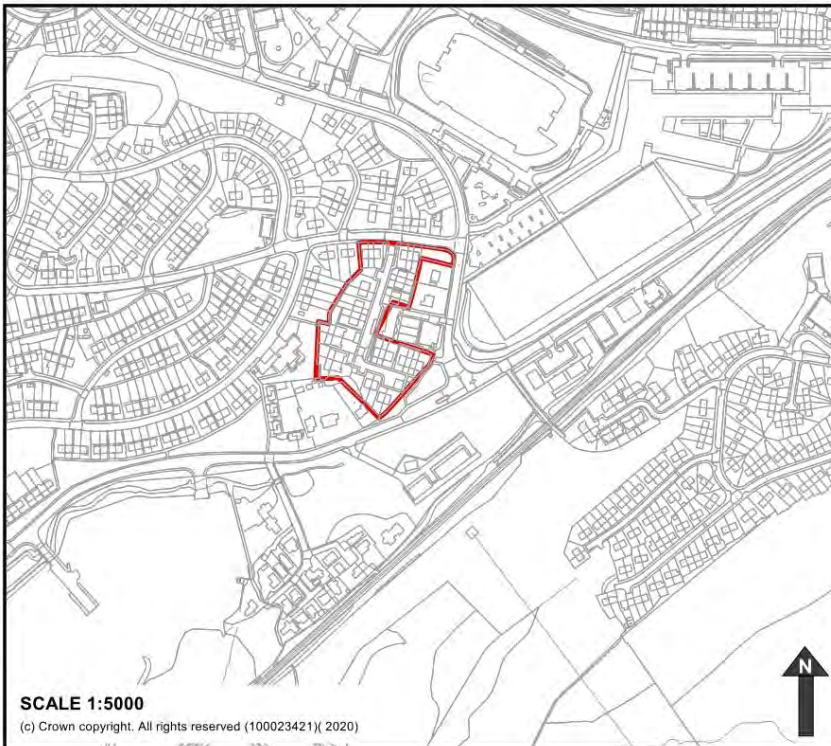




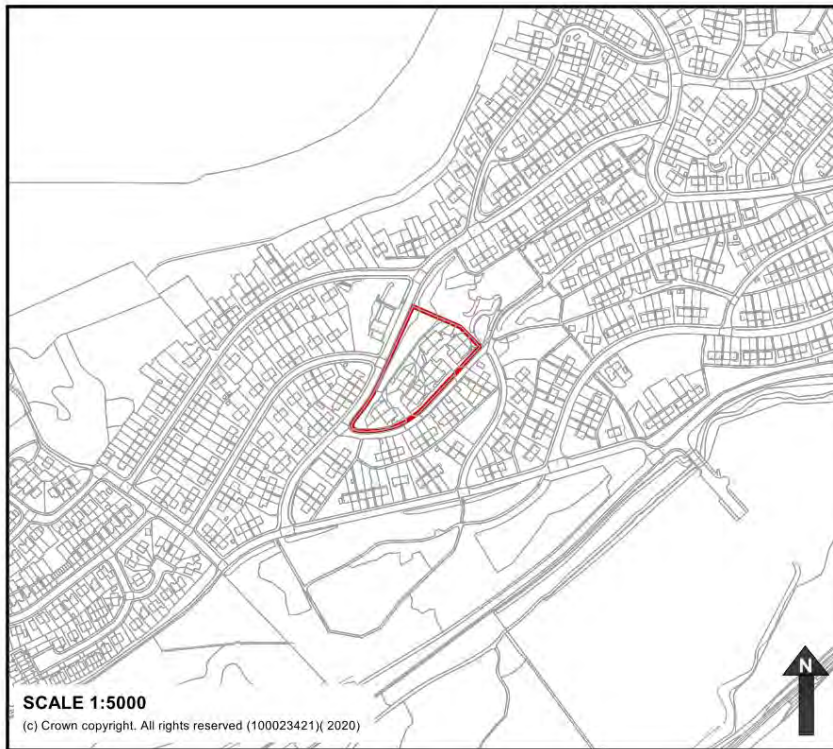
R49 – Westmorland Road (former Sacred Heart Primary School), Greenock



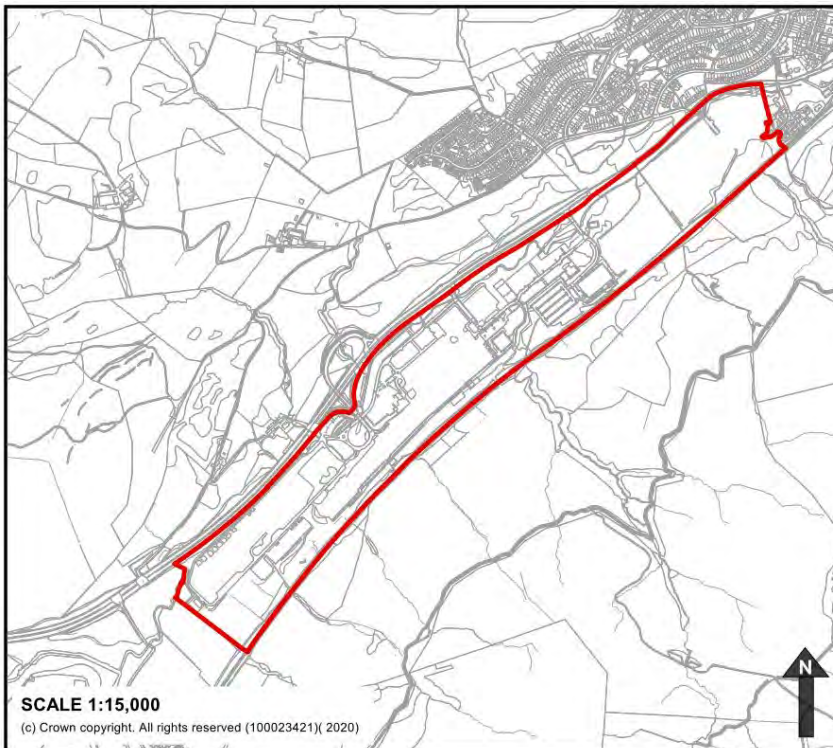
R50 – Auchmead Road (fomer Ravenscraig Primary School), Greenock



