
Report To:	Environment and Regeneration Committee	Date:	13 April 2020
Report By:	Interim Director Environment and Economic Recovery	Report No:	E&R/21/04/01/SJ/AW
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Subject:	Inverclyde Local Development Plan – Proposed Plan		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek approval for the Inverclyde Local Development Plan – Proposed Plan to be published for consultation.

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. A Main Issues Report – the first statutory stage in the preparation of a new Plan – was published for consultation in December 2020. Following that, the Proposed Plan has now been prepared. The Proposed Plan is a key stage in the preparation of the new Local Development Plan, as it reflects the 'settled view' of the Council as to what the final adopted content of the Plan should be, and will, on approval by Committee, become a material consideration in the determination of planning applications. The Proposed Plan will also be published for consultation, and representations received will be subject to Examination by the Scottish Government's Directorate of Planning and Environmental Appeals. Supplementary Guidance on a number of topics will be published alongside the Proposed Plan for consultation, with other Supplementary Guidance to be published at later dates.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approve the Inverclyde Local Development Plan Proposed Plan, attached as Appendix 1.

Stuart W. Jamieson
Interim Director
Environment and Economic Recovery

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 Inverclyde Local Development Plan: Main Issues Report was published on 4 December 2020 with the consultation period running until 31 January 2021. The consultation generated 185 responses. These are summarised in a background paper to this report

5.0 INVERCLYDE LOCAL DEVELOPMENT PLAN – PROPOSED PLAN

- 5.1 The Proposed Plan is a key stage in the preparation of the new Local Development Plan, as it reflects the 'settled view' of the Council as to what the final adopted content of the Plan should be. The text of the Proposed Plan is attached as Appendix 1 for approval.
- 5.2 The aim of the new Local Development Plan is to make Inverclyde an attractive and inclusive place to live, work, study, visit and invest, through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and Spatial Development Strategy, the key elements of which are set out below. The Proposed Plan is considered to support the priorities of the Inverclyde Outcomes Improvement Plan.

Creating Successful Places

Priority Projects

- 5.3 The Proposed Plan 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.
 - Inverclyde Green Connections – a partnership project aiming to improve connections between

neighbourhoods and deliver green network and placemaking improvements within Greenock and Port Glasgow, based on previously produced area renewal and green network strategies. The Council has submitted a funding bid to Sustrans to support the project, the total value of which is estimated at £4.5m.

Priority Places

- 5.4 The Proposed Plan sets out the following preferred strategy for the existing Priority Places:
- The Harbours, Greenock – the strategy adds education to the list of uses considered suitable for the site, which include housing, tourism and heritage, shops, food and drink, public house, financial and professional services and marine-related business and industrial. A refreshed masterplan is sought for the site.
 - James Watt Dock/Garvel Island, Greenock – the existing mixed use strategy for housing, business, assembly and leisure, hotel and hostels, residential and non-residential institutions, marine-related business and industrial uses, and ancillary food and drink, is carried forward, with a requirement for a refreshed masterplan, which enhances support/protection for 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.
 - Port Glasgow Eastern Gateway – a new Priority Place incorporating the Clune Park, Woodhall and Kelburn areas is identified, primarily focused on housing-led regeneration.
 - Peat Road/Hole Farm, Greenock – carried forward as a Priority Place with a masterplan required focusing on residential development and green network enhancements.
 - Spango Valley, Greenock – the existing strategy of 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 is carried forward.
 - Drumfrochar Road, Greenock – the boundaries of the previous Broomhill/Drumfrochar Priority Place are amended to focus on vacant sites along Drumfrochar Road, with Mearns Street forming the boundary between sites preferred for business/industry to the east and residential to the west.
 - Port Glasgow Industrial Estate – the strategy is for a consolidation of the industrial area, with industrial sites reallocated to housing development, and green network enhancements, in line with a comprehensive masterplan.
- 5.5 Regent Street is removed as a Priority Place as it is now in productive use.

Tackling Climate Change

- 5.6 The existing strategy for Tackling Climate Change is carried forward but with a strengthening of the requirement for developers to consider heat networks and the introduction of a climate change adaptation policy that requires certain developments to be accompanied by a Climate Risk and Vulnerability Assessment.

Connecting People and Places

- 5.7 The existing strategy which promotes sustainable and active travel, manages the impact of development on the transport network, protects air quality, and promotes communication infrastructure is carried forward.

Our Towns, Villages and Countryside

- 5.8 The strategy continues to limit development in the green belt and countryside to specified uses. It strengthens the protection of peat and carbon rich soils. A new brownfield land policy is introduced supporting the development of brownfield sites, including through temporary greening.

Our Homes and Communities

- 5.9 The Local Development Plan is required to allocate land to meet the Housing Land Requirement set out by the Clydeplan Strategic Development Plan 2017, and also to maintain a 5-year effective land supply at all times.

5.10 The Main Issues Report set out a preferred option for new housing land allocations based on the findings of the accompanying Housing Land Technical Report 2020. The Housing Land Technical Report has been revised for the Proposed Plan to take account of:

- The publication of the revised Scottish Planning Policy and new Planning Advice Note 1/2020 in December 2020;
- Main Issues Report consultation responses;
- Legal advice on housing land matters;
- Revisions to the 2019 Housing Land Audit to take account of actual completions, the latest SHIP and Homes for Scotland disputes; and
- Methodology discussions with other planning authorities.

The revised Housing Land Technical Report 2021 which informs the Proposed Local Development Plan is attached as Appendix 2.

5.11 The following tables set out the Housing Land Requirement to be met by the Inverclyde Local Development Plan and the level of the 5-year supply of effective housing land to be maintained at all times.

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)
2019-2024	829	1756	2585	1619	4,288	137
2024-2029/32*	460	980	1,440	920	2,030	60
2019-2029/32	1,289	2,736	4,025	2,539	6,318	197

* Using the methodology applied by the Council, the Housing land Requirement to 2032 is the same as the Housing Land Requirement to 2029, thus is shown as 2029/32.

5-year supply of effective housing land requirement

	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)
5-year supply of effective housing land requirement	509	982	1,491	924	2,997	59

5.12 The Council already has a substantial supply of land for housing development. When this is compared to the requirements set out above, it has been concluded that additional land is required:

- for private housing development within the Inverclyde Housing Market Area (229 units).
- for private housing within the Inverclyde part of the Renfrewshire Housing Sub Market Area (100 units). Note that whilst there is considered to be a surplus of housing land within the overall Renfrewshire Housing Sub market Area, allocations of additional housing land within the Inverclyde part would address any perceived shortfall there, whilst increasing the total supply of effective housing land within the Inverclyde authority area, and assisting the population priority of the Inverclyde Outcomes Improvement Plan.

5.13 The following sites are therefore included within the Proposed Local development Plan as new allocations for housing development. Also included in the Plan is an amended boundary for the Smithy Brae site in Kilmacolm, although the indicative capacity remains the same.

Location	Settlement	Indicative Tenure	Indicative Capacity
McPherson Drive	Gourock	Private	22
Mearns Street	Greenock	Private	10
Whinhill	Greenock	Private	100
Union Street (additional capacity)	Greenock	Private	70
Industrial Estate (additional capacity)	Port Glasgow	Private	50
INVERCLYDE HMA PRIVATE			252
West of Quarry Drive	Kilmacolm	Private	78
Craigbet Road	Quarrier's Village	Private	9
Kaimes Grove	Quarrier's Village	Private	6
RENFREWSHIRE HSMA PRIVATE			93
INVERCLYDE COUNCIL PRIVATE			345
Glenbrae Road	Greenock	Social Rent	15
Eldon Street	Greenock	Social Rent	22
Industrial Estate	Port Glasgow	Social Rent	250
Norfolk Road	Greenock	Social Rent	10
Cumberland Walk	Greenock	Social Rent	20
INVERCLYDE COUNCIL SOCIAL			317
INVERCLYDE COUNCIL ALL-TENURE			662

5.14 The total amount of land identified for housing in the Proposed Local Development Plan is set out below.

	Inverclyde Local Authority Area (social)	Inverclyde Local Authority Area (private)	Inverclyde Local Authority Area (all-tenure)	Inverclyde Housing Market Area (private)	Inverclyde part of Renfrewshire Housing Sub Market Area (private)*
Existing sites	1,494	3,636	5,130	3,500	136
New allocations	317	345	662	252	93
Total	1,811	3,981	5,792	3,752	229

5.15 The Plan includes a requirement for 25% of the houses on greenfield sites in the Inverclyde villages to be for affordable housing.

5.16 The Plan introduces a policy requiring development of 20 or more houses across all tenures to provide 5% wheelchair accessible housing, with an exemption available if it can be demonstrated that demand can be shown not to exist in relation to a specific development.

5.17 In relation to community facilities, the Plan sets out that it will seek developer contributions towards new community infrastructure (such as schools) which is required as a result of new housing development.

Our Town and Local Centres

5.18 The Plan continues to identify a network of town and local centres as the preferred location for a range of uses such as shops, food and drink etc. Cumberland Walk is removed as a local centre, and opportunities for new local centres are identified on the Spango Valley and Inverkip Power Station sites.

- 5.19 In Greenock town centre, the core retail area where there was a restriction on non-Class 1 uses is removed introducing greater flexibility for uses to locate in the Oak Mall and West Blackhall Street. Underutilised sites in the town centre (Oak Mall east, 16 West Stewart Street (Babylon), and 25 West Stewart Street (multi-storey car park) are identified as development opportunities, and the boundary of the town centre is amended along its southern and western edge to form a more compact centre.

Our Jobs and Businesses

- 5.20 The existing strategy for jobs and businesses is carried forward with sites identified and protected for business and industrial uses. The extent of the Strategic Economic Investment Location (SEIL) site at Inchgreen is identified.

Our Historic Buildings and Places

- 5.21 There are only small amendments to this strategy with historic environment assets continuing to be protected.

Our Natural and Open Spaces

- 5.22 This chapter is restructured/revised to: introduce a stand-alone landscape policy; strengthen the protection of trees/woodland; and strengthen the requirement for green infrastructure (open space, paths etc.) to be provided within or through new development.

6.0 INVERCLYDE LOCAL DEVELOPMENT PLAN – SUPPLEMENTARY GUIDANCE

- 6.1 As this Plan is being prepared prior to the development planning provisions of the Town and Country Planning (Scotland) Act 2019 coming into effect, Supplementary Guidance prepared in association with the Plan forms part of the Development Plan. It is intended that the following Supplementary Guidance will be prepared in association with the Plan:

- Affordable Housing in the Inverclyde Villages*
- Design Guidance for Residential Development
- Developer Contributions
- Enabling Development*
- Energy*
- Trees
- Delivering Green Infrastructure Through New Development
- Planning Application Advice Notes*
- Priority Places*

- 6.2 The Supplementary Guidance marked with an asterisk above are scheduled to be published alongside the Proposed Plan for consultation and will be brought to the 4 May 2021 Environment and Regeneration Committee for consideration.

7.0 NEXT STEPS

- 7.1 The Proposed Plan and associated Supplementary Guidance will be published in May for a consultation period running for 6 weeks. A range of techniques, as set out in the October 2020 Participation Statement, will be used to generate responses to the document, taking account of the relevant COVID-19 restrictions. Thereafter, a report will be brought back to Committee on the outcome of the consultation prior to the Plan being submitted to the Scottish Government's Directorate for Planning and Environmental Appeals for Examination.

8.0 IMPLICATIONS

8.1 Finance

Based on the current timeline, the Examination of the Proposed Plan will take place in 2021/22. The Council is responsible for the costs of the Examination. Based on the Examination of the previous plan, the estimated costs of the Examination are £30,000

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
		2021/22	£30,000		

Annually Recurring Costs/(Savings)

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

8.2 Legal

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

8.3 Human Resources

There are no personnel implications associated with this report.

8.4 Equalities

Equalities

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

X	YES – this will be published along with the Proposed Plan 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

- (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.
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X	NO
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8.5 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.

9.0 CONSULTATIONS

9.1 Relevant Council services were consulted in the preparation of the Plan.

10.0 LIST OF BACKGROUND PAPERS

10.1 Summary of Local Development Plan Main Issues Report (2020) consultation responses
Housing Land Technical Report 2021

Appendix 1 – Inverclyde Local Development Plan: Proposed Plan
Appendix 2 – Housing Land Technical Report 2021

LDP PROPOSED PLAN

Foreword

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Foreword

Welcome to the Inverclyde Local Development Plan.

The aim of the Plan is to deliver an Inverclyde that is an attractive and inclusive place to live, work, study, visit, and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places.

The Council and its community planning partners in the Inverclyde Alliance have established, through the Inverclyde Outcomes Improvement Plan, four priorities for making Inverclyde a successful place. These are: population; the local economy; inequalities; and environment, culture and heritage. All of which are supported by the Local Development Plan.

To address population and the local economy, the Outcomes Improvement Plan recognises employment and housing opportunities as crucial. The Local Development Plan responds by identifying land for over 5,700 new houses and over hectares of land for new industrial and business development. Population stability, and growth in the longer term, will also be driven by enhancing the image of Inverclyde and the Plan includes proposals for our larger regeneration sites, which we refer to as Priority Places; policies to support our town and local centres; and sets a requirement for *all* new development to contribute towards creating successful places.

In response to the environment, culture and heritage priority, the Plan continues to protect our historic buildings and places, and our network of natural and open spaces and habitats. These include the Inner Clyde and Renfrewshire Heights Special Protection Areas, 7 Sites of Special Scientific Interest, 57 Local Nature Conservation Sites, 8 Conservation Areas, 247 Listed Buildings, 31 Scheduled Monuments and 3 Gardens and Designed Landscapes. In addition to designated sites, there is a range of non-designated historic assets and areas of historic and natural value, including non-listed buildings of historic/architectural interest and the green and blue network. Collectively, these natural and historic assets demonstrate the natural and cultural richness and diversity of Inverclyde.

Through addressing the above priorities, the Local Development Plan will also contribute to addressing inequalities.

The Plan also seeks to ensure that Inverclyde is a more sustainable place and contributes towards the national net-zero greenhouse gas emissions target. It supports low carbon infrastructure and directs development to sustainable locations which reduce the need for car travel. It also seeks to build climate resilience into our environment to enable communities and wildlife to adapt to the impacts of climate change.

COVID-19

The Plan has been prepared at a time when Inverclyde is still being impacted by the COVID-19 pandemic. The pandemic has had an impact on the social, health and

economic life of the area, both through the impact of the virus itself and the interventions to deal with it, such as lockdowns, a shift to home working and a greater focus on local living.

Whilst this Plan will play a role in supporting Inverclyde recover from the pandemic, it has been prepared at a time when the long-term implications are unclear, and when flexibility to react to changes may be required. Clydeplan, the Strategic Development Planning Authority for the Glasgow City Region, has considered the implications of COVID-19 for the Glasgow City Region and spatial planning. These include:

- 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 due to 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 Plan sets out a strategy and policy framework that seeks to support these potential implications, whilst still providing certainty for businesses and communities.

Thank you for your interest in the future development of Inverclyde and we look forward to working with you to make Inverclyde a successful place.

1. Introduction

- 1.1 The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and, together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications.
- 1.2 The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and a Spatial Development Strategy, the components of which are set out in Figure 1.

