
Report To:	Environment & Regeneration Committee	Date:	04 May 2021
Report By:	Interim Service Director – Environment and Economic Recovery	Report No:	ENV010/21/SJ
Contact Officer:	Stuart Jamieson	Contact No:	01475 712764
Subject:	Expedited Business and Relevant Updates		

1.0 PURPOSE

- 1.1 The purpose of this report is to consider expedited business and relevant updates for the Environment and Regeneration Committee.

2.0 SUMMARY

- 2.1 Members will be aware that at the Policy and Resources Committee on 7 January 2021, it was agreed that the current cycle of Committee Meetings would continue but that this would be on the basis of expedited business only in view of the current status of the pandemic and the consequent operational pressures. Officers are delegated to implement critical decisions in situations of operational urgency and maintain an Operational Log, when necessary, for scrutiny at the relevant Committee.

- 2.2 This report considers the following expedited business and relevant updates:

- Revenue and Capital budget updates
- Shared Services Update
- Residual Waste
- Parking Update
- Local Development Plan – supplementary guidance

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee notes the information in this report including the update and approves:

1. The recommendations as set out in para 5.1.4 in respect of the revenue budget and capital programme, namely:
 - Approve the allocation of £400k from the Town & Village Centre Funds to progress the demolition of the former Babylon building.
 - Note the approval via Emergency Powers of the allocation of Covid Pressures allowance for the Crosshill Children's Home and Gourrock Primary School Extension projects and approve the allocation for the St Mary's Primary School refurbishment and extension project.
2. Agrees the increased costs set out in paragraph 7.0 (Shared Services).
3. Remits the lost income issue in respect of parking income to the May Policy & Resources Committee for consideration.

4. Agrees the consultation exercise for supplementary guidance for the Local Development Plan.

Stuart Jamieson
Interim Service Director
Environment and Economic Recovery

4.0 BACKGROUND

4.1 As agreed at the Policy and Resources Committee on 7 January 2021, it was agreed that whilst the normal committee cycle would continue, it would be on the basis of expedited reports only. This report captures the key issues which require Committee oversight and, where appropriate, approval. For this meeting, there is no relevant Operational Log of decisions made under delegated powers for scrutiny by the Committee.

5.0 REVENUE AND CAPITAL BUDGETS

5.1 Environment & Regeneration – Period 11 Revenue and Capital Monitoring

5.1.1 The projected outturn for Environment and Regeneration at Period 11 to 28 February 2021 is an underspend of £487,000. This is a reduction in net expenditure of £306,000 from the position reported to Committee at Period 9.

In addition there are net costs associated with the Council's response to the COVID 19 pandemic of £2,946,000 which are fully funded and reported to the Policy & Resources Committee each Committee cycle.

The main material variances projected at Period 11 are as follows:

- i. Turnover savings across the Committee, due to delays in filling vacant posts, not offset by other expenditure or reduced income, of £692,000. This is a further reduction in projected spend of £179,000 from Period 9.
- ii. An underspend in the Waste Recycling contract of £84,000 due to reduced tonnages, in line with the previous year's outturn. This is partially offset by an overspend in the green waste contract of £29,000 and an under recovery in trade waste income of £21,000.
- iii. An under recovery in Parking income of £50,000 due to new car parking charges which will now not be introduced this financial year.
- iv. An under recovery in garden waste permit income of £49,000.
- v. Overspends across the Committee's client services on non-routine vehicle maintenance of £77,000.
- vi. An underspend in Roads payments to lighting contractor of £47,000, a reduction in projected spend of £27,000 from last report.
- vii. A number of other variances including overspends in Crematorium technical equipment (£32,000), Planning Local Development Plan preparation (£39,000) and CCTV (£37,000), mainly due to one-off installation costs at Pottery Street. The CCTV overspend is £25,000 more than previously reported. In addition, there is an over recovery in Roads Operations dayworks income of £35,000, not previously reported.

5.1.2 The Environment & Regeneration capital budget is £53.131m which includes budget decisions as taken in March 2021. The restated budget for 2020/21 is £8.581m, with spend to date of £5.114m equating to 51.67% of projected spend. The current projection is £53.131m which means total projected spend is on budget.

5.1.3 The Committee is projecting to spend £9.898m with net advancement of £1.317m (15.35%) being reported. This is an decrease in advancement of £0.135m (2.05%) from the net advancement reported to the last Committee and is mainly due to advancement of the Vehicle Replacement Programme (£2.142m), Scheme of Assistance (£0.90m) and additional town centre Funding (£0.235m) offset by slippage in the Greenock Municipal Buildings – Clyde Square Re-roofing (£0.175m), SPT (£0.600m), Town and Village Centres (£0.315m) and Spaces for People (£0.350m). **Appendix 1-3** details the capital programme.

- 5.1.4 That the Committee notes the following in relation to the Core Regeneration allocation:
- the allocation of £400K to from the Town & Village Centre Funds to progress the demolition of the former Babylon building.
- 5.1.5 That the Committee notes the following in relation to the Core Property Services allocation:
- the addition of the Parklea garage/store to the scope of the Grounds Services Accommodation project.
 - the allocations from the Covid Pressures Allowance of £585k for the Crosshill Children's Home Project, £500k for the Gourock Primary School Extension project and £98k for the St Mary's Primary School and extension project.

6.0 PROGRESS

6.1 ROADS MAJOR PROJECTS

- 6.1.1 **Carriageways:** 7 of the 18 carriageway resurfacing schemes programmed for this financial year are complete with one to be complete by end of March 2021. The remainder to be deferred and programmed in 21/22. 9 of 18 large patching schemes are complete. The remainder to be deferred and programmed in 21/22.
- 6.1.2 **Footways:** 10 of 17 footway resurfacing schemes programmed for this financial year are complete. The remainder to be deferred and programmed in 21/22. 1 of 2 large patching schemes is complete. The remaining patching scheme will be deferred and programmed in 21/22.
- 6.1.3 **Street Lighting:** The Lighting Column Replacement scheme, comprising some 750 columns, which commenced in the final quarter of 2019/20 is complete.
- 6.1.4 **Structures:** Principal Inspections of Bridges and Structures and safety improvement works are complete.
- 6.1.5 **Flood Risk Management (Central Greenock):** The cleaning works on the Eastern Line of Falls is on-going with a section at Mearns Street now complete.
- 6.1.6 **Flood Risk Management (Flood Risk Management Plan):** Flood Alleviation Works on the Bouverie Burn are complete. The Glen Mosston, Kilmacolm design works are complete which will attenuate flows in the Glen Moss to reduce downstream flooding, a consultation to promote the flood protection scheme will be finished 30th March 2021. Gotter Water and Quarriers Village design is complete and we are in discussions with land owners to install drainage in a field.
- 6.1.7 **Cycling, Walking & Safer Streets:** Projects to create a dedicated cycle lane, from Battery Park to Greenock and to provide additional cycle lanes as presented at the Members' briefing works are ongoing with the Esplanade to be substantially complete by start of April with the remaining works projected to be complete by June.
- 6.1.8 **SPT:** The William Street pedestrian crossing has been awarded with a proposed start date in April. Port Glasgow Access Improvements are on-going. Pedestrian Crossings Accessibility Improvements and improving the Traffic Signal linkage is programmed to start in April. Greenock Town Centre Improvements, including West Blackhall Street are progressing with Officers continuing discussions with SPT and Sustrans, although there has been some delay in detailed design completion due to further design requirements. The design for the signalised junction at Grey Place and West Blackhall Street is now complete with works proposed to start later in 2021.

6.2 ENVIRONMENT MAJOR PROJECTS

- 6.2.1 **Vehicle Replacement Programme:** Budget for 2020/21 is £598k. £121k spend to date with a further £2.817m committed. Of which it is anticipated that £2.619m will be delivered in financial year 2020/21. Giving a total spend of £2.740m.
- 6.2.2 **Play Areas:** Installation of accessible play equipment at multiple locations throughout Inverclyde

is now complete.