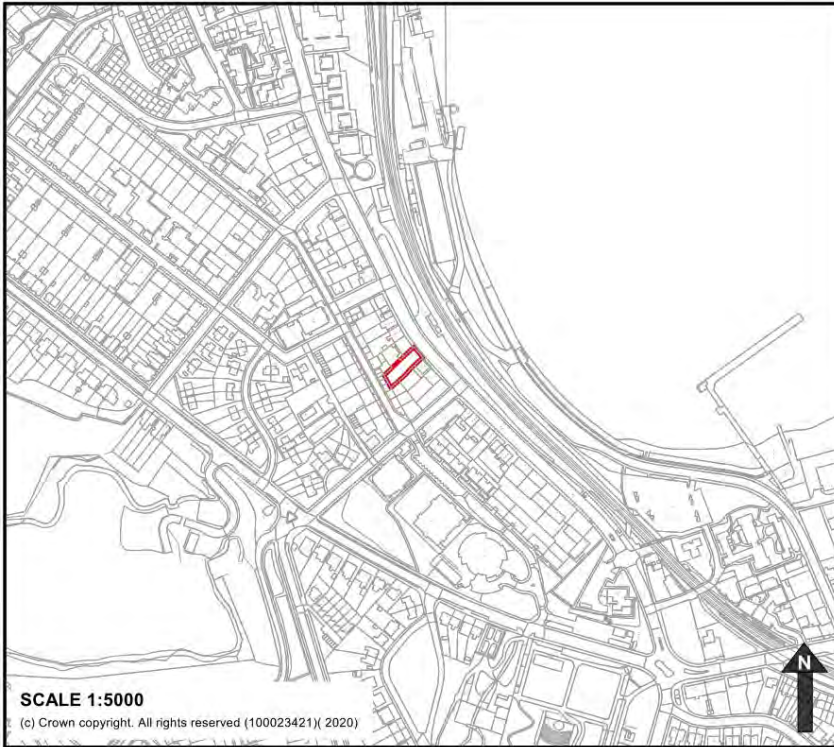
### R51 – Juno Terrace, Greenock



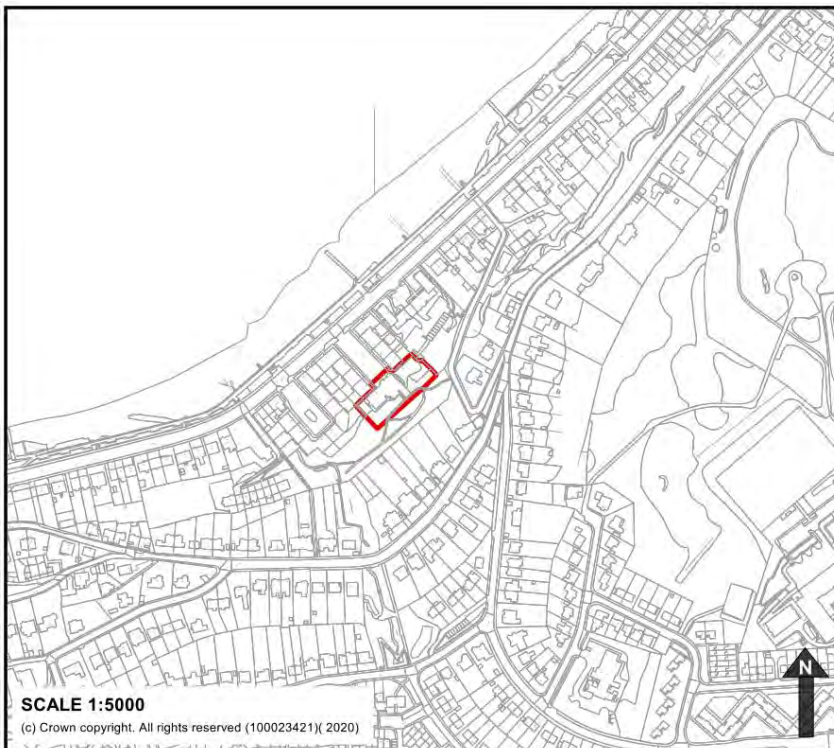
### R52 – Spango Valley, Greenock



R53 – Shore Street, Gourrock



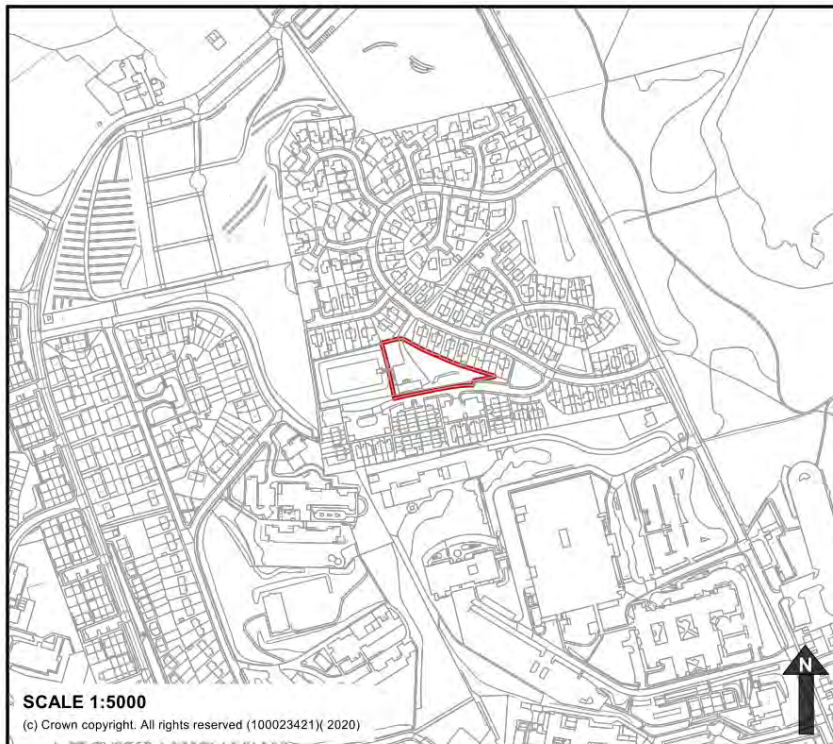
R54 – Ashburn Gate, Gourrock



R55 – 1 Ashton Road, Gourrock



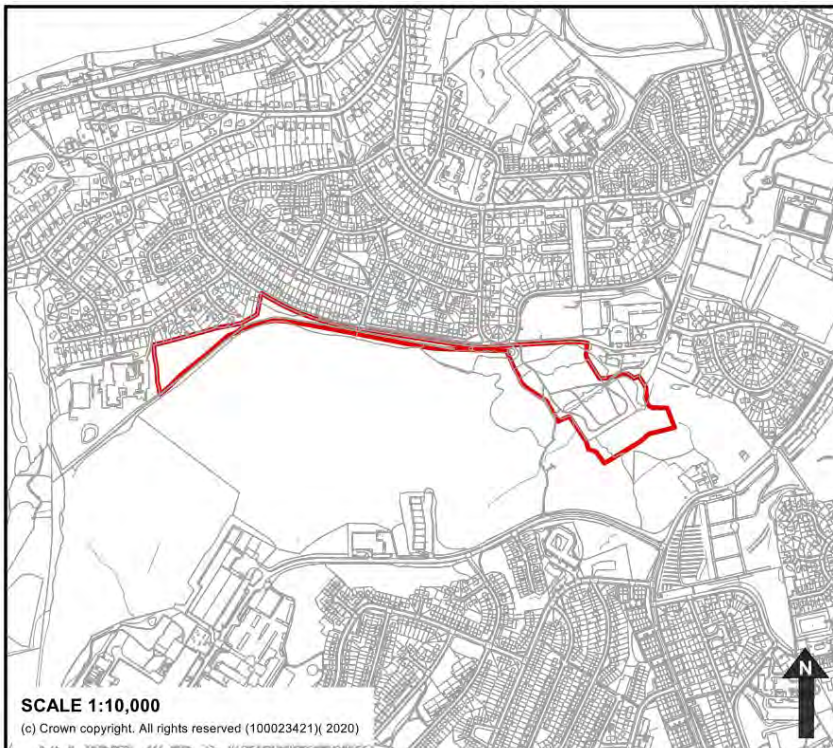
R56 – Weymouth Crescent, Gourrock



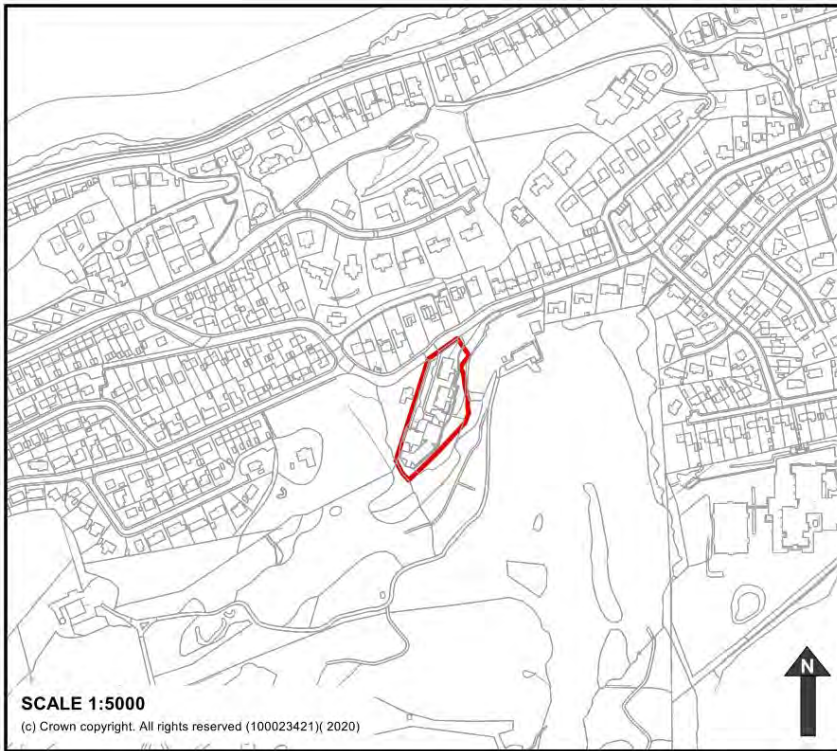
### R57 – Kempock House, Kirn Drive, Gourrock