Figure 1: Inverclyde Local Development Plan Aims and Strategies

Sustainable Development Strategy

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

Tackling Climate Change – to reduce greenhouse gases through support for the sustainable production and distribution of energy and management of waste, and to build resilience to the impacts of climate change.

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

Spatial Development Strategy

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

Our Homes and Communities – to support new residential development that meets Inverclyde's housing needs and demand, and protects our existing residential areas.

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

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

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

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

Structure of the Local Development Plan

1.3 The Local Development Plan comprises two main parts:

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

Accompanying and supporting documents

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

- Affordable Housing in the Inverclyde Villages
- Design Guidance for Residential Development
- Developer Contributions
- Enabling Development
- Energy
- Trees
- Delivering Green Infrastructure Through New Development
- Planning Application Advice Notes
- Priority Places

1.5 As this Plan was prepared prior to the development planning provisions of the Town and Country Planning (Scotland) Act 2019 coming into effect, Supplementary Guidance forms part of the Development Plan. Non-statutory Planning Guidance may also be published by the Council, as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

1.6 Strategic Environmental Assessment Environmental Report – this assesses the environmental effects of the Plan’s policies and proposals and, where necessary, identifies measures to mitigate any significant adverse effects and enhance positive effects, which will then inform site-specific development requirements at the planning application stage.

- 1.7 Habitats Regulations Appraisal Record– this assesses whether a Plan may have an impact on a European site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.
- 1.8 Equalities Impact and Fairer Scotland Duty Assessment – this assesses the impact of the Plan in terms of the Council’s equality and Fairer Scotland duties.
- 1.9 Action Programme – this sets out the actions required to successfully deliver the Plan’s strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.
- 1.10 Housing Land Technical Report 2021 – this sets out the housing land requirement that is to be provided for by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.

2. Inverclyde Outcomes Improvement Plan

2.1 The Inverclyde Outcomes Improvement Plan sets out the four priorities of Inverclyde's community planning partners - The Inverclyde Alliance. These are:

Priority 1: Population Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Priority 2: The Local Economy Inverclyde has a thriving and diverse local economy, economic activity is increased and skills development enables both those in work and those furthest from the labour market to realise their full potential.

Priority 3: Inequalities There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced.

Priority 4: Environment, Culture and Heritage Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.

Figure 2: Relationship between Local Development Plan and Inverclyde Outcomes Improvement Plan

SUSTAINABLE DEVELOPMENT STRATEGY

Creating Successful Places

Introduction

- 3.1 Inverclyde has many distinctive and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.
- 3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

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

Distinctive
Resource Efficient
Safe and Pleasant

Adaptable
Easy to Move Around
Welcoming

- 3.4 Figure 3 illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.
- 3.5 The Strategic Environmental Assessment Environmental Report, which accompanies the Plan, sets out mitigation and enhancement measures, which would make the environmental impact of development of the sites identified in the Plan more sustainable, thus contributing to the creation of successful places.

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 3 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development

opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Figure 3: Factors Contributing to Successful Places

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

	<ul style="list-style-type: none"> • Integrate new development into existing communities • Create attractive and active streets • Make buildings legible and easy to access
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Priority Projects

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

Glasgow City-Region City Deal

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

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

Affordable Housing Supply Programme

3.8 The Council's housing association partners are delivering an ambitious programme of new quality affordable homes as part of the Scottish Government's More Homes Scotland programme.

Early Learning and Childcare

3.9 The Council is continuing to implement proposals to deliver the 1140 hour entitlement to early learning and childcare. The expansion has required substantial levels of investment in workforce and infrastructure to ensure that the required

capacity is in place. This has involved the development of new and expanded early years' facilities in locations across Inverclyde.

Inverclyde Cemetery Capacity

- 3.10 The Council is currently investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of capacity required during the lifetime of this Plan. Investigations are currently focused on options for expanding cemetery capacity at the existing Knocknairshill and Kilmacolm cemeteries.

Inverclyde Green Connections – Linking People and Place

- 3.11 The Council, in partnership with a number of other organisations and groups is developing an Inverclyde Green Connections programme, which aims to improve connections between neighbourhoods and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to build on several projects set out in existing area renewal and green network strategies and the Active Travel Strategy.

Policy 2 – Priority Projects

The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 1

Schedule 1: Inverclyde Local Development Plan Priority Projects

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

Priority Places

- 3.12 This Plan identifies several larger scale development opportunities with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. Owing to their size and complexity, these sites are long term development opportunities and have been designated as Priority Places due to the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places. Schedule 3 lists the Priority Places and their preferred uses, and Policy 3 supports their comprehensive development, in line with the identified uses. Policy 3 is supported by Supplementary Guidance, which sets out the development frameworks for these sites.

Policy 3 – Priority Places

The Council will support redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance.

Schedule 2 – Inverclyde Local Development Plan Priority Places

Priority Place	Preferred Strategy
The Harbours, Greenock	Mixed use development including housing, education, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-related business and industrial uses. Development proposals to comply with refreshed masterplan for the site.
James Watt Dock/Garvel Island, Greenock	Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, marine-related business and industrial uses, and ancillary retail and food and drink. Development proposals to comply with refreshed masterplan for the site, which is to enhance support/protection for marine-related businesses.
Former Inverkip Power Station	Mixed use development including housing, community facilities, leisure, hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses, and green infrastructure. Development proposals are to address the full site.
Peat Road/Hole Farm, Greenock	Housing with community facilities, neighbourhood retail, and green network enhancements. Whole site masterplan required.
Spango Valley, Greenock	Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area), housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, green infrastructure, park and ride, and appropriate renewable energy uses. Development proposals are to address the full site, with the exception of former Greenock High School site which

	is identified for prison use.
Drumfrochar Road, Greenock	Housing and industrial development.
Port Glasgow Eastern Gateway	Mixed use development including housing, business and industrial uses, active travel improvements, public realm and green network enhancements.
Port Glasgow Industrial Estate	Consolidation of industrial area, housing development and green network enhancement in line with comprehensive masterplan.

Town centre uses (Schedule 6) are required to comply with the Network of Centres strategy (Policy 22).

4. Tackling Climate Change

- 4.1 Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, in the period to 2020 it has made a 25.25% reduction in the amount of greenhouse gases emitted by its buildings and operations. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance, installing insulation and solar panels and by being more energy efficient.
- 4.2 In April 2019, the Scottish Government declared a 'climate emergency'. In response to this, and building on progress made so far, the Scottish Government has set ambitious target to achieve 'net zero' greenhouse gas emissions including:
- 75% reduction in greenhouse gas emissions by 2030 from a 1990 baseline
 - net-zero emissions by 2045 from a 1990 baseline
 - at least 50% of building stock to be heated using zero emissions system by 2030
 - renewable energy generation to account for the equivalent of 50% of its energy demand by 2030
- 4.3 These targets require the Council to continue, through its own actions and its planning policy agenda, to pursue the further reduction of greenhouse gases. The Plan seeks to help achieve this through delivering sustainable development in sustainable locations, supporting the generation of heat and electricity from sustainable sources, sustainable waste management and promoting sustainable travel.
- 4.4 Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

Supplying Energy

- 4.5 In 2018, 62.5% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.
- 4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy sets out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

Policy 4 – Supplying Energy

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in

greenhouse gas production. Proposals will be assessed with regard to impact, including cumulative impact on:

- a) the resources protected by the Plan's historic buildings and places and natural and open spaces chapters;*
- b) the amenity and operations of existing and adjacent uses;*
- c) tourism and recreational resources;*
- d) air quality;*
- e) aviation and defence interests;*
- f) telecommunication and broadcasting interests; and*
- g) traffic and pedestrian safety*

Where relevant, proposals are to be accompanied with restoration plans acceptable to the Council.

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

Heat Networks

- 4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

Policy 5 – Heat Networks

Major Developments will be required to meet heat demand through a district heating network or other low-carbon alternative, unless the application is accompanied by an energy statement clearly demonstrating that this is not feasible. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

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

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

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

Waste Reduction and Management

- 4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 36 neighbourhood recycling points and 2 larger recycling centres at Pottery Street, Greenock and Kirm Drive, Gourrock.
- 4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including that for all waste by 2025 70% will be recycled and a maximum of 5% will be landfilled.. In 2019/20, Inverclyde recycled 54% of household waste.
- 4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- *support the national Zero Waste Plan and promote the waste hierarchy;*
- *enable the management of waste closer to where it arises;*
- *avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and*
- *avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.*

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

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Climate Change Adaptation

- 4.12 Climate change is a key issue for all levels of government. There is clear evidence of global temperature rises with the impacts of this for Scotland predicted to be increases in temperatures, including extreme heat, rising sea levels and extreme weather events. Inverclyde as a coastal authority with a steep sloping hinterland is particularly vulnerable to the impact of these changes. Flooding could have a severe

negative impact on buildings, infrastructure and the landscape, while extreme weather events could affect energy, water, transport and communication networks, natural habitats and wildlife, and have implications for the delivery of Council services and social and economic well-being.

- 4.13 While mitigation measures such as the use of renewable energy and energy efficiency can, and have stabilised and reduced levels of greenhouse gas emissions in Scotland, climate change adaptation is required to prepare for the negative effects of climate change and be in a position to take advantage of any opportunities.
- 4.14 Inverclyde Council's Climate Change Plan (2018) sets the objectives examining the likely impacts of climate change on the Council's operations and the Inverclyde area, and the consideration of climate change adaptation projects and initiatives in addition to flooding related projects already planned. In support of this, and as an escalation of commitment to adapting to climate change, the Council is a member of Climate Ready Clyde, a cross-sector initiative which brings partners together to work strategically to minimise risks from climate change and take advantage of the opportunities climate change creates in the Glasgow City Region. Climate Ready Clyde has developed an Adaptation Strategy and Action Plan for Glasgow City Region.
- 4.15 Whilst there is a major task involved in adapting existing infrastructure, buildings and spaces for climate change, it is important that new development is already adapted, or adaptable for climate change. Addressing adaptation at the outset of a development project is easier and more economical than retro-fitting solutions. To initiate this process, the Council will begin to seek climate risk and vulnerability assessments to be submitted with relevant proposals (initially for Major Development proposals). Information on what proposals this will be applicable to and the required content of the assessment will be set out in planning guidance.

Policy 8 – Climate Change Adaptation

Where required by planning guidance, Major Developments are to be accompanied by a Climate Risk and Vulnerability Assessment.

Managing Flood Risk

- 4.16 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.
- 4.17 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.
- 4.18 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District for 2016-2022 sets out the schemes required in Inverclyde to reduce and manage flood risk. It includes schemes on Coves Burn in Gourock, Bouverie Burn in Port Glasgow, Cartsburn in Greenock, Gotter Water in Quarrier's Village and Glen

Mosston Burn in Kilmacolm, and other measures including the development of a surface water management plan and raising awareness of flood risk. These schemes will be completed by 2022 apart from Coves Burn that did not meet the cost benefit analysis. An integrated catchment study of areas in Inverclyde has been completed as part of the Plan. This highlights areas of flood risk and areas that will be prioritised in future Local Flood Risk Management Plans.

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

Policy 9 – Managing Flood Risk

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

- *be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- *increase the level of flood risk elsewhere; and*
- *reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Surface and Waste Water Drainage

4.20 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. For sustainability and to prevent sewer flooding, Scottish Water will not normally accept any surface water connections into its combined sewer system. Many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants.

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

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

Policy 10 – Surface and Waste Water Drainage

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

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

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

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

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

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Connecting People and Places

Introduction

- 5.1 Inverclyde has excellent transport connections with the A8 and A78 trunk roads running through the area, and it has two train lines with thirteen stations, all of which connect Inverclyde with the rest of the Glasgow City Region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.
- 5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. Also important is the need to tackle climate change by cutting transport emissions, which requires an approach that reduces the need to travel by unsustainable modes such as the car and prioritises sustainable travel choices.
- 5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure and services are needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.
- 5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

- 5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development promotes the vision, priorities and outcomes set out within the National Transport Strategy (NTS2), including the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this through a spatial strategy that directs the majority of development to sustainable locations and requires proposals, proportionate to their scale and proposed use, to make new development accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network. For larger sites, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators, with funding support occasionally available. The installation of electric vehicle charging infrastructure is a requirement in new developments, as set out in the Energy Supplementary Guidance.
- 5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in

Kilmacolm village centre. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy. The Active Travel Strategy (2018) established preferred improvements to Inverclyde's active travel routes. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

Policy 11 – Promoting Sustainable and Active Travel

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

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

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

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Managing the Impact of Development on the Transport Network

- 5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. Transport Scotland indicated that it is not considered there will be a significant cumulative impact on the trunk road network as a result of new development, but that the potential impact of individual proposals on the trunk road network may still require to be considered, and where appropriate, mitigated.
- 5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to

improvements to the transport network that are necessary as a result of the proposed development.

Air quality

- 5.9 The Council carries out regular air quality monitoring at 17 sites across Inverclyde. As at 2021, Inverclyde does not have any Air Quality Management Areas. The Council is currently working with Strathclyde Partnership for Transport (SPT) to reduce emissions from road traffic and support the development of projects that improve traffic management and accessibility.
- 5.10 Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

Policy 13 - Air Quality

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

Communications Infrastructure

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

Policy 14 – Communications Infrastructure

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

SPATIAL DEVELOPMENT STRATEGY

Our Towns, Villages and Countryside

Introduction

- 6.1 Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.
- 6.2 Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, along with West College Scotland's Greenock campus and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Greenock Ocean Terminal. Electronic and service companies operate from business locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most popular greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.
- 6.3 Port Glasgow is the second largest town with an estimated population of approximately 15,000 (2016). The central area has seen significant investment in recent years through the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.
- 6.4 Gourock has an estimated population of approximately 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Inverclyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.
- 6.5 Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3000 (2016) having expanded significantly since the 1980s as a result of the Swallow Brae and Hill Farm housing developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.
- 6.6 Wemyss Bay, with a population of around 2500 (2016), has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional predominantly red sandstone buildings and more modern housing

in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

- 6.7 Kilmacolm, which has a population of approximately 4000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village.
- 6.8 Quarrier's Village was developed as an orphans' village in the 19th century and is still the headquarters of the Quarriers charity, although much of it is now in general residential use. The original 'Quarrier's Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarrier's Village has an estimated population of 700 (2016).
- 6.9 Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.
- 6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

- 6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate. Proposals for the development of small scale residential development (1-3 houses) will also be assessed against Policy 20.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;*
- b) a tourism or recreational use that requires a countryside location;*
- c) infrastructure with a specific locational need;*

- d) *the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or*
- e) *intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.*

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Soils

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

Policy 16 - Soils

Development on prime agricultural land will only be supported if:

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

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided., It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Brownfield Land

- 6.13 Inverclyde has a significant supply of brownfield land within the urban area, including 155.27ha of vacant and derelict land, with 61% identified as vacant and 39% derelict. The vacant and derelict land supply, and the supply of brownfield land more broadly, is mainly comprised of legacy industrial sites and social housing sites that have been demolished as part of an ongoing renewal program, with a number of the larger sites being vacant or derelict for over 20 years.