- 6.2.3 **Cemetery Development:** The Planning application has been submitted for the Knocknairshill Extension project and the supplementary Ecology Report requested is in progress. Tender documents are in progress.
- 6.2.4 **Cremator Replacement:** Contract documents are currently with our legal advisers and will be finalised prior to going to market. The timescale for completion remains at 12 months of the contract being awarded.

6.3 CORE REGENERATION

Regeneration of Town & Village Centres

- 6.3.1 **Former Babylon Building Demolition:** The purchase of the building was completed at the end of February 2021. No building survey or historical information was provided/available and initial work through Technical Services has established that the condition of the building is such that it is not possible to safely access and complete any detailed pre-demolition asbestos or other surveys. Services disconnections are currently being progressed.

Initial discussion with the Roads Service indicate that partial and short term full closure of adjacent roads will be required to progress the demolition works. The existing building abuts two separate neighbouring business and residential properties and the demolition will require access to neighbouring land. A legal search to establish all owners is being progressed to allow contact and permissions to be sought. Due to the inability to carry out surveys, the risk of asbestos removal content/cost will require to be retained and ascertained post contract. The proposals would also include soil and seeding the area with installation of a perimeter fence until such time as the future use of the site can be established. The estimated cost of the demolition is £400K (subject to competitive tender) which reflects the difficult nature of the demolition and risks outlined above. The Committee is requested to approve an allocation from the current Town & Village Centre funds to allow the demolition to be progressed.

Lyle Fountain: Acceptance issued with pre-start meeting held. Initial investigation of column fixings complete with removal of fountain programmed for week commencing 12 April.

6.4 PROPERTY

Major Projects

- 6.4.1 **Greenock Municipal Buildings**

Window Replacement: Phase 6 addressing the courtyard / air well at the Fire museum has received planning / listed building consent. The scaffold for the proposed work will be complex due to the nature of the various roofs and to avoid further scaffold in the area it is proposed to extend the scope of work to include repairs to gutters and downpipes and a small section of roof. Tender drawings in progress. Phase 7 addressing the Wallace Place elevation first floor windows is proving difficult to redesign incorporating the necessary double glazing and ventilation. A listed building consent application will be progressed when the design issues have been resolved.

Clyde Square Elevation Re-roofing: Erection of scaffold complete however the Contractor is experiencing some technical difficulty with fixing the temporary roof. Isolated areas of the roof have had slates removed to accommodate the asbestos survey of the roofing felt scheduled for week commencing 12 April.

Grand Corridor Offices Ventilation: Listed Building Consent has been submitted for a permanent air handling unit (AHU). Building Warrant application has now been submitted.

- 6.4.2 **Greenock Cemetery Complex (Ivy House):** Planning and Listed Building Consent applications have been submitted and approved. Building Warrant application has been submitted. Tender

documents are being prepared.

- 6.4.3 **King George VI Building:** All works complete on the first phase and building secured. The Council has been awarded funding of £1,184,000 from The Scottish Government Regional Capital Grant Fund (RCGF) for the second phase relating to the refurbishment and conversion of the building into a community facility. Property Services has commenced design work and will report progress to the Education and Communities Committee.
- 6.4.4 **Waterfront Leisure Complex Lifecycle Works:** Scope of works now confirmed and agreed from initial surveys. Technical design now being progressed to allow preparation of tender documents. Programme to be agreed in consultation with Inverclyde Leisure.
- 6.4.5 **Boglestone Community Centre - Re-Roofing:** Revised scope of works approved at the March Committee. Tender documents currently being prepared for issue.
- 6.4.6 **Caladh House Residential Care Home – Building Services Remedial Works:** The outstanding works are being progressed in small packages to minimise disruption / number of operatives on site.
- 6.4.7 **Sea Walls/Retaining Walls:** Provision of £0.100m was made in the 2020/21 budget to address the progression of surveys and mapping of Council assets in order to establish condition and any current/future capital project works required. Initial work on the scope of the surveys and mapping of assets has commenced through Legal Services and Property Services. A first phase of specialist external condition surveys is being scoped for progression to tender.
- 6.4.8 **Risk/DDA Works:** Provision of £0.400m was made available in the 2020/21 budget to address areas of risk and future claims against the Council including priority equality works.

Customhouse Square: Available funding is being prioritised to address improvements to the existing Customhouse Square surrounding cobbled roads. First phase out to tender.

Watt Institute Lift: It is proposed to install a lift within the Watt Institute gallery space which currently has no provision serving the upper exhibition floor. Survey work has been undertaken with a stage 2 report and cost in progress. Technical Services are progressing the appointment of a consultant structural engineer and mechanical engineer to inform the next stage of the design.

- 6.4.9 **Grounds Service Accommodation:** The Committee has previously been advised of proposals to address the poor condition of three small garage/storage buildings across Inverclyde (Gourock Cemetery / Port Glasgow Cemetery / Birkmyre Park Kilmacolm). The Committee is requested to note the addition of a fourth building within the Parklea facility which requires a similar approach. Stage 2 reports and costs estimates are being progressed for all locations.

Minor Works – General

- 6.4.10 **Endeavour Sculpture Refurbishment:** Contractor appointed and currently sourcing specialist coating materials for works.
- 6.4.11 **Ann Street Depot Re-Roofing:** Works complete.
- 6.4.12 **Watt Institute Archive Room Floor Strengthening:** Listed Building Consent obtained and Building Warrant approved. Tenders returned and tender report in progress.

Pottery Street Transfer Station Roller Shutter Doors: Minor electrical upgrade works complete. Acceptance issued for new doors with pre-start meeting arranged and works to commence within three weeks.

Customhouse Square Bollards: Work delayed due to the presence of a film crew in the area, installation now to commence late April.

Minor Works - Inverclyde Leisure Properties

- 6.4.13 **Greenock Town Hall Saloon Floor Strengthening:** Works complete.

Statutory Duty Works – DDA/Equality

- 6.4.14 **Greenock Town Hall Stage Lift:** Listed Building Consent has been approved and Building Warrant application has been submitted. Preparation of tender documents in progress.

Asset Management Plan – Depots

- 6.4.15 **Kirn Drive Depot:** The contract for the demolition of the existing depot building and removal of redundant fuel tanks is currently on hold pending the progression of Craigmuschat Quarry project below.
- 6.4.16 **Craigmuschat Recycling Facility:** As previously reported, planning approval has been obtained for the provision of a recycling facility at the Craigmuschat Quarry site. Surveys have been completed on drainage, existing quarry rock face condition, and ground conditions (gas monitoring) to inform the scheme design. Technical Services have sought approvals from Scottish Water/SEPA on the drainage proposals for the site and now have Scottish Water approval with a response from SEPA still awaited. The stage 2 report has been completed on the assumption that the drainage proposals will be acceptable to SEPA however the overall estimated cost of the scheme is in excess of £500K with a significant budget gap based on the current available funding of approximately £200k. The main factors affecting the cost of works at the site are in connection with site abnormalities i.e. the difficulty in providing a compliant drainage scheme, removal of existing structures and obstructions within the ground (former weighbridge foundations etc.) and the requirement to address a local stabilisation of the existing quarry face. A further report will be brought to a future Committee for consideration.

- 6.4.17 **Covid Pressures Allowance – General**

The current allowance for Covid Pressures within the Property Assets appendix is £1.302m which reflects the allocation of resources approved by the Inverclyde Council on 18th March 2021. The Committee is requested to note the use of powers delegated to the Chief Executive to progress a formal legal acceptance for the Crosshill Children's Home and the Gourock Primary School Extension projects following tendering exercises to address completion works contracts and the insolvency of the original main contractor in February 2020. The Committee is also requested to note the approval by Emergency Powers of allocations of £585K to the Crosshill Children's Centre project and £500k to the Gourock Primary School Extension project. The ability to progress the projects has been significantly impacted by the COVID situation from the initial construction lockdown, phased restart of the industry and slow return of consultants from furlough, to the extended period of security and other related site costs. The projected cost of completion has also been impacted by the deterioration of the partially completed projects over a 12 month period requiring extensive replacement of previously completed / partially completed building elements. The projects are also being impacted by inflation and the continuing COVID environment restricted working practices in addition to having limited market interest being a less attractive proposition for contractors due to the partially completed nature of the works. The Committee is also requested to note and approve the allocation of £98k to the St Mary's Primary School project, the final account for which has recently been agreed with the contractor. An element of the increased costs incurred on that project included costs in conjunction with the initial COVID lockdown in March 2020, phased restart of construction from June 2020 and prolongation on site due to the restricted working practices implemented during the COVID recovery which resulted in a completion on site in October 2020.