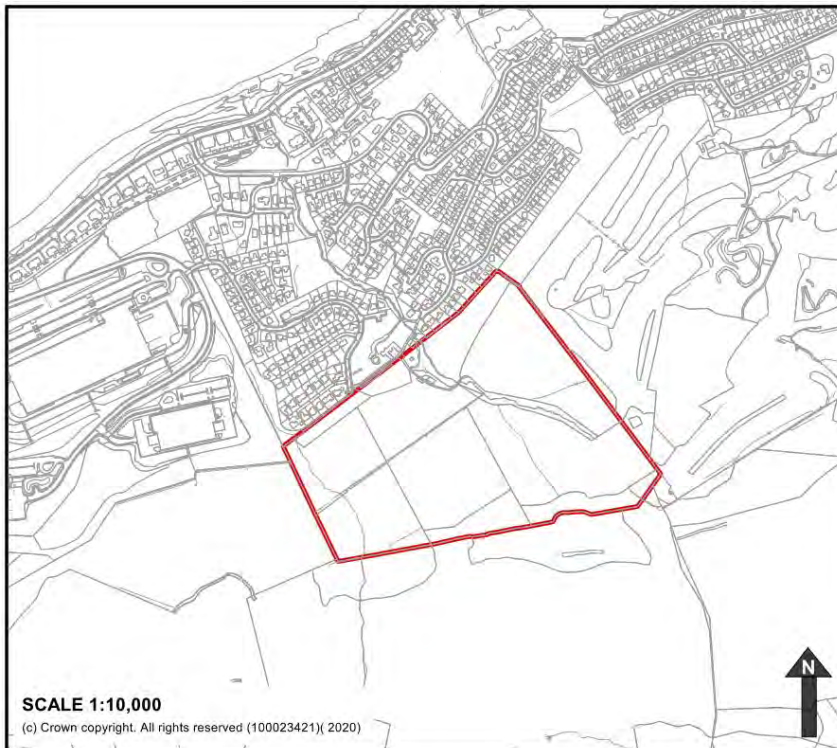
### R58 – Kirn Drive, Gourrock



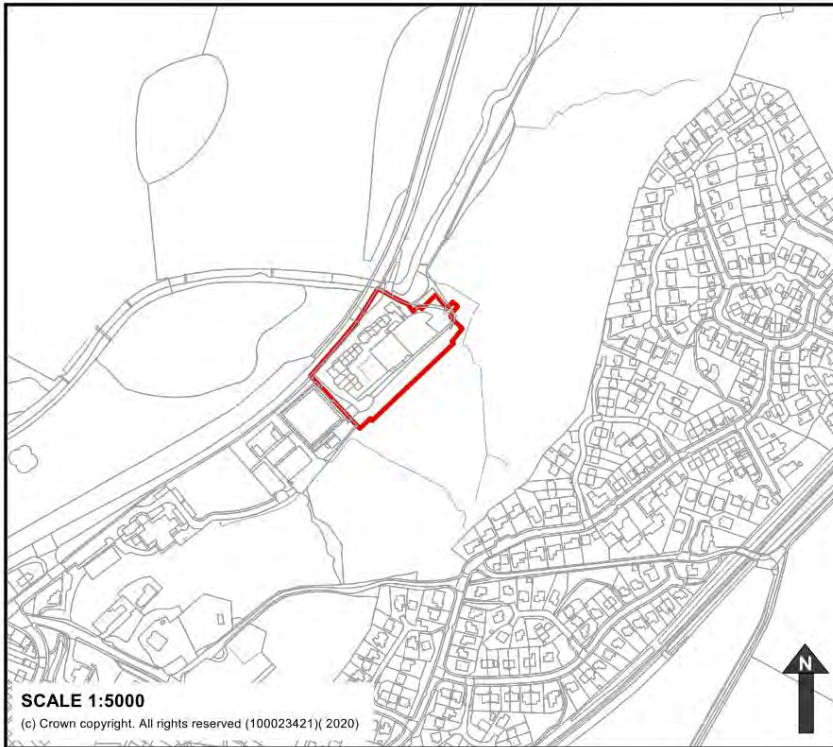
**R59 – Cowal View, Gourrock**



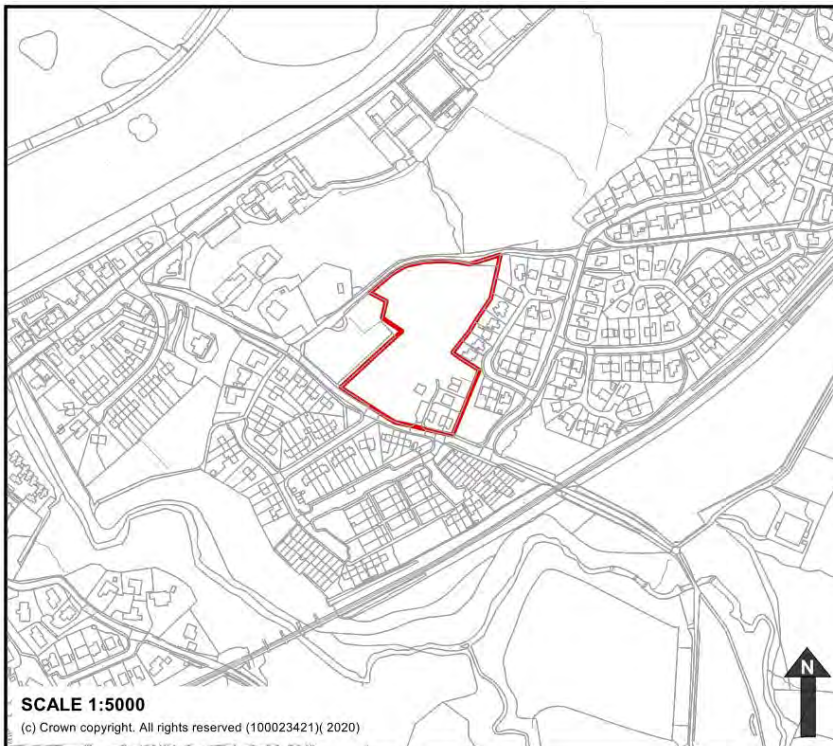
**R60 – Levan Farm, Gourrock**



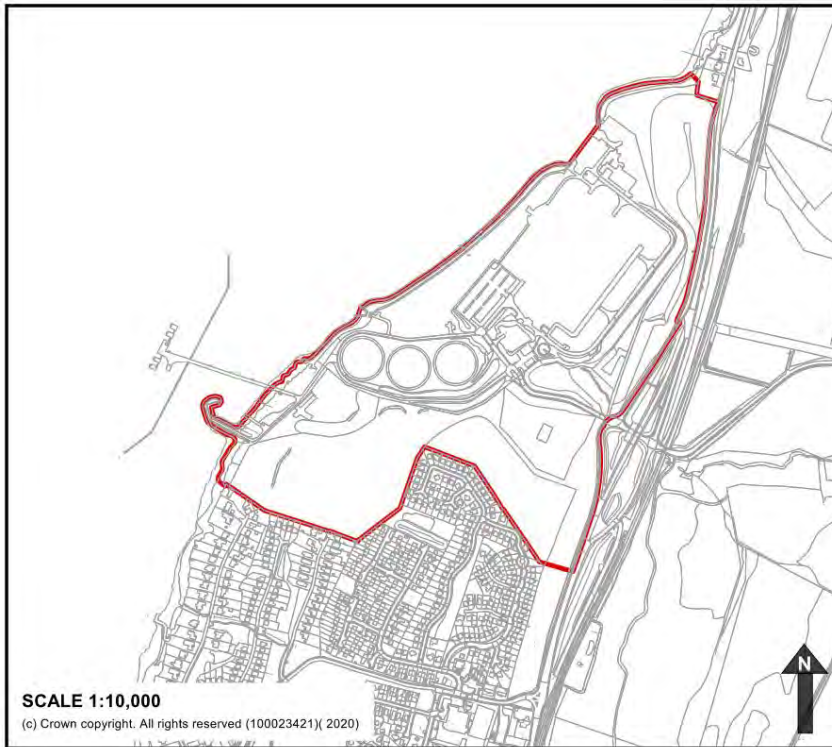