- 6.14 In line with Scottish Planning Policy, the Clydeplan Strategic Development Plan and the Inverclyde Outcome Improvement Plan, the Local Development Plan prioritises brownfield redevelopment as it contributes to the regeneration of our local areas, improves environmental quality, is an efficient use of land, provides an opportunity to remediate contaminated sites, and is often located in close proximity to key infrastructure networks.
- 6.15 The Council is particularly keen to support brownfield redevelopment as recent research has shown that vacant and derelict land in particular has 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 and mental 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.
- 6.16 The Council actively encourages and will support appropriate temporary greening uses on brownfield land. A range of uses will be considered, including but not limited to biodiversity projects, growing spaces, community gardens and recreation resources. The Council will also support advanced structure planting to create a landscape framework for future development.
- 6.17 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of contaminated land'.

Policy 17 – Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

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

Our Homes and Communities

Introduction

- 7.1 Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. Whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Inverclyde offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions. New build homes for owner occupation provide additional choice for existing and new residents, and housing associations continue to make significant investment in building new houses and investing in existing stock. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents, and through this Plan will make sufficient land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

Land for Housing

- 7.2 The 2017 Clydeplan Strategic Development Plan establishes the housing supply target and housing land requirement for the Inverclyde area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target and housing land requirement is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Inverclyde housing market area for private housing sits wholly within the Inverclyde local authority area and contains the main urban area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.
- 7.3 As the expected adoption date of this Plan is 2022 and Scottish Planning Policy states that local development plans should allocate land to meet the housing land requirement up to 10 years from the date of adoption, this plan also has to set the housing land requirement to 2032. For the 2029 to 2032 period, the plan sets a zero housing land requirement. This is owing to the generosity and ambition of the housing land requirement to 2029 meaning that it is not considered necessary for this Plan to identify additional land for the 2029-2032 period. This position will be reviewed in future plans.
- 7.4 As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the balance of the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (Table 1).

Table 1: Housing Land Requirement in Inverclyde

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
A	Housing Land Requirement 2012-24	1,270	2,360	3,630	2,220	8,160	140
B	Completions 2012-2019	441	604	1,045	601	3,872	3
C	Balance of Housing Land Requirement 2019-2024 (A-B)	829	1,756	2,585	1,629	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2029-2032	0	0	0	0	0	0
F	Housing Land Requirement 2024-2029/32 (D+E)	460	980	1,440	920	2,030	60

7.5 As well as providing land to meet the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan Housing Land Requirement. Table 2 sets out the 5 year requirement for the 2021-2026 period.

Table 2: 5 year supply of effective housing land requirement

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
G	Housing	1,730	3,340	5,070	3,140	10,190	200

	Land Requirement 2012-29						
H	Annual Housing Land Requirement (G/17)	102	196	298	185	599	12
J	5 year requirement (H*5)	509	982	1,491	924	2,997	59

- 7.6 Schedule 3 sets out the land identified for housing in this Plan. This is based on sites included in the 2019 Housing Land Audit and new allocations made by this Plan. The 2019 Housing Land Audit is the most recent finalised audit and forms the base year for the housing land calculations informing the preparation of this Plan. It has been updated to take account of actual completions in 2019/20, the projected completions set out in the 2021-2026 Strategic Housing Investment Plan, and comments submitted by Homes for Scotland at the Main issues Report stage. The Housing Land Technical Report 2021 provides detail of the land allocated for housing.
- 7.7 The Council is required to maintain a 5-year effective land supply at all times, and will monitor its land supply through an annual housing land audit to ensure it is doing so. If additional housing land is required, Policy 18 sets out the criteria against which proposals will be assessed.
- 7.8 The Council supports, in principle, the development of housing on the sites identified in Schedule 3, subject to assessment against relevant Supplementary Guidance and other policies of the Plan. Housing development on other appropriate sites within the residential areas and town and local centres will also be supported, subject to the same assessment. All housing development will be assessed against Supplementary Guidance on Design Guidance for New Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure through New Development.
- 7.9 Owing to the land identified and being delivered for affordable housing in Inverclyde, it has been concluded there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is limited supply of social rented housing available and no land identified for social rented housing development. Therefore, in order to increase the supply of affordable housing, there will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be affordable.

Policy 18 – Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

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

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

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

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

7.10 The Council has a planning strategy that seeks to direct residential development to existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the countryside environment. Policy 20 is applicable for proposals for up to 3 houses in the green belt or countryside.

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

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;*
- where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;*
- demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;*

- *sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or*
- *conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.*

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Residential Areas

7.11 Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support resident's proposals to improve their properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerably located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

Policy 20 – Residential Areas

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

Wheelchair Accessible Housing

7.12 The Council's Local Housing Strategy 2017-2022 includes a target for 3% of new build social housing to be wheelchair accessible. Delivery of this target is being achieved through sites identified in the Strategic Housing Investment Plan. The Scottish Government's More Homes Division issued guidance in March 2019 relating to the setting of wheelchair accessible housing targets for housing of all tenures in Local Housing Strategies. The Council's next Local Housing Strategy is due in 2022. In advance of that, the 2020 update of the Local Housing Strategy refers to extending the target for wheelchair accessible homes across all tenures, and also refers to the Specialist Provision Review that is being undertaken by the Council. Early work on that exercise, using the 'Still Minding the Step' methodology identified an estimated unmet need of 266 households with unmet wheelchair accessible housing need, rising to 456 households by 2026. To address this, the Specialist Housing Review recommends a 5% target for wheelchair accessible housing in new

build developments across all tenures. It is considered that the application of this target would only be practical on sites of 20 or more houses.

- 7.13 The Scottish Government guidance from March 2019 states that in relation to this target, home suitable for wheelchairs users to live in should as a minimum comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined in Housing for Varying Needs (HfVN) (column 'B' in 'Summary of Design Criteria') and that local authorities are strongly encouraged to include the design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') wherever possible.
- 7.14 The Council recognises the practical difficulties that a wheelchair accessible housing target may cause private sector housebuilders with regard to the design of developments and marketing of wheelchair accessible housing. It will work with developers to confirm and identify demand for wheelchair accessible housing on development sites. Developers are encouraged to make early contact with the Council in this regard.

Policy 21 – Wheelchair accessible housing

The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units. Developers will be required to demonstrate that they have considered the demand for and provision of wheelchair accessible housing if they are seeking an exemption from this requirement.

Community Facilities

- 7.15 Since 2004, the Council has invested £270m in rationalising and improving its schools estate, with, at 2016, the condition of all school buildings being rated Good or Satisfactory. Investment in the schools estate, including early years' provision, continues. The new Greenock Health Centre on Wellington Street opens in 2021, contributing to the regeneration of the Broomhill area.
- 7.16 The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones will become required. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 5. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed. Inverclyde's cultural and performance venues, some of which are run as commercial ventures, also serve a community function. Venues such as the Beacon Arts Centre, the Albany, Waterfront Cinema, the Watt Institution, and the Scottish Fire and Rescue Service Museum and Heritage Centre, all in Greenock, and Port Glasgow Town Hall all contribute to the cultural and community life of Inverclyde.
- 7.17 New housing development can increase usage of community infrastructure such as schools, sometimes resulting in new or extended infrastructure being required. In such circumstances, the Council considers it reasonable to seek a financial

contribution from the developers of new housing towards the cost of the new infrastructure required as a result of the development. The Council will prepare Supplementary Guidance setting out the types of community infrastructure developer contributions will be sought for, in what circumstances they will be sought, and the level of contribution that will be sought. With regard to educational requirements, the Planning Service liaises with Education colleagues on the implications of new housing development on schools through the annual housing land audit and during the Plan preparation process. Current analysis indicates that proposed development could lead to pressure on pupil capacities in the following: St Columba's High School and Wemyss Bay, St Andrew's, Aileymill and St Ninian's primary schools.

Policy 22 – Community Facilities

Proposals for the new community facilities identified in Schedule 4 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility (including cultural/performance venues) will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

The Council will produce Supplementary Guidance setting out the circumstances under which it will seek financial contributions from the developers of new housing towards new or extended community infrastructure required as a result of that housing development.

Schedule 3: Housing development opportunity sites

Site Ref.	Site/Address	Remaining/ Indicative Capacity	Notes
<u>INVERCLYDE HOUSING MARKET AREA</u>			
<u>PORT GLASGOW</u>			
	Slaemuir (various sites)	64	Development started – not shown on Proposals Map
	Arran Avenue, Park Farm	115	
	Former Broadfield Hospital	54	Development started – not shown on Proposals Map.
	Woodhall	140	Port Glasgow Eastern Gateway Priority Place
	Southfield Avenue (former St. Stephen's Sch.)	224	Development started – not shown on Proposals Map
	Dubbs Road (former Boglestone Clinic)	24	Development started – not shown on Proposals Map
	Port Glasgow Industrial Estate	500	Port Glasgow Industrial Estate Priority Place Increased capacity from 200 in 2021
	Dougliehill Terrace	4	
	Selkirk Road	18	
	Clune Park	80	Port Glasgow Eastern Gateway Priority Place
	3 Highholm Street	12	
	Broadstone Ave (former Broadstone Hospital)	12	Development started – not shown on Proposals Map
	Lilybank Road (former Lilybank School)	16	Development started – not shown on Proposals Map
PORT GLASGOW TOTAL		1,263	
<u>GREENOCK</u>			
	James Watt Dock (East)	137	Development started – not shown on Proposals Map
	James Watt Dock/Garvel Island	900	James Watt Dock/Garvel Island Priority Place
	Sinclair Street	12	
	Carwood Street	31	
	East Crawford Street	40	
	Ratho/MacDougall Street	100	
	Cardross Crescent (former King's Glen School)	57	Development started – not shown on Proposals Map
	Gareloch Road	100	
	Wellington Park	120	
	89-105 Drumfrochar Road	50	Drumfrochar Road Priority Place
	Duncan Street (former	35	

	Greenock Health Centre)		
	Victoria/East India Harbour	240	The Harbours Priority Place
	25 West Blackhall Street	4	Development started – not shown on Proposals Map.
	16 West Stewart Street	24	Network of Centres Opportunity
	Houston Street	20	
	Ardgowan Square	8	Development started – not shown on Proposals Map
	Union Street	130	Increased capacity from 60 in 2021
	Madeira Street (former Greenock Academy)	30	
	Eldon Street	60	Development started – not shown on Proposals Map.
	Lyle Road (former Holy Cross Sch.)	15	
	Mount Pleasant Street (former Highlander's Academy)	44	Development started – not shown on Proposals Map.
	Peat Road/Hole Farm	102	Peat Road Priority Place
	Bow Farm	69	Development started – not shown on Proposals Map.
	Upper Bow	26	
	Ravenscraig Hospital	198	Development started – not shown on Proposals Map
	Auchneagh Road	28	Development started – not shown on Proposals Map.
	Westmorland Road	40	
	Auchmead Road (former Ravenscraig Sch.)	36	Development started – not shown on Proposals Map.
	Spango Valley	420	Spango Valley Priority Place
	Mearns Street	10	New allocation 2021
	Whinhill	100	New allocation 2021
	Glenbrae Road	15	New allocation 2021
	Eldon Street	22	New allocation 2021
	Norfolk Road	10	New allocation 2021
	Cumberland Walk	20	New allocation 2021
GREENOCK TOTAL		3,253	
GOUROCK			
	Shore Street	8	Network of Centres Opportunity
	Ashburn Gate	13	
	1 Ashton Road	11	
	Weymouth Crescent	10	
	Kempock House, Kirn Drive	5	Development started– not shown on Proposals Map

	Kirn Drive	110	
	Cowal View	16	Development started– not shown on Proposals Map
	Levan Farm (Phase 3)	150	
	McPherson Drive	22	New allocation 2021
GOUROCK TOTAL		345	
INVERKIP & WEMYSS BAY			
	The Glebe, Inverkip	32	Development started– not shown on Proposals Map
	Former Inverkip Power Station	670	Inverkip Power Station Priority Place
INVERKIP & WEMYSS BAY TOTAL		702	
KILMACOLM & QUARRIERS VILLAGE			
	Leperstone Avenue, Kilmacolm	7	Development started– not shown on Proposals Map
	Smithy Brae, Kilmacolm	42	
	Lochwinnoch Road, Kilmacolm	12	Development started– not shown on Proposals Map
	Whitelea Road, Kilmacolm	4	
	Former Balrossie School, Kilmacolm	64	Enabling Development – not shown on Proposals Map
	West of Quarry Drive, Kilmacolm	78	New allocation 2021
	Woodside Care Home, Quarriers Village	7	
	Kaimes Grove, Quarriers Village	6	New allocation 2021
	Craigbet Road, Quarriers Village	9	New allocation 2021
KILMACOLM & QUARRIERS VILLAGE		229	
INVERCLYDE TOTAL		5,792	

Source: 2019 Housing Land Audit, revised to reflect actual completions, Homes for Scotland comments and the 2001-26 Strategic Housing Investment Plan. Also includes new sites and revised capacities suggested through Main Issues Report process

Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. Actual capacity will be based on design-led proposals for the site based on creating a successful place. Indicative capacities should not be considered a 'target' capacity, and proposals matching the indicative capacity will not be considered acceptable if the design is not considered acceptable.

Schedule 4: Community Facilities Opportunities

Reference	Proposed Facility	Location
F1	Community centre	McLeod Street,

		Greenock
F2	Community learning disability hub	Brachelston Street, Greenock
F3	New cemetery capacity	To be confirmed
F4	New West College Scotland Campus	To be confirmed
F5	Kilmacolm village centre car park	To be confirmed

8. Our Town and Local Centres

Introduction

- 8.1 Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations. Some centres have been severely impacted by the COVID-19 pandemic, with many business and facilities closed for lengthy periods in 2020 and 2021. It is obviously hoped and anticipated that these centres will return to normal over the course of this Plan period, and the paragraphs below reflect the normal operating status of these centres.
- 8.2 Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the Watt Institution, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated. Greenock previously had a retail core identified within which there was a restriction on non-Class 1 uses (i.e. shops). In order to increase flexibility for investment, this Plan has removed that restriction. The Council has identified a number of underutilised sites and buildings in Greenock town centre including the predominantly vacant eastern wing of the Oak Mall shopping centre, the King Street car park, and the former Babylon night club and the multi-storey car park site, both on West Stewart Street. These sites are considered to have an adverse impact on the environment and perception of the town centre being a successful place. The Council is therefore keen to see these sites brought into productive use. The Council is also working with Sustrans to revitalise West Blackhall Street, Greenock town centre's main commercial street, and to improve walking and cycling connections to and through the town centre. A masterplan for Greenock town centre was prepared following a charrette in 2016. The Council will continue to investigate options for implementation of the masterplan proposals.
- 8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde. The Council has recently invested in improving the public realm within the town centre's traditional core, and is undertaking renovations of the King George VI building, the town centre's oldest building. There are proposals for the installation of sculpture celebrating Port Glasgow's shipbuilding heritage in Coronation Park, adjoining the town centre. A masterplan for Port Glasgow town centre was prepared following a charrette in 2014. The Council will continue to investigate options for implementation of the masterplan proposals.

- 8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location including a seasonal outdoor swimming pool, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.
- 8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.