- 6.4.18 **City Deal Projects**

Greenock Ocean Terminal

Tenders have been returned for the construction of the Terminal building with evaluation completed. The progression of the project was approved at the special Environment and Regeneration Committee of 16th March 2021. Standstill letters were issued on 9th April 2021 with a formal acceptance to be issued upon expiry of the standstill period. A site programme will be

advised post formal acceptance and engagement with the contractor.

Inverkip

Split project reliant on Scottish Power confirming they are progressing Master Plan. Negotiations underway into Council progressing Main Street/A78 improvements directly. Budget has been rephrased with £0.100m estimated to be spent in 2020/21, a further £1.900m in 2021/22 and £1.250m in 2022/23.

Inchgreen

Strategic Business Case approved and Outline Business Case being progressed, Committee has approved £250k of the project spend to progress the Final Business Case. Once the Final Business Case is approved it is intended to progress the project from late 2021/22 and it is estimated that £4m of spend should be achieved in 2021/22 with the balance over 2022/23 & 2023/24.

7.0 SHARED SERVICES UPDATE

Further to the approval by the Environment & Regeneration Committee on 14 January 2021, an Interim Management Model has been implemented with West Dunbartonshire Council. As noted in the report, it was proposed that the West Dunbartonshire's Ground Manager provide interim management support and guidance to the Inverclyde Council's Grounds and Burials Services Teams. In addition, it was also proposed that the Inverclyde Roads and Transportation Manager provide interim management support and guidance to West Dunbartonshire Council's Roads Service.

The Interim Management Proposal provided support to the Shared Head of Service throughout the winter period and the continuing response to the Covid 19 pandemic. In addition, it was approved to implement this proposal for a period of 3 months. Further to this it has been agreed that the recruitment process will commence for the appointment of a Roads Manager in West Dunbartonshire.

Inverclyde Council continue to have a vacant management remit within Grounds Services and it is proposed that West Dunbartonshire Council's Grounds Manager continues to provide management support for the Grounds and Burials Team within Inverclyde Council. It is proposed that the Interim Management Model extends for a further 12 month period until May 2022 within Grounds Services only. Salary recharge will be in accordance with the agreed salary percentage split for all shared services. The financial implications of implementing this proposal until May 2022 will be £40,787 inclusive of on costs.

8.0 RESIDUAL WASTE

The Council's Waste Residual contract terminates on 16 August 2021 and a mini competition will be carried out via Scotland Excel's Dynamic Purchasing System, Treatment and Disposal of Recyclable and Residual Waste (27-17) Framework under Lot 21 for the treatment and disposal of residual waste. The mini competition documents are currently being prepared for publishing.

It is anticipated that the mini competition will be published on 14 May 2021 with return date of 04 June 2021. The new contract is set to run from 17 August 2021 to 16 August 2024, with the option to extend until 31 December 2025 when the landfill ban comes into force.

Based on current rates and tonnages the estimated annual value of this contract is, £2,971,100 giving a total estimated contract value of £14,855,500. This exceeds the £500,000 threshold stated within section 17.3 (ii) of the contract standing orders, and therefore a further report to Committee will be required to facilitate the contract award.

9.0 PARKING

The enforcement of on street parking restrictions, with the exception of 'no waiting' has been

suspended since December 2020. It is recommended that this recommence and including the enforcement of residents permit restrictions, from Monday 07 June 2021 following a publicity campaign on the resumption of restrictions.

Pay and Display charges in Council car parks have been suspended since the start of the Covid 19 pandemic. The continuation of this suspension is recommended to the end of March 2022. The cost of extending both of these measures to the dates indicated is estimated to be approximately £350,000 of lost income. It is therefore recommended that should the Committee approve the extensions, that this decision is remitted to the May Policy & Resources Committee for consideration.

10.0 INVERCLYDE LOCAL DEVELOPMENT PLAN

The attached appendix provides members with the opportunity to consider the supplementary guidance being issued in consultation with the Local Development Plan (**Appendix 4**).

11.0 IMPLICATIONS

11.1 Finance

Financial Implications:

One off Costs

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

Annually Recurring Costs/ (Savings)

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

11.2 Legal

None.

11.3 Human Resources

None.

11.4 Equalities

Equalities

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

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

(b) Fairer Scotland Duty

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

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

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

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

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

11.5 **Repopulation**

None.

12.0 **CONSULTATIONS**

12.1 None.

13.0 **BACKGROUND PAPERS**

13.1 None.

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTSUBJECTIVE ANALYSISPERIOD 11: 1st April 2020 - 28th February 2021

Subjective Heading	Approved Budget 2020/21 £000	Revised Budget 2020/21 £000	Projected Out-turn 2020/21 £000	Projected Over/(Under) Spend	Percentage Variance %
Employee Costs	16,504	16,474	15,960	(514)	-3.12%
Property Costs	5,218	5,226	5,516	290	5.55%
Supplies & Services	4,181	4,199	3,835	(364)	-8.67%
Transport & Plant Costs	2,315	2,315	2,259	(56)	-2.42%
Administration Costs	539	539	843	304	56.45%
Payments to Other Bodies	9,181	9,228	9,781	553	5.99%
Other Expenditure	377	377	463	86	22.80%
Income	(14,769)	(14,769)	(12,609)	2,160	-14.63%
TOTAL NET EXPENDITURE	23,546	23,589	26,048	2,459	10.42%
Transfer to Earmarked Reserves *	0	(347)	(347)	0	
Additional Funding - COVID 19	0	0	(2,946)	(2,946)	
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,546	23,242	22,755	(487)	-2.10%

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTOBJECTIVE ANALYSISPERIOD 11: 1st April 2020 - 28th February 2021

Objective Heading	Approved Budget 2020/21 £000	Revised Budget 2020/21 £000	Projected Out-turn 2020/21 £000	Projected Over/(Under) Spend	Percentage Variance %
Regeneration & Planning	6,866	6,866	7,218	352	5.13%
Property Services	3,284	3,306	3,763	457	13.82%
Environmental & Roads	13,244	13,265	14,920	1,655	12.48%
Corporate Director	152	152	147	(5)	-3.28%
TOTAL NET EXPENDITURE	23,546	23,589	26,048	2,459	10.42%
Transfer to Earmarked Reserves *	0	(347)	(347)	0	
Additional Funding - COVID 19	0	0	(2,946)	(2,946)	
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,546	23,242	22,755	(487)	-2.10%

* Per Appendix 3: New funding transferred to earmarked reserves during 2020/21

Earmarked Reserves	Approved Reserves 2020/21 £000	Revised Reserves 2020/21 £000	2020/21 Budget £000	Projected Spend 2020/21 £000	Projected Carry Forward £000
Earmarked Reserves	5,613	11,238	3,700	2,605	8,633
CFCR	0	880	445	150	730
TOTAL	5,613	12,118	4,145	2,755	9,363

EARMARKED RESERVES POSITION STATEMENT

Appendix 2

COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget To Period 11</u>	<u>Actual To Period 11</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2021/22 & Beyond</u>	<u>Lead Officer Update</u>
	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>£000</u>	
Renewal of Clune Park Area	2,384	180	28	40	2,344	Current contract extant for dangerous buildings surveys approx £80K remaining. Currently negotiating contracts for other survey work including Tolerable Standard, Rot and Economic viability plus there are also legal costs arising from the current appeal against a demolition order to progress the regeneration of Clune Park to a conclusion.
Youth Employment	455	255	62	70	385	Continuing the graduate and Modern Apprentice programmes with places both within and outwith the Council. Recruitment ongoing but impacted by Covid restrictions.
Repopulating/Promoting Inverclyde/ Group Action Plan	405	180	70	220	185	Reported to January Env and Reg Committee. £125k of allocation w/b per IC Committee 03/12/20.
Employability Initiatives	754	504	0	0	754	Contracts to local organisations and individuals for employability. £300k for general employability and £300k Business development start up grants to support local companies. £300k agreed to fund Jobs Recovery Plan. Delays in activitv due to Covid restrictions.
Town and Village Centre Environmental Improvements	63	63	59	63	0	Remaining allocation associated with concluding earlier programme as delivered by Ri. Once all retention etc is concluded, remaining funds will be offered back.