### R61 – Bridgend, Inverkip



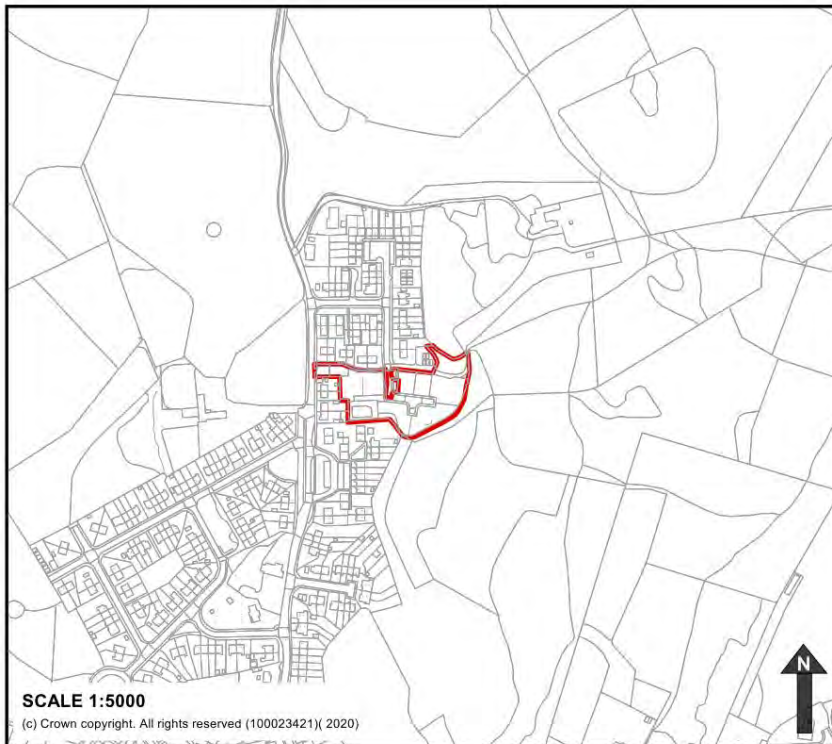
### R62 – The Glebe, Inverkip



### R63 – Former Inverkip Power Station



### R64 – Leperstone Avenue, Kilmacolm

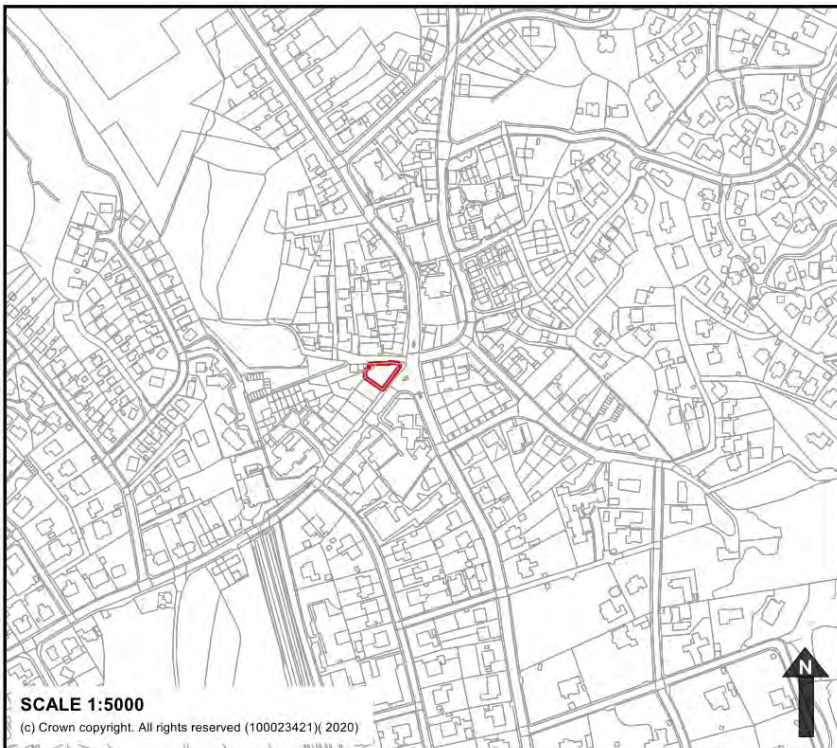




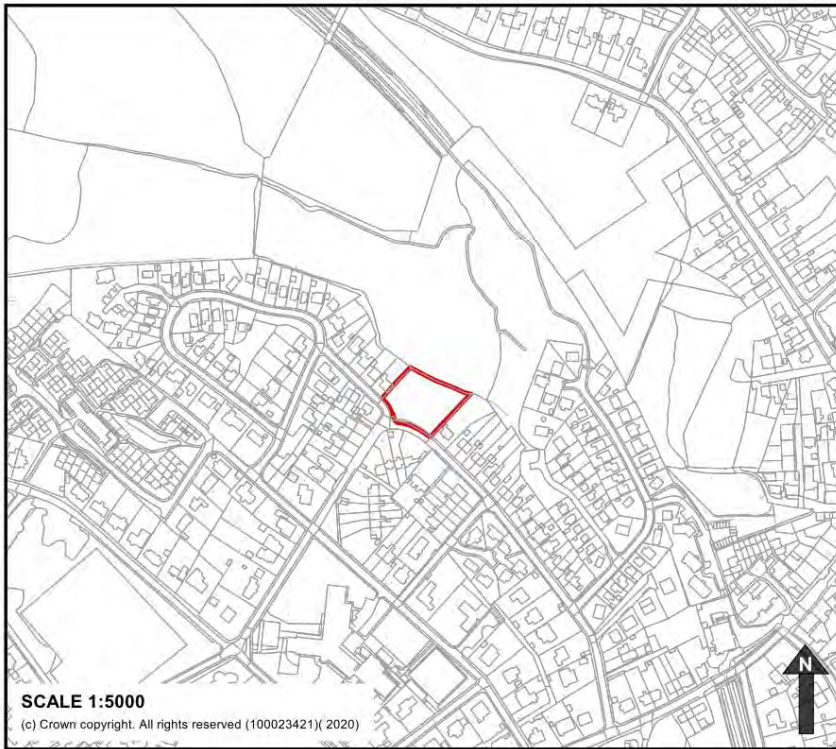
### R65 – Smithy Brae, Kilmacolm



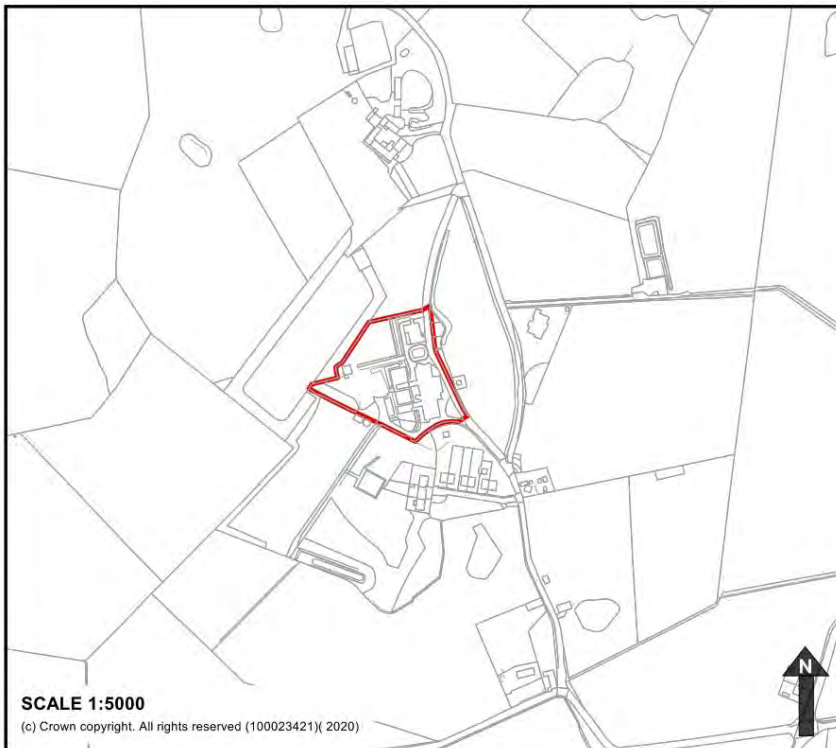