Network of Centres Strategy

- 8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

Policy 23 – Network of Centres Strategy

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

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

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

Schedule 5 – Uses Directed to the Network of Centres

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

Schedule 6 – Network of Centres Strategy

Centre	Status	Role and function
Greenock	Strategic Centre	<p>Greenock Central Area is the preferred location for new retail development over 1,000 square metres.</p> <p>New retail development in the Greenock Outer Area should not exceed 1,000 square metres.</p> <p>Greenock town centre is the preferred location for other Schedule 6 uses with an Inverclyde-wide catchment.</p>
Port Glasgow Gourock	Town centre	<p>Second preferred locations for new retail development over 1,000 square metres.</p> <p>Preferred location for other Schedule 6 uses with whole town catchments</p>
The Cross, Kilmacolm Dubbs Road, Pt Glasgow Sinclair Street, Greenock Lyndedoch Street, Greenock Barrs Cottage, Greenock Cardwell Road, Gourock Kip Park, Inverkip Ardgowan Road, Wemyss Bay, Inverkip Power Station* Spango Valley, Greenock* * proposed local centre as part of comprehensive masterplan	Local centre	<p>New retail development should not exceed 1,000 square metres</p> <p>Preferred location for other Schedule 6 uses serving a local catchment.</p>
Local facilities		<p>Proposals for new Schedule 6 uses outwith the town and local centres shall not exceed 250 square metres in total.</p>

Schedule 7 – Network of Centres Opportunities

Reference	Centre	Site/Location
C1	Greenock Town Centre	15 Nelson Street
C2	Greenock Town Centre	16 West Stewart Street
C3	Greenock Town Centre	25 West Stewart Street
C4	Greenock Town Centre	Oak Mall eastern wing
C5	Inverkip Local Centre	Main Street
C6	Inverkip Power Station	New local centre
C7	Spango valley, Greenock	New local centre
C8	Gourock	Shore Street

Network of Centres Sui Generis uses

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

Policy 24 – Network of Centres Sui Generis Uses

Proposals for the Sui Generis uses listed in Schedule 6 and any other Sui Generis uses proposed within the network of centres will be assessed with regard to:

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

9 Our Jobs and Businesses

Introduction

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

Business and Industrial Areas

- 9.2 Inverclyde's varied economy is served by a range of industrial areas, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park in Port Glasgow and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourock and Custom House in Greenock have all recently been renovated to provide centrally located office space.
- 9.3 Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Cartsdyke for business and financial services. Greenock Ocean Terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry, except where a masterplan associated with this Plan has identified an alternative use.
- 9.4 The Plan recognises that as Inverclyde's economy has changed so too has demand for the type and location of business and industrial premises. In older industrial estates there are clusters of underused properties and vacant land. The Plan identifies these areas for economic mixed use, where uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

Policy 25 - Business and Industrial Areas

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

Strategic Economic Investment Locations

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

Inchgreen (25(b) on the Proposals Map is promoted and safeguarded for marine related business and industry.

Strategic Freight Transport Hub

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

Local Business and Industrial Areas

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

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

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

Economic Mixed Use Areas

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

Ports, Harbours and Docks

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

Business and Industrial Development Opportunities

- 9.5 There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde’s future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.
- 9.6 The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Baker Street (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

Policy 26 – Business and Industrial Development Opportunities

Business, industrial, and storage or distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 8 and shown on the Proposals Map, will be supported.

Schedule 8: Business and Industrial Development Opportunities

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
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<u>Port Glasgow</u>				
E1	Kelburn (Parklea Rd)	1.48	Class 4, 5 and 6	
E2	Duchal Road	0.66	Class 4, 5 and 6	
E3	Newark Street	0.98	Class 4, 5 and 6	
<u>Greenock</u>				
E4	Bogston Lane	0.21	Class 4, 5 and 6	
E5	Port Glasgow Rd (south)	0.59	Class 4, 5 and 6	
E6	Inchgreen		Class 4, 5 and 6	Strategic Economic Investment Location and City Deal site
E7	Sinclair Street	2.43	Class 4, 5 and 6	
E8	James Watt Dock/Garvel Island	Indicative	Class 4,5 and 6	See Priority Places Supplementary Guidance
E9	Main Street	1.43	Class 4	Strategic Economic Investment Location
E10	Cartsdyke Avenue	0.43	Class 4	Strategic Economic Investment Location
E11	Crescent Street	0.37	Class 4, 5 and 6	
E12	Ingleston Street	1.16	Class 4, 5 and 6	
E13	Scott Street	0.27	Class 4, 5 and 6	
E14	Drumfrochar Road		Class 4, 5 and 6	
E15	Drumfrochar Road		Class 4, 5 and 6	
E16	Spango Valley	Indicative	Class 4, 5 and 6	See Priority Places Supplementary Guidance
E17	Larkfield Industrial Estate	1.78	Class 4, 5 and 6	
E18	Former Inverkip Power Station	Indicative	Class 4	See Priority Places Supplementary Guidance

Tourism Development

9.7 Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirshiel Regional Park, Newark Castle, Gourock Waterfront, and the rural villages of Kilmacolm and Quarrier's Village. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to

Argyll. In recent years, although interrupted by the COVID-19 pandemic, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With the City Deal funded project for a dedicated cruise liner berth and visitor centre being delivered, a return to growth for this sector is being prepared for.

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

Policy 27 – Tourism Development

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

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

- it avoids adverse impact on the amenity and operation of existing and adjacent uses;*
- major trip-generating proposals can be travelled to by sustainable modes of transport; and*
- it is appropriately sited and designed for its location and avoids significant adverse impact on the resources protected by the Plan’s historic buildings and places, and natural and open spaces chapters.*

Minerals Extraction

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

Glasgow Airport

- 9.10 The Council recognises Glasgow Airport as being important for the economy and connectivity of Inverclyde and the wider Glasgow City Region. The Council supports, in principle, improvements to the surface connectivity to Glasgow Airport, particularly where these would improve sustainable and public transport access from Inverclyde and the wider City Region. The Council recognises the potential benefits of stronger links between Glasgow Airport and Greenock Ocean Terminal’s cruise ship and freight functions.

10. Our Historic Buildings and Places

- 10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes.
- 10.2 As well as the policies below, when assessing proposals affecting these historic buildings and places, the Council will have regard to Historic Environment Policy Scotland (2019) and any successor document, as well as the 'Managing Change' series of guidance notes prepared by Historic Environment Scotland..

Conservation Areas

- 10.3 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover. It is intended to prepare a standard Article 4 Direction that will apply to each of the eight conservation areas.
- 10.4 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management and informing development management decisions. Conservation Area Appraisals have been completed for the Greenock West End in 2016 and Quarrier's Homes (2020). It is intended that appraisals will be prepared for the other conservation areas over the lifetime of this Plan.

Policy 28 – Conservation Areas

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

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

Listed Buildings

- 10.5 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.
- 10.6 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Municipal Buildings and Watt Institution in Greenock and King George VI building in Port Glasgow, to retain or prepare the listed buildings for active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.

Policy 29 – Listed Buildings

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

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Enabling Development

- 10.7 One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarrier's Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.
- 10.8 Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

Policy 30 – Enabling Development

Proposals for enabling development to support the restoration of listed buildings, including those listed in Schedule 9, will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim, and the Council will not support enabling development where the scale of new building proposed is considered to outweigh the benefit of retaining the listed building. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council’s Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

Schedule 9: Enabling Development Opportunities

Reference	Site/Location
ED1	Balrossie, Kilmacolm

Scheduled Monuments and Archaeological Sites

- 10.9 Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15th century Newark Castle, the 19th century industrial archaeology of the Greenock Cut, and Larkfield Battery a Second World War anti-aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.
- 10.10 Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

Policy 31 – Scheduled Monuments and Archaeological Sites

Development that would potentially have an adverse effect on a Scheduled Monument or the integrity of its setting will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ. Where this is not possible, the developer will be required to fully record the archaeological resource for archiving, prior to development commencing.

Gardens and Designed Landscapes

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

Policy 32 – Gardens and Designed Landscapes

Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance their overall character and any feature of value, including their landscape integrity or settings.

11. Our Natural and Open Spaces

Introduction

- 11.1 Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.
- 11.2 Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.
- 11.3 Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and recreational walks and cycles.
- 11.4 Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character of the area, whilst providing environmental, community, economic and health benefits.

Biodiversity and Geodiversity

Inverclyde has a diverse network of wildlife habitats, which host a variety of different species.

- 11.5 The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are designated as European (formerly Natura 2000) sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a European site require to be accompanied by information sufficient to allow the planning authority to carry out a Habitats Regulations Appraisal. This may require developers to commission detailed surveys of the relevant bird species. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.
- 11.6 Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. All previously designated sites have been carried forward.
- 11.7 Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage

greater biodiversity through the incorporation of wildlife-friendly features in the building or landscaping.

Policy 33 – Biodiversity and Geodiversity

European sites

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

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

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

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

Protected Species

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

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

Non-designated sites

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

Landscape

- 11.8 Inverclyde's landscape is characterised by a predominantly urbanised narrow coastal strip, set against rising land, some of which is also developed, before giving way to uplands, where agriculture and woodland uses predominate. The Glasgow and the Clyde Valley Landscape Assessment (1999) identifies the following landscape character areas in Inverclyde: raised beach on the western coast around Inverkip and Wemyss Bay; upland river valley between Greenock and Inverkip, rugged upland farmland around Kilmacolm and Quarrier's Village and rugged moorland hills covering much of the upland area.
- 11.9 The West Renfrew Hills are designated as a Local Landscape Area. A Statement of Importance for this landscape area has been prepared in partnership with Nature.Scot. This identifies its special landscape qualities as including a strong sense of remoteness and wildness and iconic panoramic views from the Hills over the Firth of Clyde.

Policy 34 – Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- *the setting of buildings and settlements within the landscape*
- *the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge*
- *the character and distinct qualities of river corridors*
- *historic landscapes*
- *topographic features, including important/ prominent views, vistas and panoramas*

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Trees, Woodland and Forestry

- 11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, over half of which is commercial and approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2021), covering individual trees, groups of trees and areas of woodland within our towns and villages. Additional to that are trees which are integral to the character of areas

designated for their natural and built heritage importance, for example in conservation areas. It is intended to carry out a full review of the Tree Preservation Orders across Inverclyde during the lifetime of this Plan.

- 11.11 The Scottish Government's Control of Woodland Removal Policy seeks to protect the existing forest resource in Scotland, and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. A proposal for compensatory planting may form part of the planning determination. The policy supports the Scottish Government's ambition on forestry as expressed in the [Climate Change Plan](#) to increase Scotland's woodland cover from around 19% to 21% of the Scottish land area by 2032.
- 11.12 Forests and woodland are important resources and they make a substantial contribution to the economy at both national and local level, they provide considerable environmental benefits and help to improve people's lives through providing employment and improved health and mental wellbeing. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.
- 11.13 Proposed development sites often contain trees that could be impacted by the development process. Tree and woodland removal can impact on the ecology and landscape of local and wider environs. Tree and woodland removal should be kept to a minimum and where trees or woodland is felled, it should be replanted. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance on trees. This will set out how development affecting existing trees will be assessed, how trees are to be retained and protected during the construction phase of a development, re-planting or compensatory requirements, and how existing and new trees are to be managed once a development is complete.
- 11.14 Council is consulted by Scottish Forestry on new woodland creation proposals and on the felling and subsequent restocking of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, on our natural and open spaces. The Council will assess forestry proposals against the policies of this Plan and the Clydeplan Forestry and Woodland Strategy for the Glasgow City Region.

Policy 35 – Trees, Woodland and Forestry

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

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

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region.

Green Infrastructure

- 11.15 The term 'green infrastructure' is held by this Plan to refer to green and blue spaces which are designed, planned and managed to deliver benefits to our towns, villages, communities and the natural environment. Green infrastructure includes green elements such as open spaces, paths, landscaping, green roofs and walls, and blue elements such as ponds and natural drainage systems.
- 11.16 Green infrastructure, both individually and collectively, can help make our local places more attractive, and increase our health and wellbeing by improving air quality and providing opportunities for recreation, active travel and food growing. Green infrastructure also plays a key role in making our urban environment more resilient to the impacts of climate change through the provision of naturalised drainage systems and natural shelter. The creation and linking of new wildlife habitats will also enable wildlife to adapt.

Safeguarding Green Infrastructure

- 11.17 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. Existing allotments and community growing spaces are also protected as part of the open space network.
- 11.18 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.
- 11.19 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 35 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be. The Council will prepare an Open Space Audit and Strategy to support the implementation of this policy.
- 11.20 Inverclyde also has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National

Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay. The Council is currently progressing an active travel project which will deliver a dedicated cycle route from Gourrock to Port Glasgow.

Policy 36 – Safeguarding Green Infrastructure

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

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

Outdoor sports facilities will be safeguarded from development except where:

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

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

Delivering Green Infrastructure Through New Development

- 11.21 To fully integrate green infrastructure into new development and enable connections to be made to the surrounding area, green infrastructure provision must be considered from the outset, as part of the initial design phase. It is key that green infrastructure proposals are informed by an appraisal of the existing natural features and eco system services on and in the vicinity of a development.
- 11.22 Green infrastructure provision in new development should maximise opportunities for multiple benefits, which is a key feature of this type of infrastructure. For example, appropriate landscaping not only improves an areas attractiveness, but can also cleanse and cool the air, contribute to flood management, reduce noise and promote better health and well-being. The multi-functional benefits of individual elements can be further increased when they are integrated. For example, when landscaping provides shelter for an area of open space.
- 11.23 The Council is keen to ensure that new development contributes to open space provision that is multi-functional, useable, and publicly accessible and meets the

local needs of a range of users. This will be achieved by linking open space requirements to accessibility, quality and quantity standards set out in the Supplementary Guidance on Green Infrastructure. Open space requirements will also be informed by an Open Space Strategy, which is currently being prepared.

- 11.24 It is important that new development incorporates paths and connections to the existing path network, especially where the opportunity exists to provide path access to the waterfront. The Council has developed an Active Travel Strategy, which identifies a range of actions for how the path network can be improved and expanded. The strategy projects will be supported in principle by this Plan.
- 11.25 The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.
- 11.26 The Council will produce Supplementary Guidance on Green Infrastructure, which will provide details on how green infrastructure should be integrated into new development, in terms of design, quality and quantity.

Policy 37 – Delivering Green Infrastructure Through New Development

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a Suds proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

The Green Network

- 11.27 A Strategic Green Network Blueprint has been prepared for the Glasgow city region area. The blueprint identifies a Strategic Access Network that facilitates the off-road movement of people through green active travel routes and greenspace, and a Strategic Habitat Network that facilitates the movement of wildlife through the landscape. The blueprint also helps to identify gaps in the strategic habitat and access networks within Inverclyde and opportunities to address those gaps.
- 11.28 The Council supports the creation of the Strategic Green Network and the identification of opportunities aimed at addressing gaps in provision. While the Green Network opportunities identified by the Partnership are still being considered by the Council, supported opportunities will be identified in the Supplementary Guidance on Green Infrastructure.