EARMARKED RESERVES POSITION STATEMENT

Appendix 2

COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget To Period 11</u>	<u>Actual To Period 11</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2021/22 & Beyond</u>	<u>Lead Officer Update</u>
	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>£000</u>	
Repaint and carry out essential repairs to the Comet	42	0	0	0	42	Comet replica to be dismantled and stored until further instruction.
Climate Change	300	20	0	20	280	Council properties, private properties (potentially insulation grants), policy development around sustainable transport. Develop proposals and present to Committee. £200k has been written back to reserves for additional COVID funding.
Resilience & Insurance Claims - Black Start Equipment	25	0	2	2	23	Tender will be issued for a back-up generator for Pottery Street in the event of a widespread loss of power.
Roadside Trees	100	80	12	45	55	Prioritised programme to be delivered.
COVID 19 Recovery - Preparation of Economic Case	60	0	0	60	0	To assist COVID 19 Recovery Plan. Proposal for study by Fraser of Allander Institute accepted by 3 Councils. Council contribution not expected to exceed £15k.
Total Category C to E	4,588	1,282	233	520	4,068	

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8	9
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est. 2020/21	Actual to 28/02/21	Est 2021/22	Est 2022/23	Est 2023/24	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Roads & Environmental Services									
Roads									
<u>Core Programme</u>									
Cycling, Walking & Safer Streets	685		194	274	76	411	0		
SPT	1,300		1,300	700	181	600	0		
Spaces for People	355		585	235	86	120			
Flooding Strategy - Greenock Central	2,216	2,157	59	59	59	0	0		
Flooding Strategy - Future Schemes	1,426	103	222	222	124	251	400		450
Kirn Drive Passing Places	200	8	0	0		15	0		177
Drumshantie Road Carpark	80	-	80	10		70	0		
Former St Ninians School Site	75		75			75			
Feasibility Studies	90					90			
Complete on Site	8	-	8	8		0	0		
Roads - Core Total	6,435	2,268	2,523	1,508	526	1,632	400	0	627
<u>Roads Asset Management Plan</u>									
Carriageways	7,162		652	702	679	1,510	2,550	2,400	
Footways	872		272	232	218	340	300		
Structures	596		96	96	99	250	250		
Lighting	1,431		431	431	338	350	650		
Other Assets	453		153	153	73	150	150		
Staff Costs	1,032		292	292	288	370	370		
Roads Asset Management Plan Total	11,546	0	1,896	1,906	1,695	2,970	4,270	2,400	0
Roads Total	17,981	2,268	4,419	3,414	2,221	4,602	4,670	2,400	627
Environmental Services									
Cemetery Development	1,530	48	150	313	313	337	800		32
Cremator Replacement	1,650	69	20	38	38	500	1,011		32
Zero Waste Fund	245		65	65	49	60	60	60	
Vehicles Replacement Programme	4,490		598	2,740	120	104	511	1,135	
Dog Park	20		20	0	0	20			
Murdieston/Thom Dam Area	25		25	0	0	25			
Overton Play Park surrounds	40		40	0	0	40			
Play Area Strategy	603	150	74	74	11	349	30		
Play Areas complete on Site	10	-	10	10	0	0	0		
Barr's Brae Steps	40					40			
Park, Cemeteries & Open Spaces AMP	850		60	110	110	129	411	200	
Environmental Services	9,503	267	1,062	3,350	641	1,604	2,823	1,395	64
ROADS & ENVIRONMENT TOTAL	27,484	2,535	5,481	6,764	2,862	6,206	7,493	3,795	691

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8	9
	<u>Est Total Cost</u>	<u>Actual to 31/3/20</u>	<u>Approved Budget 2020/21</u>	<u>Revised Est. 2020/21</u>	<u>Actual to 28/02/2021</u>	<u>Est 2021/22</u>	<u>Est 2022/23</u>	<u>Est 2023/24</u>	<u>Future Years</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>
Regeneration and Planning									
<u>Core Regeneration:</u>									
Port Glasgow Town Centre Regeneration	1,960	1,339	0	11	11	39	571		0
Central Gourock	150	130	20	20		0	0		0
T&VC - West Blackhall Street	1,612	109	3	18	16	0	1,485		0
T&VC - Greenock Town Centre Connections	16			16	16				
T&VC - Lyle Fountain	130	13	0	0	1	117	0		0
T&VC - Jamaica Street Car Park	250	110	140	40	36	100	0		0
T&VC - Other	1,515	276	654	643	275	396	200		0
Core Regeneration Total	5,633	1,977	817	748	355	652	2,256	0	0
<u>Public Protection:</u>									
Scheme of Assistance	3,144		560	650	516	706	1,055	733	
Clune Park Regeneration	1,000	622	0	14	14	334	30		
Public Space CCTV	201	186	15	15		0	0		
Public Protection Total	4,345	808	575	679	530	1,040	1,085	733	0
Regeneration Services Total	9,978	2,785	1,392	1,427	885	1,692	3,341	733	0

COMMITTEE: ENVIRONMENT & REGENERATION

Project Name	1	2	3	4	5	6	7	8	9
	Est Total Cost	Actual to 31/3/20	Approved Budget 2020/21	Revised Est 2020/21	Actual to 28/02/21	Est 2021/22	Est 2022/23	Est 2023/24	Future Years
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Property Assets									
Core Property Assets									
General Provision	4,543	-	0	0		143	2,400	2,000	0
Additional Covid pressure allowance - General	1,302					0	1,302		
Additional Covid pressure allowance - Health & Safety	10					0	10		
Feasibility Studies	270	158	10	5	4	17	90		0
Greenock Municipal Buildings - Window Replacement	300	260	15	5	3	35	0		0
Greenock Municipal Buildings Carriageway Glazed Roof	350	182	96	150	148	18	0		0
Greenock Municipal Buildings - Flue replacement	89	21	59	68	68	0	0		0
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	374	341	9	33	33	0	0		0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,265	62	400	225	69	928	50		0
Greenock Municipal Buildings - Victoria/Dalrymple Tower Essential Works	100			62	62	38			
Greenock Municipal Buildings - Air Handling	100			7	7	88	5		
Greenock Cemetery _ Ivy House Replacement	500	105	25	10	9	370	15		0
King George VI Refurbishment	1,000	565	385	385	274	50	0		0
Waterfront Leisure Centre Lifecycle Works	1,278	1,000	18	10		218	50		0
Boglestone Community Centre Roof	570	30	20	10		510	20		0
Inverclyde Center for Independent Living - Re-roofing	206	132	68	74	71	0	0		0
Caladh House Residential Care Home - Building Services Remedial Works	190	72	100	100	100	18	0		0
Sea Walls/Retaining Walls	100		15	0		15	85		
Customhouse Square - Risk/DDA Works	300		10	10	7	250	40		
Watt Institute - Risk/DDA Works	100		10	5		90	5		
Minor Works									
Farms	30		10	1	1	9	20		0
Minor Demolitions	40		20	5	2	15	20		0
Inverclyde Leisure Properties	200		20	56	56	14	130		0
General Works	300		20	139	139	11	150		0
Design & Pre-Contract	50		20	20	14	30	0		0
Reservoirs	100		25	25	6	50	25		0
Statutory Duty Works									
Electrical	70		10	46	46	4	20		0
Lightning Protection	20		4	11	11	9	0		0
Lifts	27		5	27	27	0	0		0
Water	83		10	58	58	11	14		0
Gas	20		5	9	9	1	10		0
Asbestos	100		10	25	20	50	25		0
Fire Risk	100		10	48	48	27	25		0
DDA/Equality	200		15	10	8	100	90		0
Capital Works on Former Tied Houses	600	213	0	0		0	90		297
Complete on Site Allocation	150	1	0	8	8	0	141		0
Core Property Assets Total	15,037	3,142	1,424	1,647	1,308	3,119	4,832	2,000	297
Asset Management Plan:									
Depot Demolitions - Parklea Changing Rooms	45	8	34	35	35	0	2		0
Depot Demolitions - Balance	105					0	105		
Kirn Drive Civic Amenity Site / Craigmuschat Recycling Facility	360	96	15	24	24	40	200		0
AMP Complete on site	89	-	0	1	0	0	88		0
Additional Covid pressure allowance - AMP	33					0	33		
Asset Management Plan Total	632	104	49	60	59	40	428	0	0
Property Assets Total	15,669	3,246	1,473	1,707	1,367	3,159	5,260	2,000	297