### R66 – Lochwinnoch Road, Kilmacolm



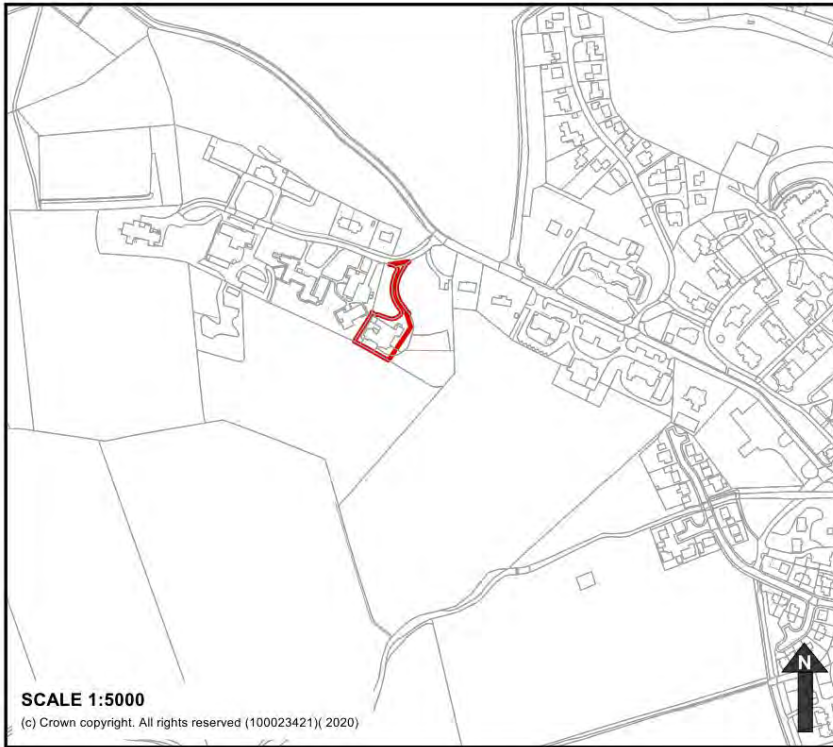
R67 – Whitelea Road, Kilmacolm



R68 – Former Balrossie School, Kilmacolm



# R69 – Woodside Care Home, Quarrier's Village

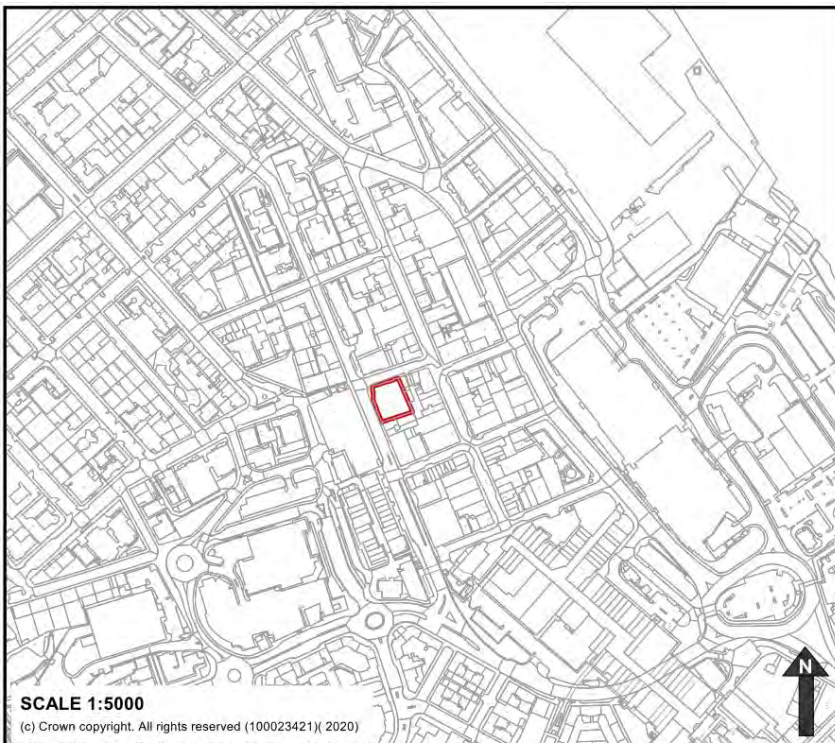