Clyde Muirshiel Regional Park

- 11.29 Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.
- 11.30 The Park Objectives are:
- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
 - To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.
 - To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.
- 11.31 The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

Policy 38 – Clyde Muirshiel Regional Park

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

Water Environment

- 11.32 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

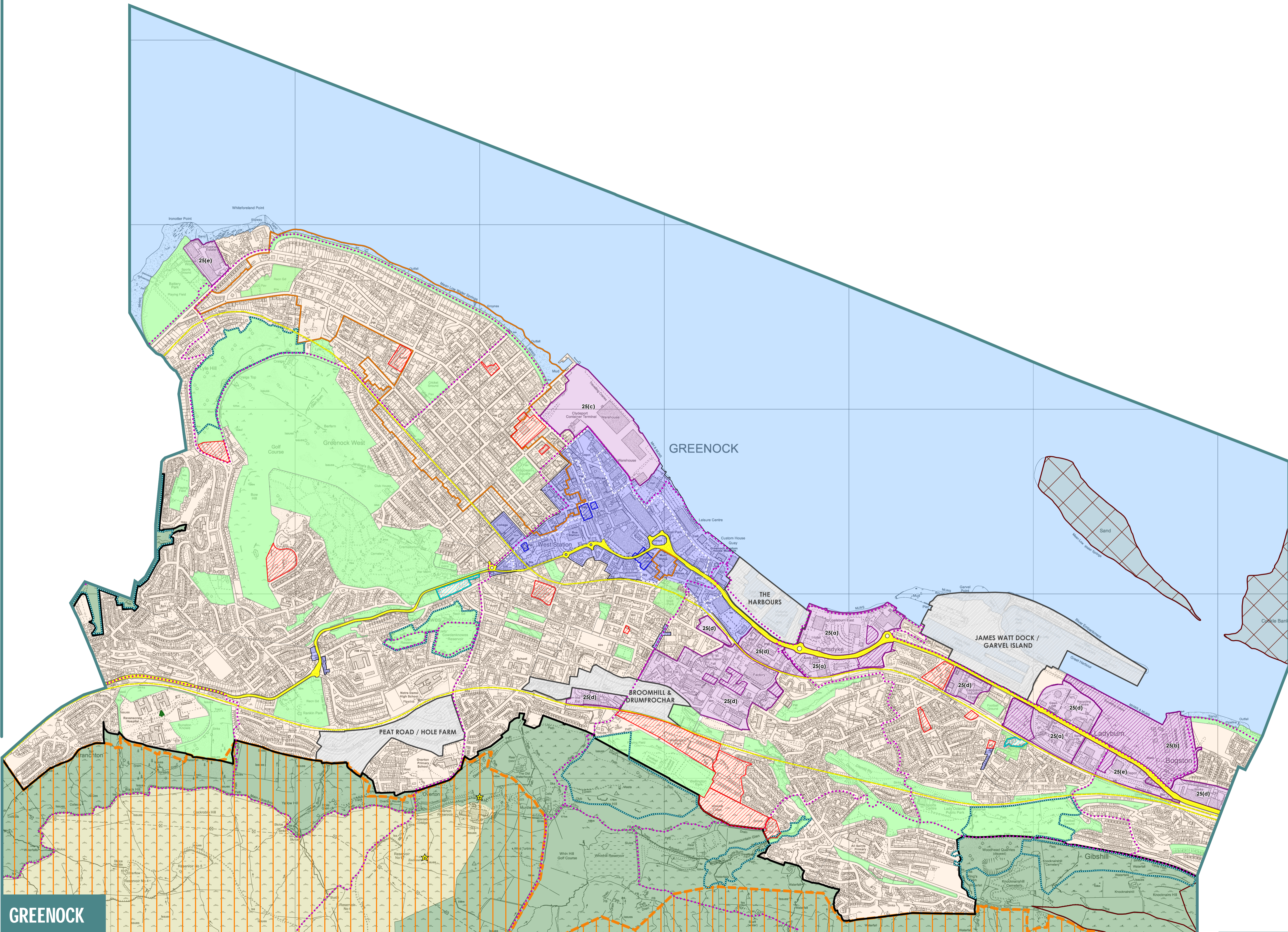
- 11.33 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.
- 11.34 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.
- 11.35 This Plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan.

Policy 39 – Water Environment

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

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

LOCAL DEVELOPMENT PLAN PROPOSED PLAN 2021

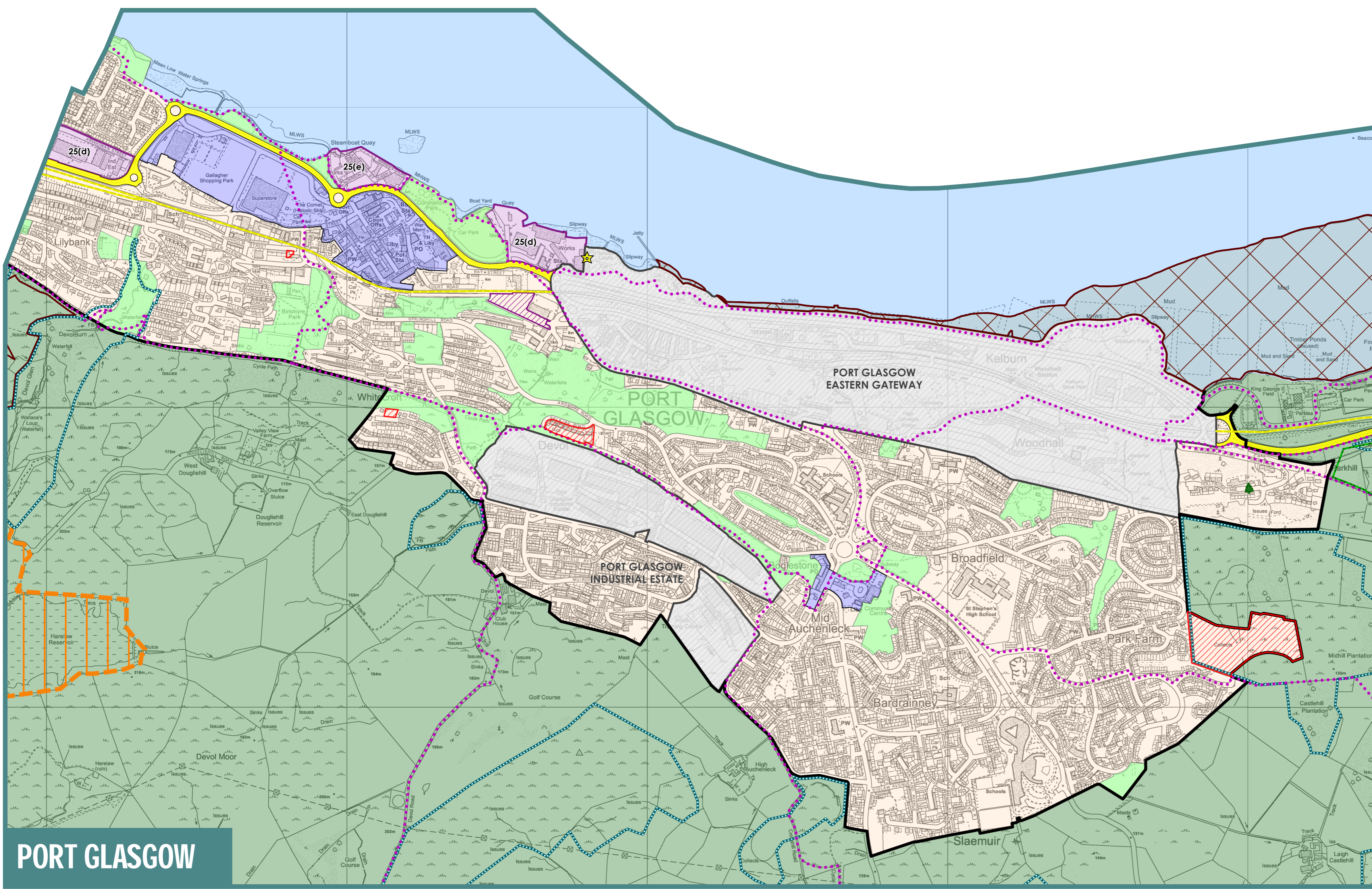


KEY		
SUSTAINABLE DEVELOPMENT STRATEGY		
	Priority Place	POLICY 3
CONNECTING PEOPLE AND PLACES		
	Trunk Road	POLICY 12
	Railway	POLICY 12
SPATIAL DEVELOPMENT STRATEGY		
	Green Belt	POLICIES 15 & 19
	Countryside	POLICIES 15 & 19
OUR HOMES AND COMMUNITIES		
	Residential Development Opportunity	POLICY 18
	Residential Area	POLICY 20
	Community Facility Opportunity	POLICY 22
OUR TOWN AND LOCAL CENTRES		
	Town Centre / Local Centre	POLICY 23
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	Network of Centres Opportunity	POLICY 23
OUR JOBS AND BUSINESSES		
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OUR HISTORIC BUILDINGS AND PLACES		
	Conservation Area	POLICY 28
	Scheduled Monument	POLICY 31
OUR NATURAL AND OPEN SPACES		
	Special Protection Area / Ramsar Site	POLICY 33
	Site of Special Scientific Interest	POLICY 33
	Local Nature Conservation Site	POLICY 33
	Tree Preservation Order	POLICY 35
	Open Space	POLICY 36
	Core Path	POLICY 36
	Clyde Muirshiel Regional Park	POLICY 38
	River Clyde / Firth of Clyde	

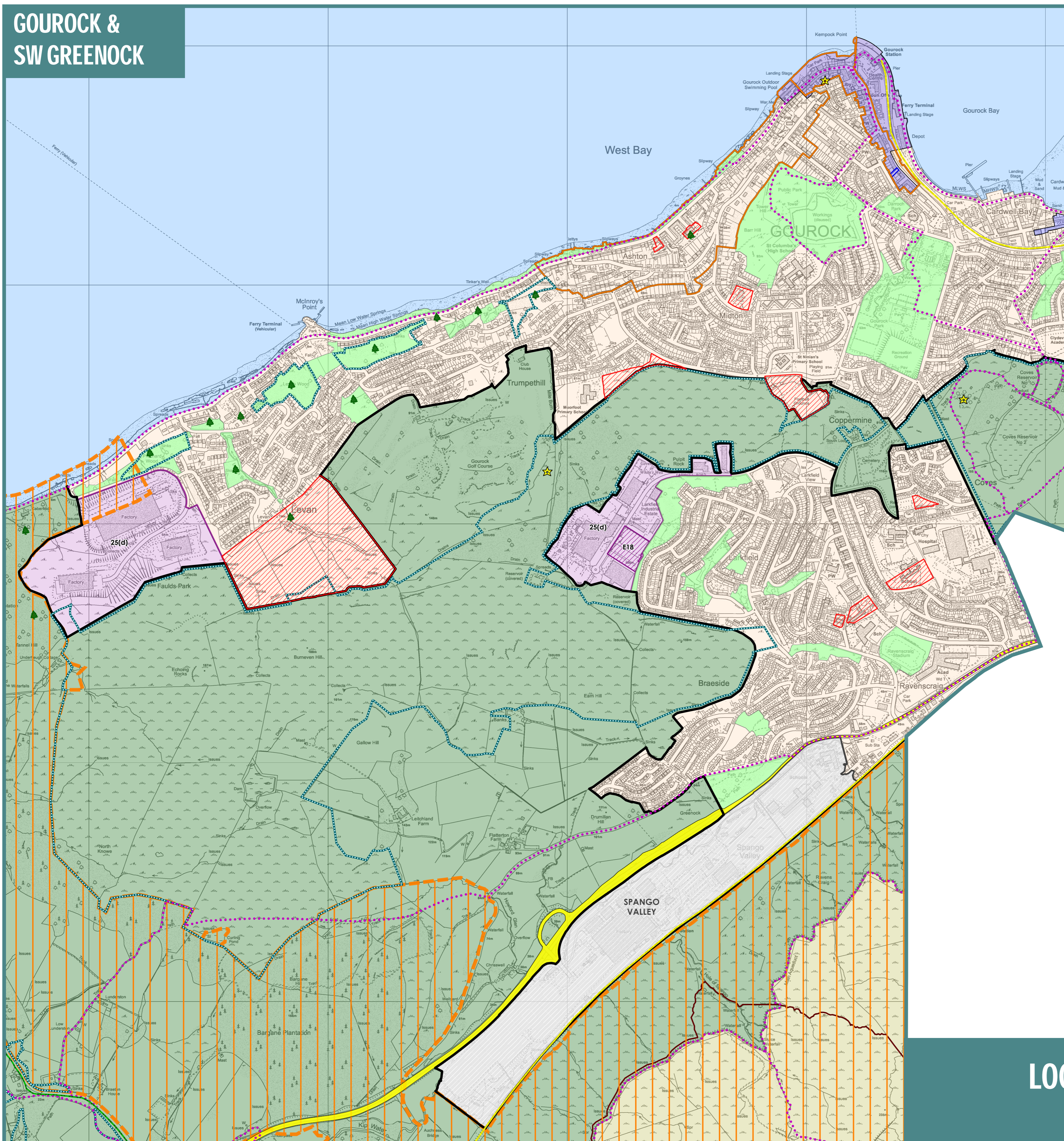
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GREENOCK



PORT GLASGOW



GOUROCK & SW GREENOCK

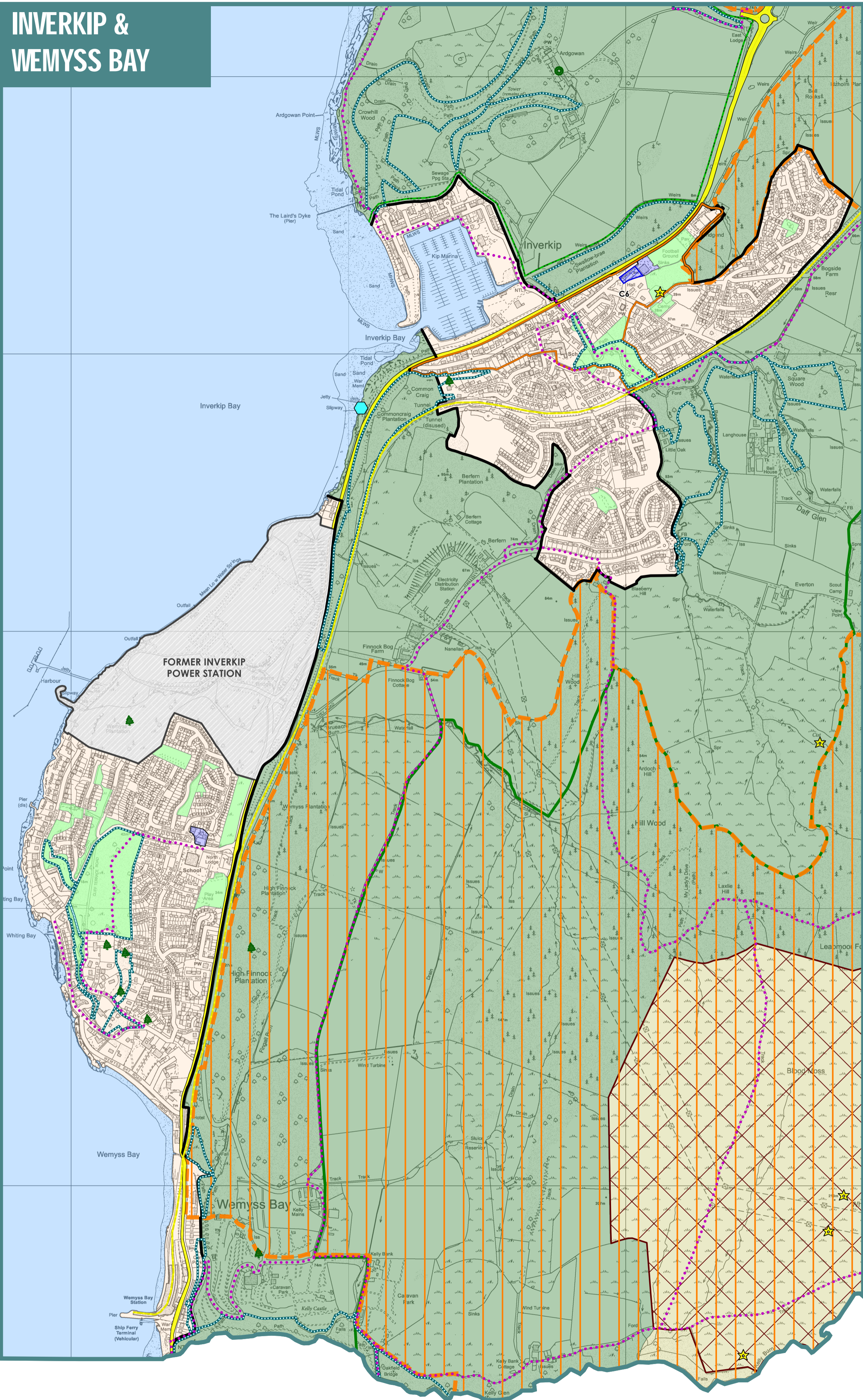
KEY

SUSTAINABLE DEVELOPMENT STRATEGY	
	Priority Place POLICY 3
CONNECTING PEOPLE AND PLACES	
	Trunk Road POLICY 12
	Railway POLICY 12
SPATIAL DEVELOPMENT STRATEGY	
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	Clyde Muirshiel Regional Park POLICY 38
	River Clyde / Firth of Clyde