Affordable Housing in the Inverclyde Villages

CONTENTS

1. Introduction

2. Background

- Definition of Affordable Housing
- Policy Context

3. The requirement for an affordable housing policy in the Inverclyde Local Development Plan

4. Meeting the Affordable Housing Requirement through New Development

- Scale of Development subject to Affordable Requirement
- Preferred and Alternative Forms of Affordable Provision
- Viability
- Design Led Approach

5. Supporting Processes

- Early Engagement
- Use of Legal Agreements

Appendix

Annex 1: Information to be provided in Development Appraisal

1.0 Introduction

- 1.1 This guidance is part of a suite of supplementary guidance documents which support the Inverclyde Local Development Plan by providing further detail in respect of specific policies.
- 1.2 The guidance supplements Policy 18 - 'Land for Housing', which requires greenfield housing development in the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) to make a contribution to the affordable housing requirements in these areas.
- 1.3 The guidance is aimed at:
- Developers preparing new projects;
 - Registered Social Landlords (RSLs) and other affordable housing providers;
 - Community groups and individuals seeking to comment on proposals at the pre-application and application stages; and
 - The Regeneration and Planning Service and Planning Board, both of which will assess and determine planning applications related to Policy 18.
- 1.4 The guidance is structured as follows:
- Section 2 provides background information, including a definition of affordable housing and the national, regional and local planning policy context.
 - Section 3 sets out the current affordable housing land supply and requirement in Inverclyde.
 - Section 4 identifies the scale of development to which the policy will apply, the preferred and alternative forms of affordable housing provision, how impacts on development viability will be addressed, and the need for a design led approach.
 - Section 5.0 outlines the key supporting processes, including early engagement, and the use of legal agreements.

2.0 Background

Definition of Affordable Housing

- 2.1 Scottish Planning Policy (2020) defines affordable housing as “housing of a reasonable quality that is affordable to people on modest incomes”.
- 2.2 Planning Advice Note 2/2010 ‘Affordable Housing and Housing Land Audits’ states that the housing types (tenures) listed below can contribute to affordable housing provision.

Social rented

- 2.3 Housing provided at an affordable rent and usually managed locally by a Registered Social Landlord (“RSL”) such as a Housing Association, Housing Co-operative, or other housing body regulated by the Scottish Housing Regulator.

Subsidised low cost housing for sale

- 2.4 Subsidised low cost sale - a subsidised dwelling sold at an affordable level. Discounted serviced plots for self-build can contribute. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers. In rural areas this may be achieved through a rural housing burden.
- 2.5 Shared ownership - the owner purchases part of the dwelling and pays an occupancy payment to an RSL on the remainder.
- 2.6 Shared equity - the owner pays for the majority share in the property with the RSL, local authority or Scottish Government holding the remaining share under a shared equity agreement. Unlike shared ownership, the owner pays no rent and owns the property outright.

Unsubsidised low cost housing for sale

- 2.7 Entry level housing for sale - a dwelling without public subsidy sold at an affordable level. Conditions may be attached to the missives in order to maintain the house as an affordable unit to subsequent purchasers.
- 2.8 Shared equity - the owner purchases part of the dwelling, with the remaining stake held by a developer.

Mid-market or intermediate rented

- 2.9 Private rented accommodation available at rents below market rent levels in the area and which may be provided either over the medium or long term.

Policy Context

Scottish Planning Policy 2020 (SPP)

- 2.10 Scottish Planning Policy requires Planning Authorities to set out how planning will address affordable housing provision in new development, where an affordable housing shortage is identified in a Housing Needs and Demand Assessment (HNDA) and Local Housing Strategy (LHS).
- 2.11 Where affordable housing provision is required, the key requirements of Scottish Planning Policy are that:
 - Affordable housing policies should be realistic, taking into account issues including development viability and funding availability.
 - Local Development Plans should identify any expected developer contributions towards delivery of affordable homes, with the level of affordable housing required

generally to be no more than 25% of the total number of houses to be provided. Any percentage variations should be justified in the Local Housing Strategy and Development Plan

- The need for affordable housing should be met, where possible, in the housing market area where it arises.
- As far as possible, housing tenure should not be discernible from its design, quality or appearance.
- Any detailed policies on how the affordable housing requirements are to be delivered should be set out in supplementary guidance.

Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits (PAN2/2010)

2.12 PAN 2/2010 sets out the variety of approaches and types of affordable housing which are available to planning authorities, if they require to make such provision.

2.13 In addition to the key points set out in SPP, PAN2/2010 states that:

- affordable housing provision should normally be the provision of serviced land e.g. a proportion of the site which can be developed by or for an RSL or local authority. The land should be transferred at a value appropriate for affordable housing, which will be less than the value for mainstream housing for sale. The PAN also states that, depending on the type of affordable housing required, there will be a variety of other ways in which developers can provide affordable housing on-site.
- affordable housing policies should be implemented in a flexible manner, taking full account of wider financial and market conditions. In particular, flexibility can be applied to the range of tenures; the percentage of affordable units identified in the development plan policy and on a specific site; provision on another site; and in some cases the use of a commuted sum.
- on-site provision is considered appropriate for developments of 20 or more units with off-site provision or commuted sums a possibility on smaller sites.

Clydeplan Strategic Development Plan (2017)

2.14 Clydeplan sets out the strategic planning context for the eight planning authorities across the Glasgow City Region. The Plan's Vision and Spatial Development Strategy support the provision of high quality and affordable housing in the right location, as it contributes to the creation of a successful, sustainable and growing city region. In support of the Vision and Spatial Development Strategy, Clydeplan sets out the strategic housing supply targets for the city region over the plan period, and identifies an effective housing land requirement to meet them. The supply targets are based on a Housing Need and Demand Assessment (HNDA), which was signed off as robust and credible by the Scottish Government's Centre for Housing Market Analysis in 2015. Policy 9 of Clydeplan supports the inclusion of affordable housing policies in Local Development Plans.

2.15 The affordable housing supply targets and land requirement for Inverclyde, for the period up to 2024 and from 2024-2029, are set out in Table 1.

Table 1: Clydeplan Strategic Development Plan Housing Supply Target and Housing land Requirement for Inverclyde (social rent and below market rent housing)

Inverclyde	Housing Land Supply Targets (Social Sector)*	Housing Land Requirement**
2012-2024	1,100	1,270
2024-2029	400	460

* Social rent and below market rent

** The housing land requirement is the housing supply target plus a 15% generosity allowance.

Inverclyde Local Development Plan

- 2.16 The Local Development Plan identifies that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is a limited supply of affordable housing, with no land specifically identified for affordable housing development. To address this the Plan, through Policy 18, requires 25% of houses on greenfield sites in the Inverclyde villages to be for affordable housing.

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.

Inverclyde Local Housing Strategy 2017-2022 and 2020 Update

- 2.17 The Inverclyde Local Housing Strategy 2017-2022 sets a context for the inclusion of a 25% affordable housing policy in Inverclyde under its Outcome 1: Access to Housing.