## Network of Centres Opportunities

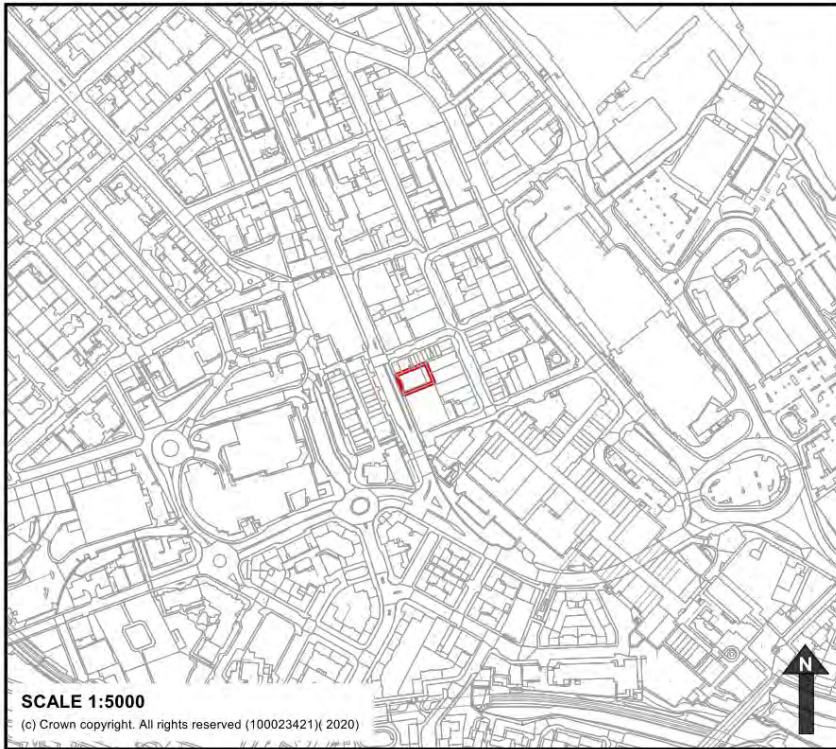
### C1 – 15 Nelson Street, Greenock



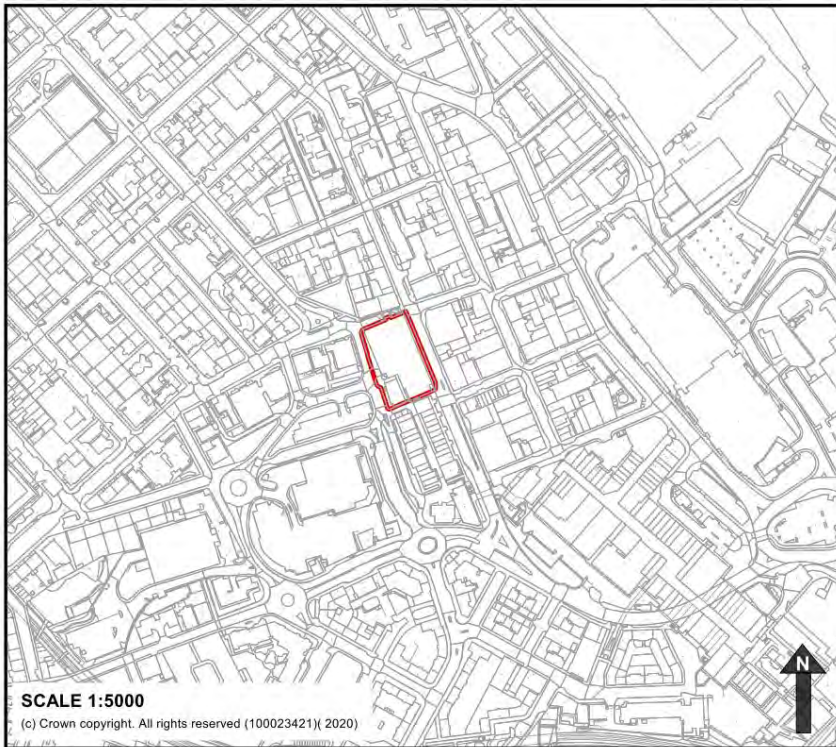
### C2 – 16 West Stewart Street, Greenock



**C3 – 4 West Stewart Street, Greenock**



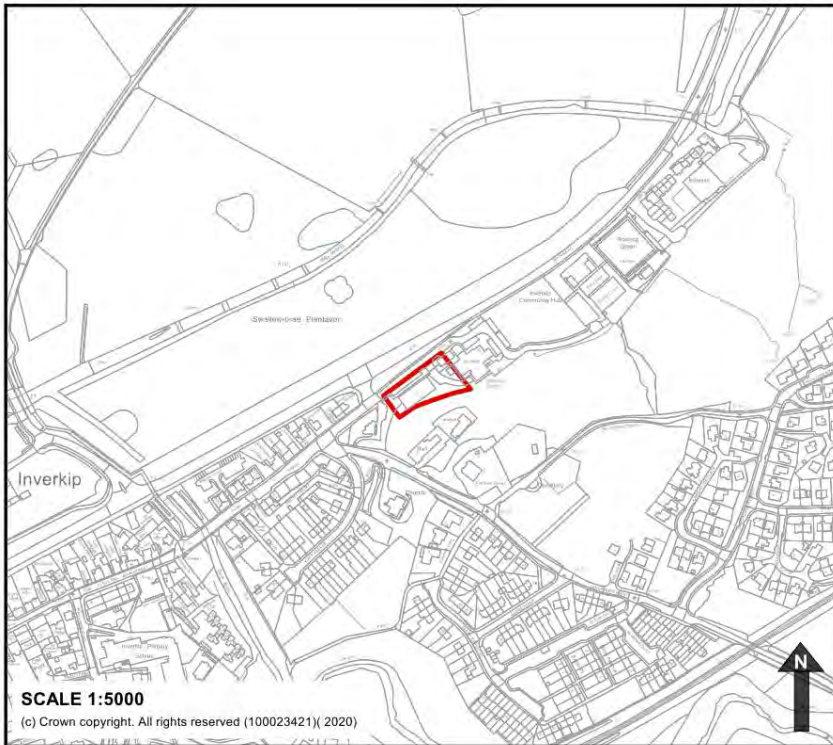
**C4 – 25 West Stewart Street, Greenock**