Inverclyde council SCALE 1:10,000



INVERKIP & WEMYSS BAY



LOCAL DEVELOPMENT PLAN PROPOSED PLAN 2021

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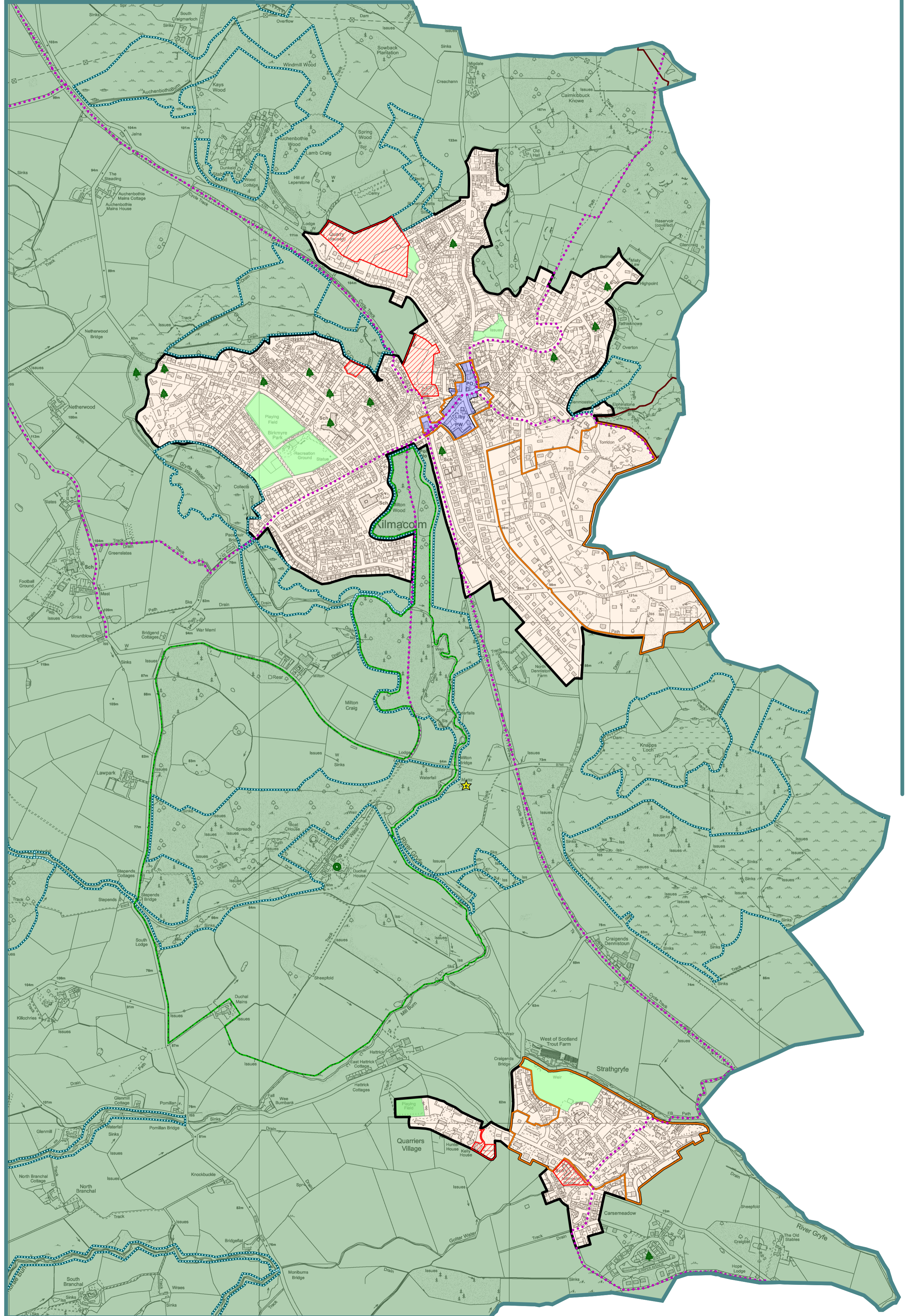
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| SUSTAINABLE DEVELOPMENT STRATEGY | | |
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| | Local Nature Conservation Site (Geological) | POLICY 33 |
| | West Renfrew Hills Local Landscape Area | POLICY 33 |
| | Tree Preservation Order | POLICY 35 |
| | Open Space | POLICY 36 |
| | Core Path | POLICY 36 |
| | Clyde Muirshiel Regional Park | POLICY 38 |
| | River Clyde / Firth of Clyde | |

Inverclyde council SCALE 1:10,000

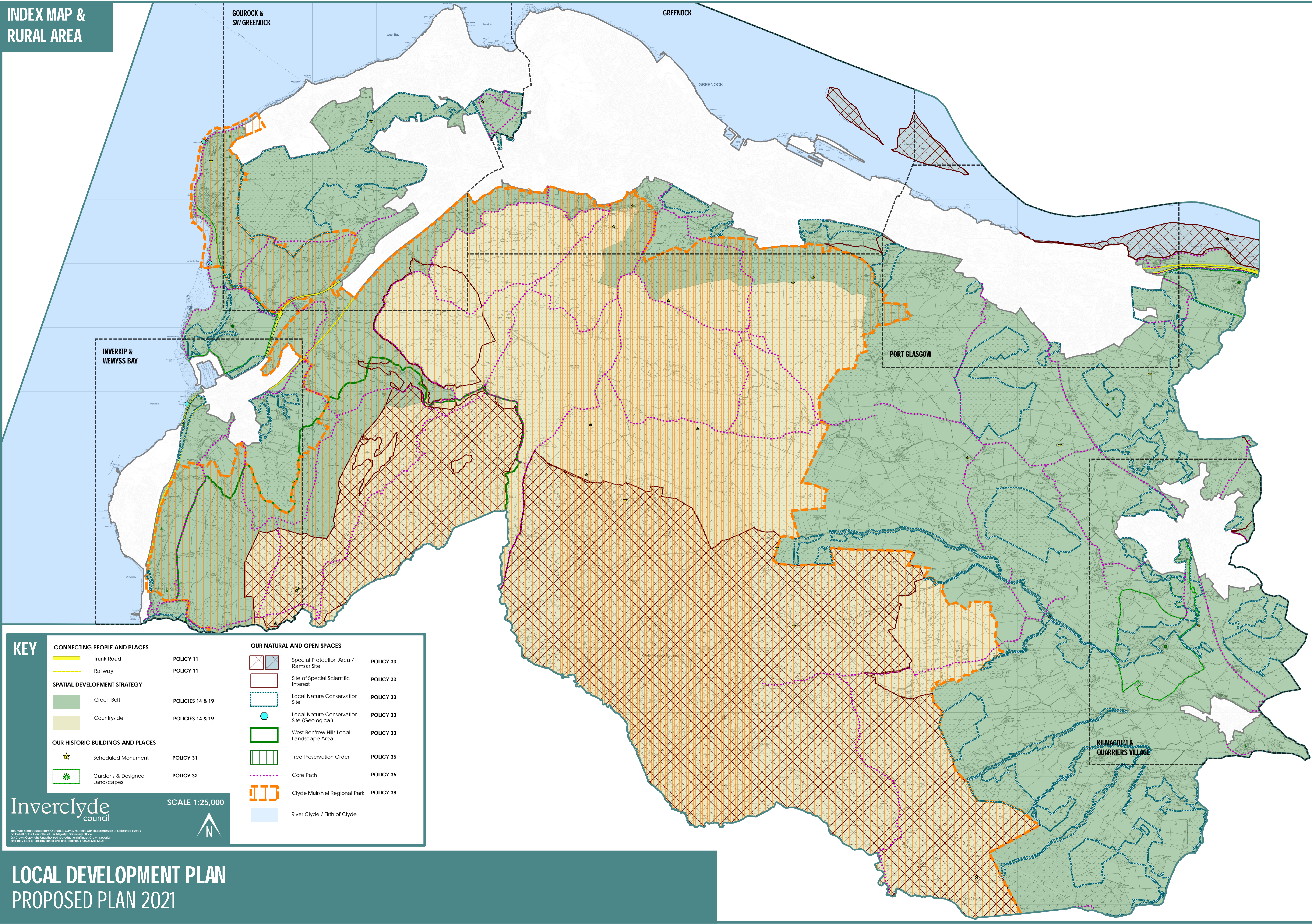
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KILMACOLM & QUARRIERS VILLAGE



INDEX MAP & RURAL AREA



KEY

CONNECTING PEOPLE AND PLACES		OUR NATURAL AND OPEN SPACES	
	Trunk Road		Special Protection Area / Ramsar Site
	Railway		Site of Special Scientific Interest
SPATIAL DEVELOPMENT STRATEGY			Local Nature Conservation Site
	Green Belt		Local Nature Conservation Site (Geological)
	Countryside		West Renfrew Hills Local Landscape Area
OUR HISTORIC BUILDINGS AND PLACES			Tree Preservation Order
	Scheduled Monument		Core Path
	Gardens & Designed Landscapes		Clyde Muirshiel Regional Park
	POLICY 11		River Clyde / Firth of Clyde
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Inverclyde council SCALE 1:25,000

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LOCAL DEVELOPMENT PLAN PROPOSED PLAN 2021

**Inverclyde Local Development Plan
Proposed Plan (2021)**

Housing Land Technical Report

Introduction

The purpose of this paper is to support the Inverclyde Local Development Plan process by providing an explanation of the amount of land required for new housing development.

Compared to the Main Issues Report version of this document was published in December 2020, this version has been revised to take account of:

- The publication of the revised Scottish Planning Policy and PAN 1/2020 in December 2020
- Main Issues Report consultation responses
- Legal advice
- Revisions to the 2019 Housing Land Audit to take account of actual completions, the latest SHIP and Homes for Scotland disputes
- Discussions with colleagues in other planning authorities

The Scottish Government has made increasing the supply of new housing a priority in order to address the shortage of affordable homes across the country. Planning's role in this is set out in Scottish Planning Policy, which states that:

- Planning officials should work jointly with housing officials through housing market partnerships to identify functional housing market areas, where demand for housing is relatively self-contained;
- Development Plans should address the supply of land for all housing, setting out Housing Supply Targets, separated into affordable and market sectors, for each Housing Market Area;
- Housing Supply Targets should be increased by 10% to 20% to establish the Housing Land Requirement;
- Development Plans should allocate a generous supply of land, appropriate to supporting the creation of sustainable mixed communities and successful places, for each Housing Market Area to support the achievement of the Housing Land Requirement across all tenures;
- Development Plans should allocate a range of effective sites to meet the housing land requirement up to 10 years from the date of plan adoption;
- A minimum of a 5-year supply of effective housing land should be maintained at all times;
- Development Plans should be informed by a robust Housing Need and Demand Assessment.

A Housing Need and Demand Assessment was undertaken by the Glasgow and the Clyde Valley Housing Market Partnership (comprised of planning and housing officials from the 8 Glasgow and Clyde Valley local authorities) to inform the Clydeplan Strategic Development Plan (2017). The Housing Need and Demand Assessment was assessed as 'robust and credible' by the Centre for Housing Market Analysis (part of the Scottish Government) in 2015.

Clydeplan sets out the Housing Supply Targets and Housing Land Requirement for each Local Authority area and the private Housing Land Requirement for each Housing (Sub-) Market Area, while Background Report 8: Beyond the Housing Need and Demand Assessment sets out the methodology used to translate the outputs from the Housing Need and Demand Assessment into the Housing Supply Targets and Land Requirement.

<https://www.clydeplan-sdpa.gov.uk/strategic-development-plan/current-plan/current-strategic-development-plan-july-2017> - scroll down to see all relevant documents.

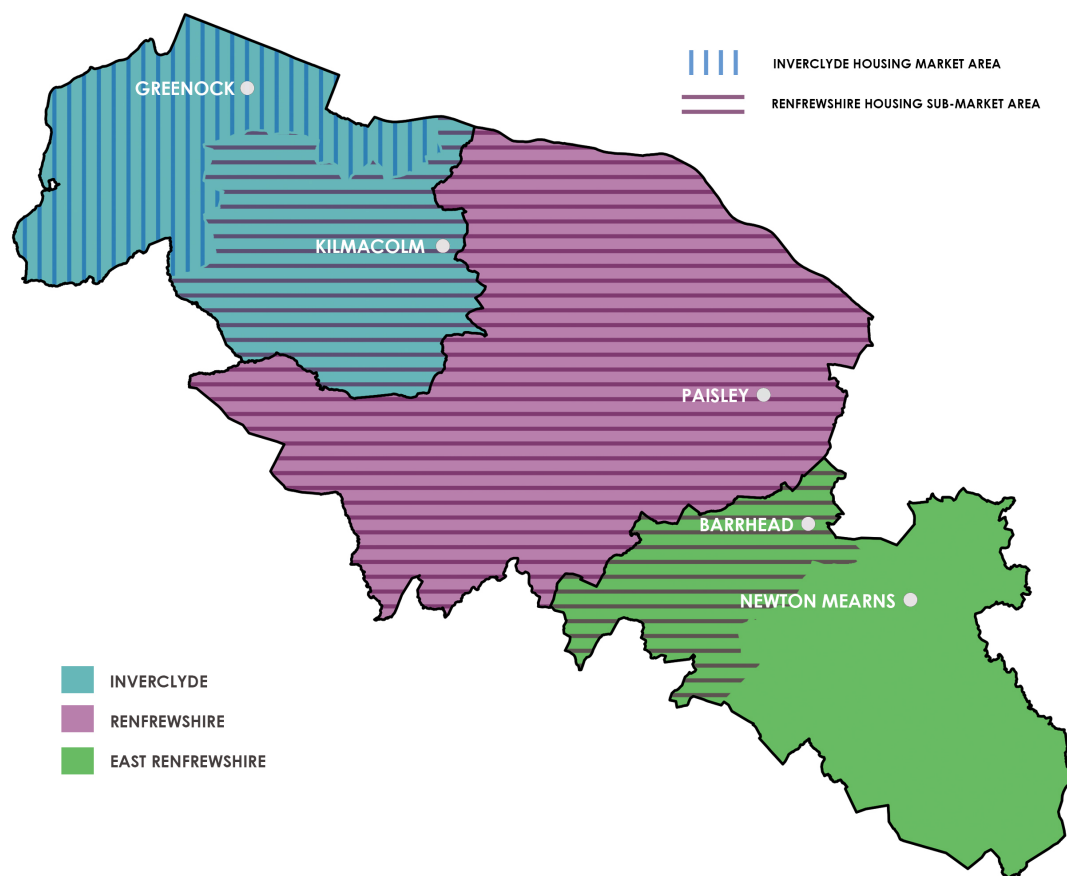
Inverclyde's Housing Geographies

There are different geographies that need to be considered when considering housing land matters in Inverclyde. These are:

- the Inverclyde local authority area
- the discrete Inverclyde Housing Market Area
- the Renfrewshire Housing Sub Market Area.