3. The requirement for an affordable housing policy in the Inverclyde Local Development Plan

Housing Supply Target and Housing Land Requirement for Affordable Housing

3.1 The Clydeplan Strategic Development Plan sets the Housing Supply Target and Housing Land Requirement for ‘social sector’ housing (social rent and below market rent) for Inverclyde, as set out in paragraph Table 1 above. The 1,100 units affordable housing supply target for the period 2012-2024 equates to an annual target of 92 units. For comparison purposes, Table 2 sets out how affordable housing completions since 2012 compare with that target. This illustrates that there has been sub-target provision in a number of years, and over the 2012-2020 period the average annual completions are 61 compared to an annualised Housing Supply Target of 92.

Table 2: Affordable housing completions 2012-2020

Year	Affordable housing completions
2012-13	114
2013-2014	59
2014-2015	1
2015-2016	106
2016-2017	0
2017-2018	68
2018-2019	93
Average annual completions 2012-2020	63

3.2 However, as set out in the Housing Land Technical Report 2021, a significant increase in delivery of affordable housing is expected, and underway, for the remainder of the period to 2024, with 891 housing association homes built or projected to be built between 2019 and 2024. The high number of completions is owing to these years marking the end of the initial and significant More Homes Scotland funding programme from the Scottish Government.

3.3 Table 3 compares completions and projected completions with the 2012-2024 Housing Supply Target and Housing Land Requirement showing that completions are expected to be in excess of the Housing Supply Target and Housing Land Requirement.

Table 3: Comparison of completions and projected completions to 2024 with Housing Supply Target and Housing Land Requirement to 2024

2012-2024 completions and projected completions	2012-2024 Housing Supply Target	2012-2024 Housing Land Requirement
1,371	1,100	1,270

3.4 Considering the period beyond 2024, the comparison of the Housing Land Requirement with the land supply for affordable housing is set out in Table 4.

Table 4: Land available for affordable housing compared with Housing Land Requirement for Affordable Housing post 2024.

Land available for affordable housing post-2024	Housing Land Requirement for affordable housing 2024-2029/32
564	460

- 3.5 Based on completions in the 2012-2024 period being expected to exceed both the Housing Supply Target and Housing Land Requirement for that period, and the land available for affordable housing in the post 2024 period exceeding the Housing Land Requirement for the 2024-2029 period, it is concluded that an area wide affordable housing policy in Inverclyde is not required.

Distribution of affordable housing and land for affordable housing in Inverclyde.

- 3.6 The Local Housing Strategy identifies a significant shortfall in the provision of social rent properties in Inverclyde, with 4,674 households registered as seeking new affordable homes across Inverclyde in 2016. It is noted that the overall pattern of unmet need is associated variously with supply issues, demand pressures and shortfalls in specific house types and sizes.
- 3.7 Social rented stock distribution in Inverclyde is weighted towards the main urban towns, particularly Greenock and Port Glasgow, as evidenced by Table 5. At March 2014, the number of social rented landlord units in Kilmacolm and Quarrier's Village was 52 and in Inverkip and Wemyss Bay it was 119. There has been no development of social rented houses in the villages since 2014.

Table 3: All dwellings by tenure and local housing market areas (LHMA)

	All dwellings	Owner Occupier (OO) (%)	Registered Social Landlord (RSL) (%)	Private Rented (PRS) (%)
Greenock South West	5,163	57	37	6
Port Glasgow	5,740	58	32	10
Greenock Central East	14,524	50	39	11
Inverclyde East	25,427	54	37	10
Greenock Central West	3,658	76	10	13
Gourock	5,577	81	9	11
Inverkip & Wemyss Bay	2,371	87	5	9
Inverclyde West	11,606	81	11	8
Kilmacolm & Quarrier's	1,743	86	3	11
Inverclyde	38,778	63	27	10

Source: Assessors stock data, March 2014

- 3.8 Of the land identified in the Proposed Local Development Plan, that is expected to be developed for affordable housing, none of it is located in the Inverclyde villages of Kilmacolm, Quarrier's, Inverkip and Wemyss Bay.
- 3.9 The Housing Needs in Inverclyde report which informed the Local Housing Strategy 2017-22 notes that only 13.5% of sales in the Kilmacolm/Quarrier's Village area in 2015 were affordable to lower quartile income households, based on a 10% deposit.

3.10 The above information illustrates a limited supply of affordable housing (both social rent and private) in the Inverclyde villages.

4.0 Affordable Housing Provision in New Development

Scale of Development subject to Affordable Housing Requirement

- 4.1 The affordable housing requirement in Policy 18 will apply to all proposals for 20 or more residential units, whether proposed individually or as part of a phased development.

Preferred Type of Affordable Housing Provision

- 4.2 To facilitate mixed communities, the Council's preference is for the affordable housing requirement to be met on the site of the proposed development through the transfer of serviced land sufficient to deliver 25% of the total number of residential units on the application site to a RSL for the provision of social rented, or mid-market or intermediate rent, or for the developer to make 25% of the total number of residential units on the application site available for low-cost housing for sale. A combination of affordable rented and for sale homes will also be acceptable. Where the percentage requirement results in a fraction, this will be rounded to the nearest whole number of units.
- 4.3 The area of the land to be made available for affordable housing will depend on housing needs in a particular location, i.e. houses or flatted development. It is recommended that developers engage in early discussions with the Council's Housing Strategy Team and RSLs, if applicable, to determine the appropriate unit size and type required in the local area.
- 4.4 A developer is required to demonstrate that any land to be transferred is:
- fully serviced to the site boundary (services must include, but are not limited to: telecommunications, foul and surface water drainage, gas (if available on rest of site), electricity and mains water supply);
 - free from physical constraints and any financial burdens
 - developable within the agreed period of the full development's proposed construction time frame; and
 - suitable for public grant funding (i.e. within the Scottish Government's subsidy target and development cost benchmarks).
- 4.5 Serviced land should be transferred at its end use value (i.e. social rent or mid-market/intermediate rent) or, by agreement between the developer and a RSL, at a lower value. The value of serviced land will be independently determined by the District Valuer and should reflect the location, the type of affordable housing and any other factor which will influence the value.

Alternative Options for Affordable Provision

- 4.6 Where it is clearly demonstrated that the Council's preferred type of affordable provision cannot be delivered because this is either not possible within the necessary development timescales or public subsidy is not available, the Council will consider the alternative means of provision set out below.
- Affordable units built by the developer as an integrated part of the development and subsequently transferred to an RSL (either as shells or fully fitted units). These units must meet the design standards in the Scottish Government's grant funding criteria. Timescales for delivery of the affordable units, relative to the private units, will be set out in a legal agreement.
 - Provision on an alternative site which is within the same village as the application site, either in the form of serviced land or built units. Off-site provision must be equivalent to the value of the requirement on the original site and, where it is a greenfield site, be capable of accommodating the transferred requirement as well as any requirement arising from its own development. The site should be suitable for residential

development (i.e. the principle of this use is established in the Local Development Plan or through a planning permission), be free from constraint, and deliverable within the agreed development timeframe of the original application site. Where a public funding commitment is required, the site should be deliverable at a cost within the published Scottish Government subsidy target and development cost benchmarks. It should be noted that the provision of affordable housing off-site will be in addition to the affordable requirement relating to the alternative site.

- 4.7 Where Scottish Government grant funding cannot be secured the developer, working with a nominated RSL, should provide a reduced number of completed affordable units equivalent to the cost of providing serviced land. This can be combined with any private finance raised by the nominated RSL.
- 4.8 The commuted sums approach will not be considered by the Council as previous experience in Inverclyde has shown that it limited delivery of affordable housing. In addition, the limited supply of housing development opportunities in the village's means there is little scope for commuted sums to be used to deliver affordable housing.

Design of Affordable Housing Provision

- 4.9 In line with PAN 2/2010, the Council will normally require affordable housing to be:
- physically integrated with the market housing on the development site; and
 - indistinguishable from the general mix of other houses on a site, in terms of style and layout, use of materials, architectural quality and detail.
- 4.10 Where it is agreed that a developer will transfer built units to a RSL, consideration must be given to ensure that the design of the units does not place an undue burden on the RSL, in relation to future management and maintenance. Dialogue and agreement between the developer and the nominated RSL will be required in relation to achieving an appropriate layout and design.