### C5 – Cumberland Walk, Greenock

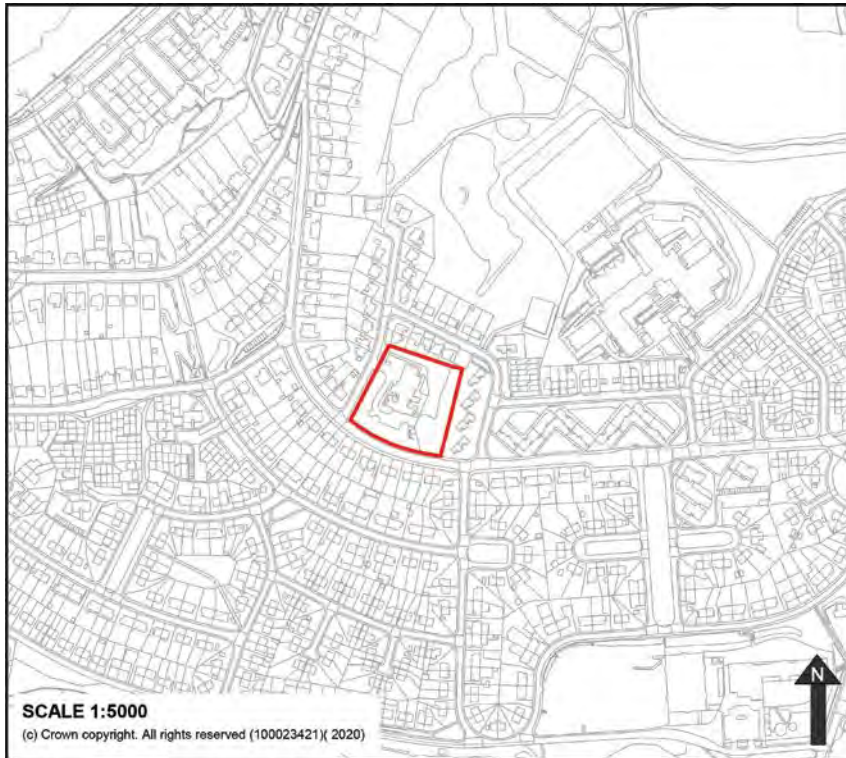


### C6 – Inverkip Local Centre

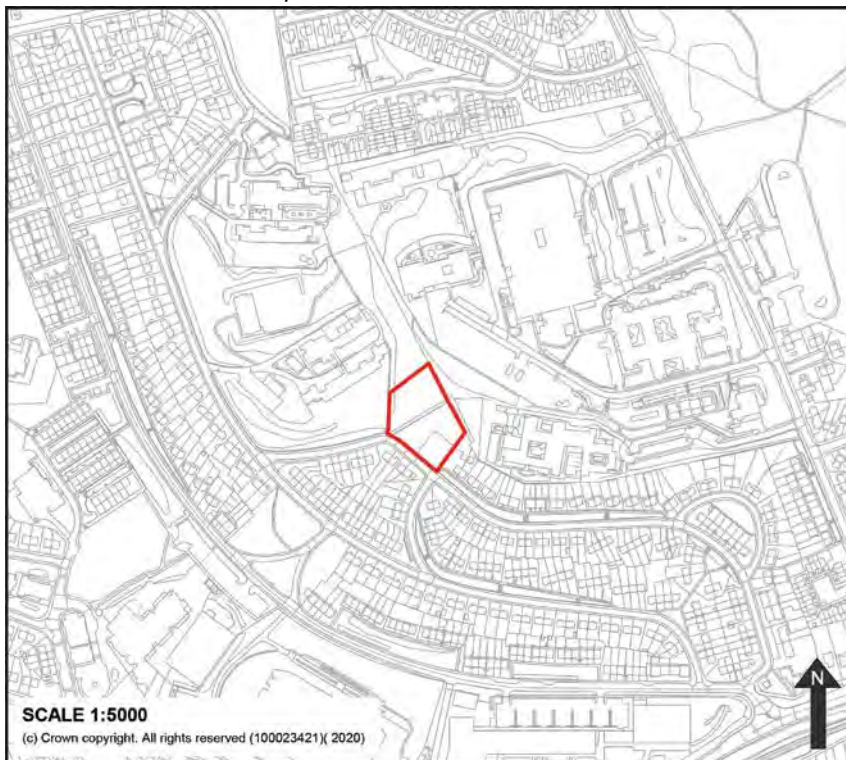


Review of Other Potential Development Sites

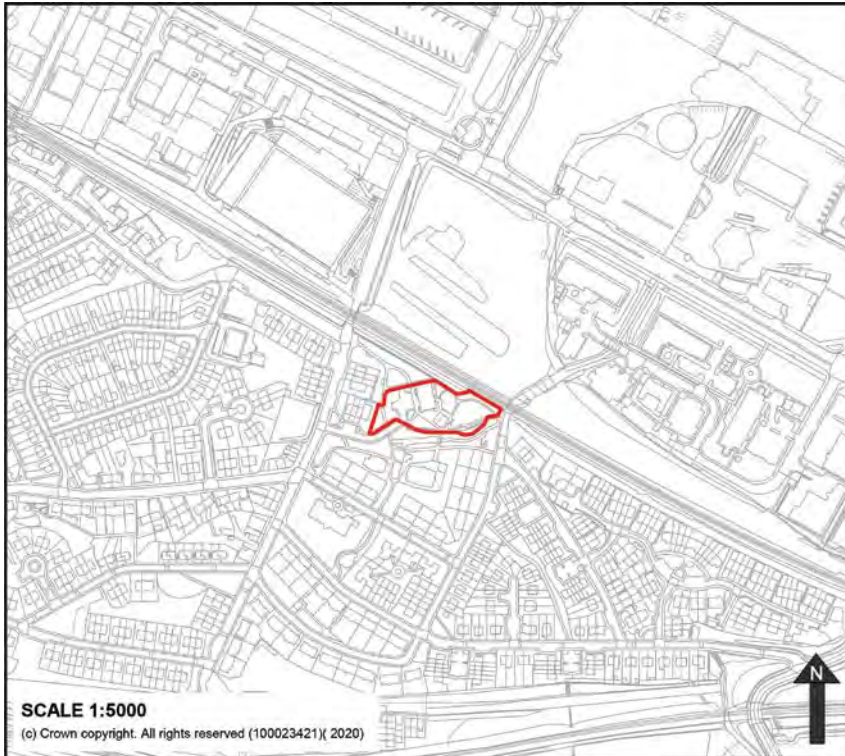
OS1 – McPherson Drive, Gourrock



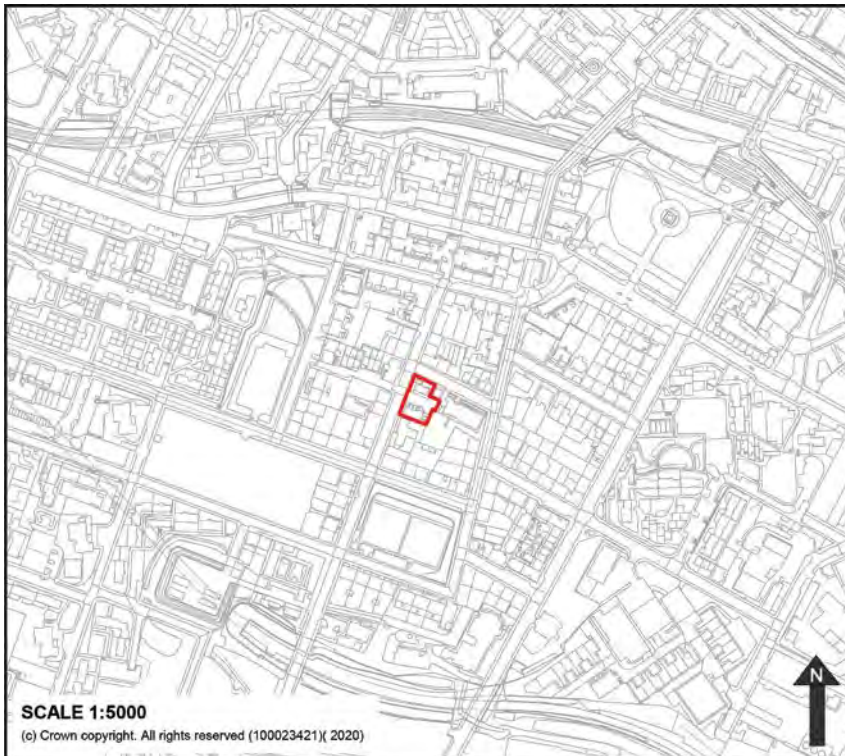
OS2 – Stafford Road, Greenock