These are illustrated in Figure 1. The discrete Inverclyde Housing Market Area covers much of Inverclyde with the exception of the Kilmacolm and Quarrier's Village and the rural area around these villages. Kilmacolm and Quarrier's Village and the surrounding rural area sits within the Renfrewshire Housing Sub Market Area, which also covers the Renfrewshire local authority area and parts of East Renfrewshire.

Figure 1: Inverclyde's housing geographies



Housing Need and Demand Assessment Outputs – Housing Estimates

The Housing Need and Demand Assessment Tool used population and household projections, along with an assessment of existing housing need and assumptions about affordability based on income and house price projections, to provide estimates of the likely number and tenure of new houses required in the period from 2012 to 2024 and 2029 to enable Local Development Plans to address the housing land requirements for these periods. Three demographic scenarios were considered based on low migration, high migration and sustained growth. The Sustained Growth Scenario was considered to best reflect the economic and demographic drivers impacting on the Glasgow city region. The tool provides estimates for Local Authority areas, with the outputs for the Inverclyde Council area shown below. These show that based on the tool, the number of households in Inverclyde, in

both the private and affordable sectors (SR &BMR – social rented and below market rent), were predicted to fall in the period between 2012 and 2024 and again in the period to 2029.

Table 1: HNDA Tool Housing Estimates – Inverclyde Council

Household Change by Tenure								
2012-2024			2024-2029			2012-2029		
SR&BMR	Private	Total	SR&BMR	Private	Total	SR&BMR	Private	Total
-134	-602	-736	-280	-584	-864	-414	-1,186	-1,600

Source: Figure 5.4 Glasgow and the Clyde Valley Housing Need and Demand Assessment 2015 (Sustained Growth Scenario)

Private Sector Adjusted Housing Estimates

The private sector Housing Estimates from the Tool were disaggregated into Housing Market Areas and compared with existing and projected stock to generate the Adjusted Housing Estimates for the Housing Market Areas. In moving from the Housing Need and Demand Assessment Tool estimates to the Adjusted Housing Estimates, the negative figures for Inverclyde were put to zero to reflect the Council's aspiration and expectation of halting population decline. When the Adjusted Housing Estimates are aggregated back into Local Authority areas, as shown in Table 2, a need for 29 houses from 2012 to 2024 and a surplus 2 houses from 2024 to 2029 is shown due to the overlap of the Renfrewshire Sub-Market Area into Inverclyde.

Table 2: All-Tenure Housing Estimates/Adjusted Housing Estimates Summary - Inverclyde

	HMA Adjusted Housing Estimates approximated to LAs/Housing Estimates 2012-2024	HMA Adjusted Housing Estimates approximated to LAs/Housing Estimates 2024-2029	HMA Adjusted Housing Estimates approximated to LAs/Housing Estimates 2012-2029
Private Sector	29	-2	27
SR&BMR Sector	0	0	0
All-Tenure	29	-2	27

Source: Figure 5.13 Glasgow and the Clyde Valley Housing Need and Demand Assessment 2015

Housing Supply Targets

Housing Estimates (from Table 2) are then adjusted to create Housing Supply Targets. Scottish Planning Policy defines Housing Supply Target as "...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 that the target, "should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence" (para. 115).

The Housing Need and Demand Assessment Managers Guide (published by the Scottish Government - <http://www.gov.scot/Topics/Built-Environment/Housing/supply-demand/chma/hnda/ManagerGuide2014>) indicates that Housing Supply Targets should be jointly agreed through the Housing Market Partnership. The Guide sets out eight examples of factors to be taken into account in setting Housing Supply Targets that are "deliverable on the ground". It states that "Consideration of these types of factors could result in a Housing Supply Target figure which may be lower or higher than the Housing Estimate in the Housing Need and Demand Assessment." (para.13.5).

The Housing Market Partnership added environmental and social considerations to the factors set out in the Housing Need and Demand Assessment Managers Guide. The full list of factors taken into consideration in setting Housing Supply Targets for the Clydeplan area were therefore:

- Environmental factors;
- Social factors;
- Economic factors which may impact on demand and supply
- Capacity within the construction sector
- Potential inter-dependency between delivery of market and affordable housing at the local level
- Availability of resources
- Likely pace and scale of delivery based on completion rates
- Recent development levels
- Planned demolitions
- Planned new and replacement housing or housing brought back into effective use.

In Inverclyde, this led to an increased target in both the private and social rented sectors to reflect the repopulation agenda being pursued by Inverclyde Council, historic 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 for all sectors are shown below.

Table 3: 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

Source: Schedule 7 Clydeplan Strategic Development Plan 2017

All Tenure Housing Land Requirement

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 exact extent of the margin will depend on local circumstances, and a robust explanation should be provided in the plan. The generosity margin utilised by Clydeplan, following the receipt of its Examination Report, is 15%. Table 4 illustrates the Housing Land Requirement for Inverclyde based on this adjustment.

Table 4: 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

Source: Schedule 8 Clydeplan Strategic Development Plan 2017

Private Housing Land Requirement

The appropriate geography for calculating the private sector Housing Land Requirement is Housing Market Areas. For the Inverclyde Housing Market Area and Renfrewshire Housing Sub Market Area this is set out in Schedule 9 of the Clydeplan Strategic Development Plan. For the Inverclyde local authority area this is set out in Schedule 8 of the Clydeplan Strategic Development Plan.

Table 5: Private Housing Land Requirement by Housing Market Area

		2012-2024	2024-2029	2012-2029
A	Inverclyde Local Authority Area*	2,360	980	3,340
B	Inverclyde discrete Housing Market Area**	2,220	920	3,140
C	Renfrewshire Housing Sub Market Area	8,160	2,030	10,190
D	Renfrewshire Housing Sub Market Area – Inverclyde part*** (A-B)	140	60	200

* Source: Schedule 8 Clydeplan Strategic Development Plan 2017

** Source: Schedule 9 Clydeplan Strategic Development Plan 2017

*** Derived from subtracting Inverclyde Housing market Area figures from Inverclyde Council figures

Adjusting the Housing Land Requirement for the Local Development Plan

The Local Development Plan is required to ensure that enough effective land is identified to meet the Housing Land Requirement for the different time periods set out in Clydeplan. For the 2012-24 period, account has to be taken of completions that have already happened in the 2012-2019 period so these are subtracted from the Clydeplan Housing Land Requirement to identify a balance of the Housing Land Requirement to be provided for by the Local Development Plan for the 2019-2024 period.

In addition, the expected date of adoption for the new Local Development Plan is 2022, so a Housing Land Requirement to 2032 can also be set to meet the Scottish Planning Policy requirement of Local Development Plans allocating housing land to meet the Housing Land Requirement of the Strategic Development Plan up to year 10 from the expected date of adoption. However, the Clydeplan Strategic Development Plan only sets a Housing Land Requirement to 2029. Given the ambition of the Housing Supply Targets on which the Housing Land Requirement for Inverclyde is set and the amount of land allocated to meet this, it is considered that no additional land is required for the 2029-2032 period, thus the requirement for land in the 2024-2029 and 2024-2032 period is the same, and is shown as 2024-2029/32 in the rest of this document.

Table 6: Housing Land Requirement to 2024, 2029 and 2032

		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)
E	Housing Land Requirement 2012-2024	1,270	2,360	3,630	2,220	8,160	140
F	Completions 2012-2019	441	604	1045	601	3,872	3
G	Balance of Housing Land Requirement 2019-2024 (E-F)	829	1756	2585	1619	4,288	137
H	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
J	Housing Land Requirement 2029-2032	0	0	0	0	0	0
K	Housing Land Requirement 2024-2029/32 (H+J)	460	980	1,440	920	2,030	60
L	Housing Land Requirement 2019-2029/32 (G+K)	1,289	2,736	4,025	2,539	6,318	197

Providing for the Housing Land Requirement to 2024

Scottish Planning Policy directs Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the Housing Land Requirement. In Inverclyde, housing sites are monitored annually in the Housing Land Audit. The most recent finalised Housing Land Audit for Inverclyde is based at 31st March 2019 and includes a significant number of sites that were disputed by i.e. sites which the Council and Homes for Scotland could not agree as to whether they are effective or not, or have different views on programming. To take account of these disputes (including revised programming suggested by Homes for Scotland through the Main issues Report consultation), and of actual completions in the 2019/20 year and programming set out in the Council's 2021-26 Strategic Housing Investment Plan, the Council has revised the 2019 Housing Land Audit for the purposes of the proposed Local Development Plan. The revised Housing Land Audit is set out in Appendix 1 with notes identifying where changes have been made.

As part of Inverclyde falls within the Renfrewshire Housing Sub Market Area, this document is also based on the 2019 Housing Land Audits for Renfrewshire and East Renfrewshire which have also been finalised. No revisions have been made to these documents by Inverclyde Council for the purposes of the Local Development Plan. Extracts from these documents are included in Appendix 2 and Appendix 3.

Table 7 compares the balance of the 2019-2024 Housing Land Requirement with both the unit capacity of sites which are expected to start delivering housing during the 2019-2024 period, and also the number of units programmed for completion in this period.

Table 7: Comparison the 2019-2024 Housing Land Requirement total and programmed land supply

		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)*
M	Balance of Housing Land Requirement 2019-2024 (Table 6)	829	1,756	2,585	1,619	4,288	137
N	Unit capacity of sites that are effective or expected to become effective in 2019-2024	935	1,948	2,883	1,906	7,988	42
P	Comparison of effective land capacity with Housing Land Requirement (N-M)	106	192	298	287	3,700	-95
Q	Units programmed for completion 2019-2024	930	464	1,394	430	4,304	34

R	Comparison of units programmed for completion with the Housing Land Requirement (Q-M)	101	-1,292	-1,191	-1,189	16	-103
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Providing for the Housing Land Requirement to 2029/32

Table 8 compares the 2024-2029/32 Housing Land Requirement with the unit capacity of sites which are expected to deliver in the 2024-2029/32 period. This figure consists of the surplus land identified for the 2019-2024 period and the unit capacity of sites in the housing land supply that are first expected to deliver in the 2024-2029/32 period.

A second comparison is made with the balance of units that are not programmed for development in the 2019-2024 period.

Table 8: Comparison of Housing Land Requirement 2024-2029/32 with the capacity of land which is available for delivery in that period

		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)*
S	Housing Land Requirement 2024-2029/32 (Table 6)	460	980	1,440	920	2,030	60
T	Surplus capacity of land from 2019-2024 period (Table 7)	106	192	298	287	3,700	0
U	Unit capacity of sites that are effective or expected to become effective in 2024-2029/32 period	559	1,688	2,247	1,594	2,658	94
V	Total unit capacity of land effective or expected to become effective in 2024-2029/32 period (R+S)	665	1,880	2,545	1,881	6,358	94
W	Comparison of effective land capacity with Housing Land Requirement for 2024-2029/32	205	900	1,105	961	4,328	34
X	Total units expected to be developed after 2023-24	564	3,172	3,736	3,070	5,340	102
Y	Comparison of total units	104	2,192	2,296	2,150	3,310	42

	expected to be developed after 2023-24 with the Housing Land Requirement for 2024-2029/32						
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Calculating the 5-year supply of effective land requirement

As well as providing for the Housing Land Requirement in development plans, planning authorities are required to maintain a 5 year effective housing land supply at all times. Planning Advice Note 1/2020 sets out that the 5-year requirement figure is calculated by dividing the development plan Housing Land Requirement by the length of the plan period to provide an annual figure, which should then be multiplied by 5. Table 9 sets out this calculation for the housing geographies in Inverclyde, using the Clydeplan 2012-2029 Housing Land Requirement.

Table 9: 5-year supply of effective land requirement

		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)*
AA	Housing Supply Requirement 2012-2029	1,730	3,340	5,070	3,140	10,190	200
BB	Annualised Housing Land Requirement	102	196	298	185	599	12
CC	5-year supply of effective Housing Land Requirement	509	982	1,491	924	2,997	59

Maintaining a 5-year effective housing land supply

To consider whether the Proposed Local Development Plan has a 5-year effective land supply at time of publication, the 5-year requirement has been compared with the programmed supply for the 2021-26 period as set out in the revised 2019 Housing Land Audit. The comparison is set out in Table 10.

Table 10: Comparison of 5-year supply of effective housing land requirement with programmed land supply for 2021-26

		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)*
DD	5-year supply of effective Housing Land Requirement	509	982	1,491	924	2,997	59
EE	Programmed land supply for 2021-26	738	753	1,491	704	4,797	49
FF (DD-EE)	Comparison of programmed land supply 2021-26 with 5-year supply	229	-229	0	-220	1,800	-10

	of effective housing land requirement						
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Observations

Inverclyde authority area social sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**106 unit surplus**) and that there is also a surplus when the programmed land supply for 2019-2024 is compared with the Housing Land Requirement for that period (**101 unit surplus**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**205 unit surplus**), although that surplus is smaller when the remaining unit balance of the land programmed for development up to 2024 is compared with the Housing Land Requirement to 2029/32 (**104 unit surplus**). Table 10 shows that the programmed land supply is sufficient to meet the 5-year effective land requirement for the 2021-26 period (**229 unit surplus**).

Inverclyde authority area private sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**192 unit surplus**), but that when the programmed land supply is considered, there is a shortfall (**1,292 unit shortfall**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**900 unit surplus**), and that there is an even larger surplus if the comparison is with units programmed for development post-2024 (**2,192 unit surplus**). Table 10 shows that there is a shortfall when the programmed land supply is compared to the 5-year effective land requirement for the 2021-26 period (**229 unit shortfall**).

Inverclyde authority area all-tenure – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**298 unit surplus**), but that when the programmed land supply is considered, there is a shortfall (**1,191 unit shortfall**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**1,105 unit surplus**), and that there is an even larger surplus if the comparison is with units programmed for development post-2024 (**2,296 unit surplus**). Table 10 shows that the programmed land supply is balanced with the 5-year effective land requirement for the 2021-26 period (**0 unit surplus/shortfall**).

Inverclyde Housing Market Area private sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**287 unit surplus**) but that when the programmed land supply is considered, there is a shortfall (**1,189 unit shortfall**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**961 unit surplus**), and that there is an even larger surplus if the comparison is with units programmed for development post-2024 (**2,150 unit surplus**). Table 10 shows that there is a shortfall when the programmed land supply is compared to the 5-year effective land requirement for the 2021-26 period (**220 unit shortfall**).