Viability

- 4.11 While the Council recognises that the affordable housing requirement in Policy 18 will result in a cost to the developer, developers are expected to take this requirement into account when negotiating a land value with site owners. To inform land purchases/agreements, it is recommended that developers engage in early discussions with the Council's Strategic Housing Team and RSL, where applicable, on the house type and size that will best meet the need in the relevant Housing Market Area.
- 4.12 Where a developer can demonstrate that a site has exceptional costs, over and above that expected in most developments, which could not have reasonably been foreseen and would make a development proposal financially unviable, the Council may consider a reduction in the affordable housing requirement. In such circumstances, to enable a full assessment of development costs and impacts on viability, the developer is required to provide a development appraisal, which should compare the gross development value of a scheme with the cost of providing that development, including the value of the site (see Appendix 1 for further guidance on what should be included in an appraisal). The Council will refer the development appraisal to the District Valuer (or other agreed valuation surveyor), who will take account of any legitimate extraordinary costs and reflect this in the final affordable housing requirement.
- 4.13 The Council accepts the sensitive nature of the information requested in the appraisal and will therefore keep the content of the appraisal confidential between the applicant, named officials within the Council, and the independent assessor.

- 4.14 Where there is disagreement as to the economic viability of a proposed development, the matter may be referred to an independent expert appointed by the Council at the developer's expense.
- 4.15 Where it is considered that the burden imposed by the requirement is so great that the proposal would not otherwise take place, the Council will negotiate with the developer to determine if a contribution to the affordable housing requirement can be met by other means.

5. Supporting Processes

Early Engagement

- 5.1 Applicants are strongly encouraged to engage, at the earliest possible stage, with the Council's Planning and Housing teams, in order to determine and discuss the affordable housing requirement on the site (e.g. number of units, size, type etc.), availability of public funding and design etc. Early discussions will also enable any potential obstacles to the Council's preferred form of provision to be identified and addressed.
- 5.2 It is also recommended that developers enter into early discussions with RSL's or other appropriate affordable housing providers.

Use of Legal Agreements

- 5.3 All affordable housing requirements will be secured through legal agreement (under Section 75 of the Town and Country Planning (Scotland) Act 1997) between the Council and the applicant/landowner. Such agreements must be concluded prior to the issuing of planning consent. A Section 75 Agreement will be registered with the Registers of Scotland and will be a burden on the title to the land.
- 5.4 The legal agreement will be prepared at the developer's expense and typically specify:
 - The mechanism for delivery of affordable housing (e.g. serviced land, built units or off-site provision)
 - The use to which serviced land can be put i.e. affordable housing;
 - Timescale for transfer of land or built units to an RSL;
 - The extent of the land/number of built units to provided;
 - The agreement to transfer the specified land area/number of built units to an identified RSL, shown on a plan;
 - Return of serviced land to the developer where no development of affordable housing has been undertaken by RSL within a specified time, which is to be set out in the agreement;
 - Details of how any disputes will be resolved; and
 - A restriction which prevents more than an agreed number of private/market units to be constructed and/or occupied before the affordable housing land is transferred to the Council or identified RSL.

APPENDIX 1 – Information to be provided in a Development Appraisal

Valuations and associated opinions included in an appraisal should be from suitably qualified and experienced persons. Typically a development appraisal should compare the gross development value of a scheme, with the cost of providing that development, including the value of the site. The development appraisal should be broken down into 3 principal areas:

1. Gross Development Value: - the estimated capital value of the completed development broken down by value of individual units.
2. Site Value: - purchase price (and date purchased) or agreed price (and date agreed) or estimated current value.
3. Costs of Development. This should include the following matters:
 - Infrastructure costs
 - Building costs including number, size and design of units
 - Professional fees (architects, quantity surveyors)
 - Planning and building regulation fees
 - Contingency allowance
 - Finance costs (i.e. interest paid on borrowing money to buy the site and fund the building works)
 - Developers profit margin
 - Selling agent's fees

These are minimum requirements and a more detailed appraisal may be required.

It should be noted that developers will be expected to pay for the District Valuer's report when requesting a reduction in the affordable housing requirement.

Enabling Development

LOCAL DEVELOPMENT PLAN (2021) – SUPPLEMENTARY GUIDANCE ON ENABLING DEVELOPMENT

CONTENTS

1.0 Introduction

2.0 Background

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

3.0 Assessment Criteria

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

4.0 Supporting Processes

- Pre-Application Discussion
- Professional Advice
- Consultation Process
- Use of Legal Agreements and Planning Conditions

5.0 Summary

Appendix

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

1.0 Introduction

1.1 This Supplementary Guidance is part of a suite of supplementary guidance documents supporting the Inverclyde Local Development Plan (2021). Supplementary guidance provides detailed information on specific policies in the Inverclyde Local Development Plan, thereby enabling the Plan to focus on the spatial strategy, main policies and development proposals.

1.2 This guidance supplements Policy 30 - 'Enabling Development' in the Local Development Plan by setting out the criteria for achieving compliance with the policy and identifying supporting processes.

1.3 The guidance is aimed at:

- Developers/professionals considering new projects;
- Communities and interest groups considering the benefits/disbenefits of an enabling development proposal; and
- The Regeneration and Planning Service and Inverclyde Council Councillors, who will assess and determine planning applications for enabling development

1.4 The guidance is structured as follows:

- Section 2.0 provides background information, including a definition of enabling development and its relevance in Inverclyde. It also sets out the national and local planning policy context, explains why supplementary guidance is required and outlines the scope of the guidance.
- Section 3.0 sets out the assessment criteria which will be used to determine whether enabling proposals comply with Policy 30.
- Section 4.0 outlines a number of processes which will support the assessment and determination of enabling proposals and, where applicable, their implementation.

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

2.0 Background

What is Enabling Development?

2.1 Enabling development is an established planning tool. In the context of Scottish Planning Policy (2020), enabling development seeks to subsidise the cost of restoring a listed building and securing its long term future. The need for a subsidy arises when this cost is greater than the buildings resulting value to its owner, also known as the 'conservation deficit'. The concept of enabling development is that development, which would otherwise be contrary to established planning policy and not permissible, may be acceptable if it can be demonstrated that the public benefits of the proposal, e.g. restoring and securing the long term future of a listed building at risk of being lost, would outweigh any negative impacts.

2.2 Enabling development was confirmed as a legitimate planning tool in 1988, when the Court of Appeal, in R v. Westminster City Council ex parte Monahan, upheld the validity of a planning permission authorising office development, even though contrary to the development plan, on the basis that it would provide the funds to improve the Royal Opera House, Covent Garden, which was unobtainable by other means.

2.3 While enabling development can vary in type, it is most often associated with new build residential development to support the restoration and re-use (residential) of a historic building.

Why is Enabling Development important in Inverclyde?

2.4 Enabling development has already been shown to be a relevant and important planning tool for restoring historic buildings in Inverclyde. Planning approval was granted (under the 2005 Local Plan) and work completed on a number of enabling proposals, including the redevelopment of the former Bridge of Weir Hospital at Quarriers village.



Redevelopment of the Former Bridge of Weir Hospital

- 2.5** In addition, a number of listed buildings in Inverclyde are identified on the 'Buildings at Risk Register', which highlights 'at risk' properties of architectural or historic merit throughout Scotland. Subject to compliance with Policy 30 and the wider Local Development Plan, some of these buildings could be restored and brought back into use through enabling development.

Policy Context

- 2.6** Enabling development is supported by Scottish Planning Policy (2020), which states that:

"Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset (listed building) and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset".

- 2.7** In accordance with Scottish Planning Policy, the Local Development Plan supports enabling development through Policy 30 - Enabling Development:

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.

Why is Supplementary Guidance Required?

- 2.8** While Policy 30 provides the principle for enabling development proposals to be brought forward in Inverclyde, the additional scope provided by this Supplementary Guidance allows the process and criteria for assessing proposals to be transparent and clearly align with national planning policy and best practice.