OS3 – McLeod Street, Greenock

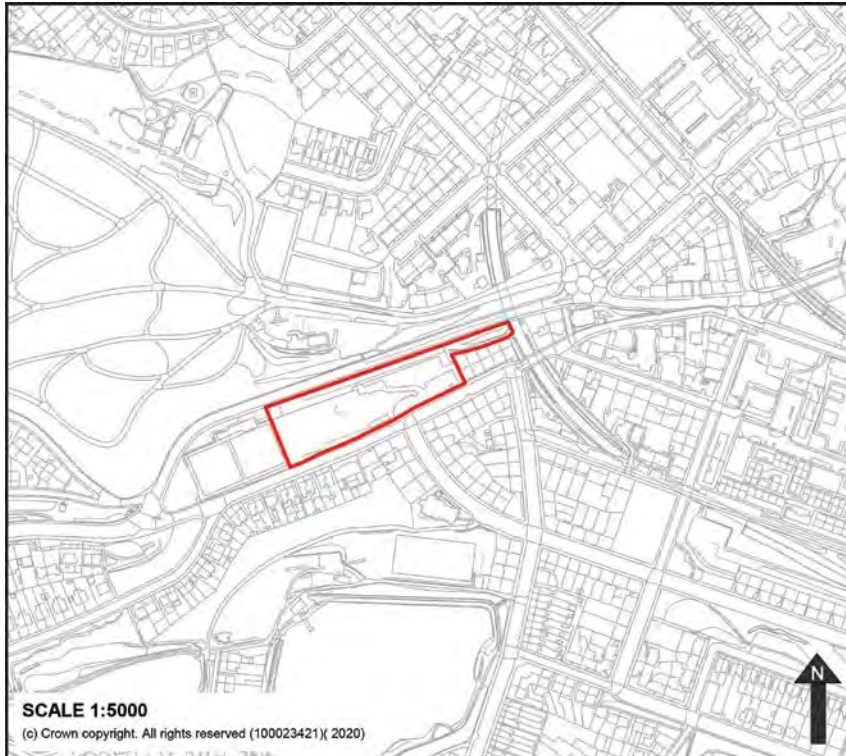


OS4 – Mearns Street, Greenock

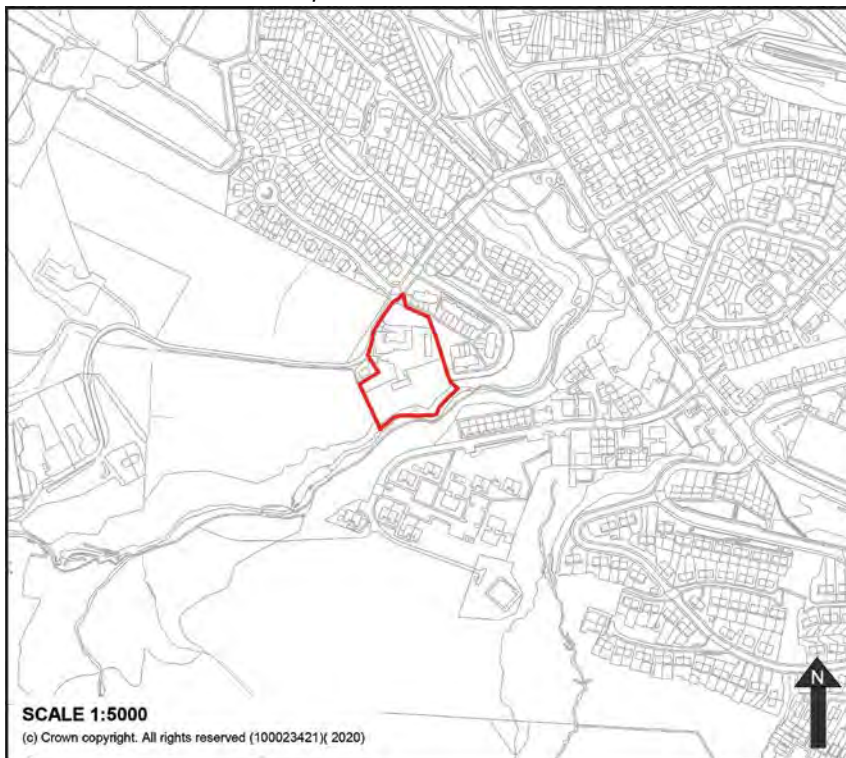




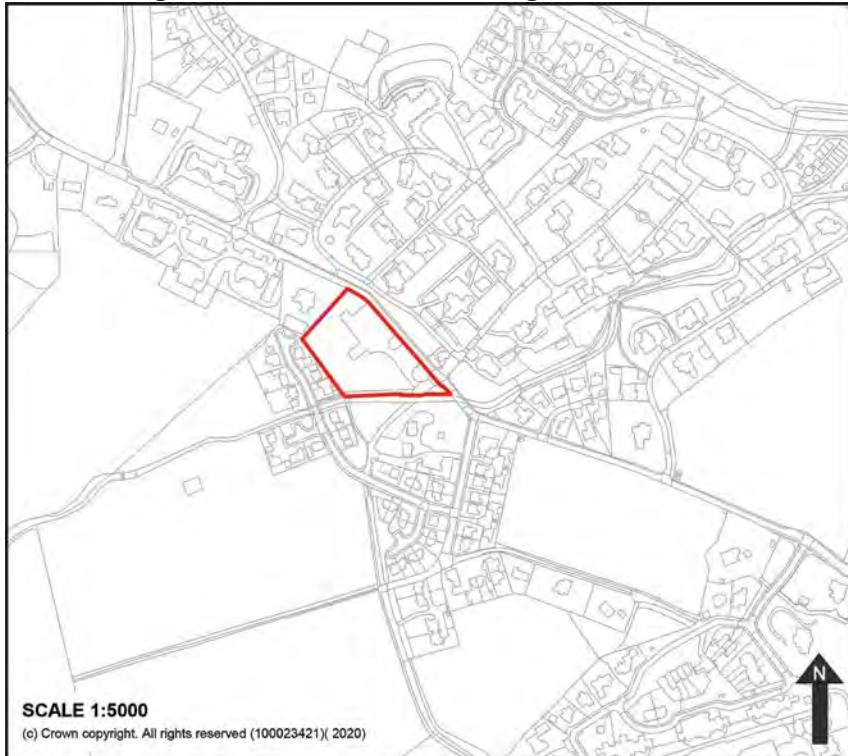
OS5 – Brachelston Street, Greenock



OS6 – Glenbrae Road, Greenock



OS7 – Craigbet Road, Quarrier's Village



OS8 – Eldon Street, Greenock