Renfrewshire Housing Sub Market Area private sector – Table 7 shows that the total capacity of land that is effective or expected to become effective in the period to 2024 is in excess of the Housing Land Requirement for that period (**3,700 unit surplus**), but that when the programmed land supply is considered, the surplus is significantly smaller (**16 unit surplus**). Table 8 shows that the total capacity of land that is effective or expected to become effective in the period to 2029/32 is in excess of the Housing Land Requirement for that period (**4,328 unit surplus**), although the comparison with land programmed for

development post-2024 results in a smaller surplus (**3,310 unit surplus**). Table 10 shows that the programmed land supply is sufficient to meet the 5-year effective land requirement for the 2021-26 period (**1,800 unit surplus**).

Renfrewshire Housing Sub Market Area private sector (Inverclyde part) – Table 7 shows that there is a shortfall when the total capacity of land that is effective or expected to become effective in the period to 2024 is compared to the Housing Land Requirement for that period (**95 unit shortfall**), with a similar shortfall when the programmed supply is compared with the Housing Land Requirement for the same period (**103 unit shortfall**). Table 8 shows that there is a surplus when the total capacity of land that is effective or expected to become effective in the period to 2029/32 is compared to the Housing Land Requirement for that period (**34 unit surplus**), with a surplus also showing when the comparison is with units programmed for development post-2024 (**42 unit surplus**). Table 10 shows that there is a shortfall when the programmed land supply is compared to the 5-year effective land requirement for the 2021-26 period (**10 unit shortfall**).

Conclusions

The above figures indicate a requirement for some additional housing land to be identified in Inverclyde. The significant figures are:

- An indicative 229 unit shortfall in the 5-year effective land supply of private housing in the Inverclyde Housing Market Area in the 2021-2026 period. There is also an indicative 1,292 unit shortfall when only the programmed land supply is compared with the Housing Land Requirement to 2024, although a 192 unit surplus results when the total capacity of effective sites is considered. It is therefore considered that land should be identified to increase the 5-year effective land supply for the 2021-2026 period in the Inverclyde Housing Market Area.
- An indicative shortfall of approximately 100 units in the Inverclyde part of the Renfrewshire Housing Sub-Market Area, when either the total capacity of effective land and the programmed supply of land is compared to the Housing Land Requirement to 2024. It is noted that a surplus of land does exist in the wider Renfrewshire Housing Sub Market Area, but that a release of land for approximately 100 units for development commencement in the period to 2024 would address any perceived shortfall in the Inverclyde part of the Renfrewshire Housing Sub Market Area, whilst increasing the total supply of effective land within the Inverclyde authority area, and assist the population priority. It would also address the small indicative shortfall (10 units) in the 5-year effective housing land requirement for 2021-26.

Appendix 1: Revised 2019 Housing Land Audit

HLA REF	ADDRESS1	ADDRESS2	REMAINDER	2019-24	2021-26	2024-29	2029-32	2024-32	POST-24	TOTAL CAPACITY OF 2019-2024 SITES	CAPACITY FOR 2024-32 PERIOD	REVISION NOTES
IC0026*	ARRAN AVENUE (PARKHILL)*	PORT GLASGOW	115	20	60	95	0	95	95	115		First completions moved from 21/22 to 23/24.
IC0094	RENTON ROAD*	GREENOCK										
IC0192A*	BROADFIELD HOSPITAL*	PORT GLASGOW	27	27	18	0	0	0	0	27		
IC0192B*	BROADFIELD HOSPITAL (GROUNDS)*	PORT GLASGOW	27	27	9	0	0	0	0	27		19/20 completions revised based on survey
IC0249B*	STRONE - GARELOCH ROAD*	GREENOCK	25	0	0	0	0	0	25		25	
IC0336*	32 UNION STREET*	GREENOCK	20	0	0	0	0	0	20		20	
IC0349*	VICTORIA & EAST INDIA HARBOURS*	GREENOCK	240	40	80	100	60	160	200	240		
IC0354E*	WOODHALL PHASE 4*	PORT GLASGOW	140	0	0	0	0	0	140		140	
IC0359*	JAMES WATT DOCK/GARVEL ISLAND*	GREENOCK	900	0	0	0	0	0	900		900	
IC0367*	INVERKIP POWER STATION*	WEMYSS BAY	670	20	100	200	120	320	650	670		
IC0375*	28 SINCLAIR ST*	GREENOCK	12	0	0	0	0	0	12		12	
IC0376	REGENT ST*	GREENOCK										
IC0380*	THE GLEBE*	INVERKIP	32	32	14	0	0	0	0	32		19/20 completions revised based on survey
IC0397*	LEVAN FARM - PHASE 3*	GOUROCK	150	25	75	125	0	125	125	150		First completions moved from 21-22 to 23-24.
IC0415	BRIDGEND*	INVERKIP										
IC0438	DRUMFROCHAR ROAD*	GREENOCK										
IC0443*	CARWOOD STREET PHASE 3*	GREENOCK	31	0	0	0	0	0	31		31	
IC0457*	SPANGO VALLEY*	GREENOCK	420	20	100	200	120	320	400	420		First completions moved back to 23/24 at 40pa.
IC0462*	KIRN DRIVE - KEMPOCK HOUSE*	GOUROCK	5	5	0	0	0	0	0	5		
IC0466*	LYLE ROAD - FMR HOLY CROSS SCHOOL*	GREENOCK	15	15	15	0	0	0	0	15		
IC0467*	MADEIRA STREET - GREENOCK ACADEMY*	GREENOCK	30	30	30	0	0	0	0	30		
IC0475*	3 HIGHHOLM STREET*	PORT GLASGOW	12	0	0	0	0	0	12		12	
IC0477A*	ASHBURN GATE, FMR QUEENS RES. HOME*	GOUROCK	7	4	0	3	0	3	3	7		
IC0477B*	ASHBURN GATE, FMR QUEENS RES. HOME EXTENSION*	GOUROCK	6	3	0	3	0	3	3	6		
IC0478*	ELDON ST - FRM NAVAL BUILDINGS*	GREENOCK	60	60	0	0	0	0	0	60		19/20 completions revised based on survey
IC0482*	COWAL VIEW*	GOUROCK	16	16	0	0	0	0	0	16		19/20 completions revised based on survey
IC0485*	1 ASHTON ROAD*	GOUROCK	11	11	11	0	0	0	0	11		
IC0488*	UPPER KIRN DRIVE*	GOUROCK	110	0	0	0	0	0	110		110	Programming removed from 2019-24 period.
IC0489*	AUCHNEAGH ROAD*	GREENOCK	28	28	0	0	0	0	0	28		19/20 completions revised based on survey
IC0490*	WESTMORLAND ROAD - FMR SACRED HEART PS*	GREENOCK	40	0	40	46	0	46	40		40	First completions moved back to 24/25
IC0491*	PORT GLASGOW INDUSTRIAL ESTATE*	PORT GLASGOW	200	0	60	150	50	200	200		200	Programming removed from 2019-24 period.
IC0492*	DUNCAN STREET*	GREENOCK	35	35	35	0	0	0	0	35		
IC0493*	RATHO/MACDOUGALL STREET*	GREENOCK	100	0	50	100	0	100	100		100	Programming removed from 2019-24 period.
IC0495*	25 WEST BLACKHALL STREET*	GREENOCK	4	4	0	0	0	0	0	4		19/20 completions revised based on survey
IC0497*	DOUGLIEHILL TERRACE*	PORT GLASGOW	4	0	4	4	0	4	4		4	
IC0498*	MANSION HOUSE, ARDGOWAN SQUARE*	GREENOCK	8	8	3	0	0	0	0	8		19/20 completions revised based on survey
INVERCLYDE HMA PRIVATE			3500	430	704	1026	350	1376	3070	1906	1594	
IC0207*	BROADSTONE AVENUE*	PORT GLASGOW	12	12	0	0	0	0	0	12		
IC0249A*	STRONE - GARELOCH ROAD*	GREENOCK	75	0	0	0	0	0	75		75	
IC0313*	11 HOUSTON STREET*	GREENOCK	20	20	20	0	0	0	0	20		Programming changed to reflect 2021-26 SHIP
IC0333	LAND OFF KILLOCHEND DRIVE*	GREENOCK										
IC0336A*	32 UNION STREET (CAMPBELL STREET)*	GREENOCK	40	0	0	0	0	0	40		40	
IC0359D*	JAMES WATT DOCK EAST*	GREENOCK	137	137	137	0	0	0	0	137		Programming changed to reflect 2021-26 SHIP
IC0362*	WELLINGTON PARK*	GREENOCK	120	0	0	0	0	0	120		120	
IC0364A*	RAVENSCRAIG HOSPITAL*	GREENOCK	149	149	149	0	0	0	0	149		Programming changed to reflect 2021-26 SHIP
IC0364B*	RAVENSCRAIG HOSPITAL*	GREENOCK	49	49	49	0	0	0	0	49		Programming changed to reflect 2021-26 SHIP
IC0366*	PEAT ROAD/HOLEFARM*	GREENOCK	102	0	0	0	0	0	102		102	
IC0381*	53/55 SHORE STREET*	GOUROCK	8	0	4	4	0	4	8		8	
IC0384*	16 WEST STEWART STREET*	GREENOCK	24	24	24	0	0	0	0	24		Programming changed to reflect 2021-26 SHIP

IC0427*	UPPER BOW*	GREENOCK	26	0	0	0	0	0	26		26	
IC0445*	89-105 DRUMFROCHAR ROAD*	GREENOCK	50	0	0	0	0	0	50		50	
IC0450*	CLUNE PARK*	PORT GLASGOW	80	0	0	0	0	0	80		80	
IC0459*	WEYMOUTH CRESCENT*	GOUROCK	10	5	5	5	0	5	5		10	
IC0463*	AUCHMEAD ROAD - FMR RAVENS CRAIG SCHOOL*	GREENOCK	36	36	0	0	0	0	0		36	
IC0464*	CARDROSS CRESCENT - FMR KINGS GLEN SCHOOL*	GREENOCK	57	57	57	0	0	0	0		57	Programming changed to reflect 2021-26 SHIP
IC0468*	MOUNT PLEASANT STREET - FMR HIGHLANDERS ACADEMY*	GREENOCK	44	44	0	0	0	0	0		44	
IC0469	TATE AND LYLE NE*	GREENOCK										
IC0470	TATE AND LYLE SE (DRUMFROCHAR ROAD)*	GREENOCK										
IC0472	AUCHENBOTHIE ROAD - FMR BARMOSS NURSERY*	PORT GLASGOW										
IC0473*	LILYBANK ROAD - FMR LILYBANK SCHOOL*	PORT GLASGOW	16	16	0	0	0	0	0		16	
IC0474*	SOUTHFIELD AVENUE - ST STEPHENS SCHOOL*	PORT GLASGOW	224	224	224	0	0	0	0		224	Programming changed to reflect 2021-26 SHIP
IC0480*	EAST CRAWFORD ST	GREENOCK	40	0	0	0	0	0	40		40	
IC0483C*	SLAEMUIR PHASE 1/2- CUILLINS AVE*	PORT GLASGOW	8	8	0	0	0	0	0		8	19/20 completions revised based on survey
IC0483D*	SLAEMUIR PHASE 3 - SLAEMUIR AVENUE*	PORT GLASGOW	33	33	0	0	0	0	0		33	19/20 completions revised based on survey
IC0483E*	SLAEMUIR PHASE 2 - CAMPSIE ROAD SOUTH*	PORT GLASGOW	7	7	0	0	0	0	0		7	19/20 completions revised based on survey
IC0483F*	SLAEMUIR PHASE 2 - TEVIOT ROAD*	PORT GLASGOW	16	16	0	0	0	0	0		16	
IC0484*	SELKIRK ROAD*	PORT GLASGOW	18	0	0	0	0	0	18		18	
IC0487*	DUBBS ROAD - FMR BOGLESTONE CLINIC*	PORT GLASGOW	24	24	0	0	0	0	0		24	
IC0494	HILL STREET*	GREENOCK										
IC0496*	BOW FARM*	GREENOCK	69	69	69	0	0	0	0		69	Programming changed to reflect 2021-26 SHIP
INVERCLYDE HMA SOCIAL			1494	930	738	9	0	9	564		935	559
IC0030A*	WHITELEA ROAD*	KILMACOLM	4	2	2	2	0	2	2		4	19/20 completions revised based on survey
IC0320A*	BALROSSIE SCHOOL (GROUNDS)*	KILMACOLM	49	0	0	0	0	0	49		49	Made non-effective to 2026
IC0320B*	BALROSSIE SCHOOL & OUTBUILDINGS*	KILMACOLM	15	0	0	0	0	0	15		15	Made non-effective to 2026
IC0379*	LEPERSTONE AVE*	KILMACOLM	7	4	5	3	0	3	3		7	19/20 completions revised based on survey
IC0430A*	SMITHY BRAE*	KILMACOLM	12	12	12	0	0	0	0		12	First completions moved back to 23/24
IC0430B*	SMITHY BRAE*	KILMACOLM	30	0	30	30	0	30	30		30	First completions moved back to 24/25
IC0435*	WOODSIDE CARE HOME*	QUARRIERS	7	4	0	3	0	3	3		7	
IC0476*	LOCHWINNOCH ROAD, FMR K'COLM INSTITUTE*	KILMACOLM	12	12	0	0	0	0	0		12	19/20 completions revised based on survey
RENFREWSHIRE HSMA PRIVATE			136	34	49	38	0	38	102		42	94
INVERCLYDE COUNCIL PRIVATE			3636	464	753	1064	350	1414	3172		1948	1688
INVERCLYDE COUNCIL SOCIAL			1494	930	738	9	0	9	564		935	559
INVERCLYDE COUNCIL ALL TENURE			5130	1394	1491	1073	350	1423	3736		2883	2247

Green fill highlights sites that become effective in the period to 2024

Amber fill highlights sites that are expected to become effective after 2024

Red fill highlights 2019 HLA audit sites that are being removed from the Plan

Appendix 2: Proposed Housing Land Allocations

The following new housing land allocations are included in the Proposed Local Development Plan.

Location	Settlement	Indicative Tenure	HMA	Indicative Capacity	2019-24	POST 2024	2021-26
McPherson Drive	Gourock	Private	INV	22	22	0	22
Mearns Street	Greenock	Private	INV	10	0	10	10
Whinhill	Greenock	Private	INV	100	25	75	75
Union Street (additional capacity)	Greenock	Private	INV	70	30	40	70
Industrial Estate (additional capacity)	Port Glasgow	Private		50	0	50	0
INVERCLYDE HMA PRIVATE				252	77	175	167
West of Quarry Drive	Kilmacolm	Private		78	25	53	78
Craigbet Road	Quarrier's Village	Private		9	9	0	9
Kaimes Grove	Quarrier's Village	Private		6	6	0	6
RENFREWSHIRE HSMA PRIVATE				93	54	39	93
INVERCLYE COUNCIL PRIVATE				345	131	214	260
Glenbrae Road	Greenock	Social Rent		15	15	0	15
Eldon Street	Greenock	Social Rent		22	22	0	22
Industrial Estate	Port Glasgow	Social Rent		250	0	250	0
Norfolk Road	Greenock	Social Rent		10	0	10	0
Cumberland Walk	Greenock	Social Rent		20	20	0	20
INVERCLYDE COUNCIL SOCIAL RENT				317	57	260	57
INVERCLYDE COUNCIL ALL TENURE				662	188	474	317