Scope of the Guidance

- 2.9** While this Supplementary Guidance applies solely to enabling development, it is not intended to cover all the issues which may be associated with this type of application. For example, issues relating to the protection of the Green Belt, the design and sustainability of new build development and impact on the character and setting of listed buildings will be dealt with through Policy 19 – Individual and Small Scale Housing development in the Green Belt and Countryside, Supplementary Guidance on Planning Application Advice Notes (PAANS) Supplementary Guidance, and Policy 29 - Listed Buildings. In addition, any potential environmental impacts will be identified and addressed through the policies set out in the Our Natural and Open Spaces section of the Local Development Plan, i.e. Policies 33-39.

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

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

3.0 Assessment Criteria

What buildings will qualify for Enabling Development?

3.1 Policy 30 requires that enabling development proposals should prevent the loss of the listed building. While the assessment of when a listed building is in danger of being lost is subjective, the 'Buildings at Risk Register' provides an independent, robust and transparent approach to the determination of a buildings condition.

The 'Buildings at Risk Register'

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

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

- Vacant with no identified new use
- Suffering from neglect and/or poor maintenance
- Suffering from structural problems
- Fire damaged
- Unsecured and open to the elements
- Threatened with demolition

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

inclusion in the Register.

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

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

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

Securing the long term future of the Listed Building

3.4 Policy 30 requires that enabling development proposals secure the long term future of the listed building(s) to which they relate. To comply with this policy requirement, proposals should demonstrate that they will secure the restoration, appropriate re-use, and ongoing management/maintenance of the listed building, through submission of:

- A Conservation Plan, defining all aspects of significance of the building and landscape, its vulnerability, and guidelines or policies for sustaining its significance. This should include consideration of where any new build enabling development would be most appropriately sited.
- A Conservation Management Plan, which sets out the ongoing actions necessary to sustain the significance of a listed building once works to restore and re-use the building have been completed. In particular, it should identify:
 - a) who will be responsible for the long-term management of the listed building
 - b) the necessary maintenance tasks and the frequency with which they will be undertaken.

c) how future maintenance will be funded in the long term

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

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

The Only Means Possible

3.7 Policy 30 requires that enabling proposals are the '**only means**' of preventing the loss of a listed building and securing its long term future. This reflects the fact that enabling development should only be used as a last resort as it often requires disbenefits to be accepted in return for greater public benefits. In addition, enabling is an inefficient means of funding a conservation deficit, usually requiring development with a value of three or four times the conservation deficit to break even.

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

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

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

approach is intended to prevent the detrimental fragmentation of the historic entity through the sale of the listed building only.

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

3. The potential for grant aid has been investigated and none is available. Where grant aid is available, but insufficient to cover the conservation deficit, this should be used in combination with enabling development to restore and secure the future of the listed building. Available grant aid should be included in the 'development appraisal' to be submitted with the planning application.
4. No other groups, such as a development trust, are willing to undertake the project.

The Minimum Necessary

3.9 Policy 30 requires enabling development proposals to be the '**minimum necessary**' to restore and secure the long term future of a listed building(s). This reflects the fact that enabling development can only be justified by the inherent lack of viability of the listed building, not an owner's inability to fund a commercially viable scheme.

3.10 To comply with this policy requirement, proposals should meet, but not exceed an identified 'conservation deficit', which exists when the existing value, plus the development cost (e.g. restoration, conversion to an appropriate use and developer profit), exceeds the value of the listed building after development.

3.11 With regard to developer profit, it is right and proper that a developer be allowed a fair and reasonable return on their investment, to reflect the risk involved in the development project. The appropriate level of developer profit will be determined on a case by case basis, taking into account the location of the development, length of development period, the target market, complexity of the scheme, possibility of unforeseen problems (although a contingency figure in the building costs should take this risk into account) and the stability of interest rates etc.

3.12 Compliance with this policy requirement should be confirmed through submission of a development appraisal, which covers all financial aspects of the proposed enabling development in sufficient detail to enable scrutiny and verification by the Council. The development appraisal must establish and justify the 'need' for enabling development and the scale of development necessary to meet that need. A template for a typical development appraisal is provided in Annex 1. While this template is for a single phase development, it can be adapted to cover multi-phase proposals and a variety of circumstances.

3.13 The development appraisal should be substantiated by:

- a) justification for current value, if not nominal;
- b) justification for end values, based on comparable transactions;
- c) detailed costed schedules of works;
- d) justification for any other exceptional costs; and – sensitivity analysis

3.14 Enabling proposals will not be justified where:

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

Public Benefits

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

- New or improved public access to the listed building and/or its setting
- Restoration/reinstatement of the setting of the listed building (must be accompanied by public access)
- Biodiversity enhancements on site (must be accompanied by public access)
- Conversion of the listed building to a public use (i.e. tourist attraction, education facility etc.)
- Provision of Employment opportunities

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

Location of New Build Development

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

enabling development required to meet it. This would be contrary to the principle of 'the minimum necessary'.

Provision of Supporting Information

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

Checklist:

1. A report, including survey drawings, showing the existing form of the building and associated landscape and how it has developed through time.
2. A Conservation Plan, defining all aspects of significance of the building and landscape, its vulnerability, and guidelines for sustaining its significance
3. A Conservation Management Plan, which sets out the ongoing actions necessary to sustain the significance of a listed building once works to restore and re-use it have been completed. In particular, it should identify:
 - a. who will be responsible for the long-term management of the listed building
 - b. the necessary maintenance tasks and the frequency with which they will be undertaken.
 - c. how future maintenance will be funded in the long term
4. A design and access statement
5. An options appraisal (covering potential uses and sources of funding)
6. Proposals, defined in sufficient detail to understand their impact on the significance of the place
7. A development appraisal, substantiated by:

- justification for end values, based on comparable transactions
- detailed costed schedules of works
- justification for any other exceptional costs; and sensitivity analysis
- justification for current value

8. A Phasing Plan

9. Pre-Application Consultation Report (where undertaken)

10. A parallel application (if applicable) for scheduled monument consent or listed building consent

Type of planning application

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

4.0 Supporting Processes

Pre-Application Discussion

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

Professional Advice

4.2 An enabling development application will include detailed supporting information on a wide range of issues, including building

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

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

Consultation Process

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

Use of Legal Agreement and/or Planning Conditions

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

5.0 Summary

- 5.1** Scottish Planning Policy makes it clear that the planning system has a role to play in preventing the loss of listed buildings and securing their long term future by supporting 'enabling development', where appropriate.
- 5.2** This Supplementary Guidance provides the detailed criteria for assessing compliance with Policy 30 and identifies the supporting information required. In particular, the criteria clarifies when a listed building will be considered at risk of being lost, when a proposal is the 'only means' and the 'minimum necessary' to restore and secure the long term future of a listed building and what public benefits will be appropriate. The guidance does not address those issues which relate to enabling development, but are covered elsewhere in the Plan.
- 5.3** This Supplementary Guidance also sets out the processes which will support the assessment, determination and implementation of enabling applications, including pre-application discussions, professional advice, the consultation process, and the use of legal agreements and/or planning conditions.
- 5.4** This guidance should be read and applied in conjunction with other relevant Local Development Plan policies and supplementary guidance documents.

ANNEX 1

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

Site costs

Market value of property in existing condition

Costs incidental to acquisition:

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

Total site costs

£ xxx

Design and construction

Survey costs

Research and analysis costs

Contamination costs

Construction costs:

- repair
- conversion
- New build

Landscaping costs

Professional fees:

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

Contingency on design and construction costs

Total design and construction costs

£ xxx

Statutory and other charges

Planning fee

Building control fee

Funding and valuation fees:

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

Payments required under Article 40 agreement

Legal costs of Article 40 agreement

Total statutory and other charges

£ xxx

Interest (preferably calculated by way of cash flow)

Site cost + fees
Construction + fees
Statutory and other charges
Voids

Total interest costs £ xxx

Letting and sales costs

Agent's letting fees
Legals on letting agent's sale fees
Legals on sales promotion costs

Total letting and sales costs £ xxx

Deductions from costs

Short-term income from site
Grants

Total deductions (£ xxx)

Developer's profit

Total @ x % on net costs £ xxx

TOTAL COSTS £ xxx

COMPLETED MARKET VALUE OF SCHEME

(£ xxx)

SURPLUS/DEFICIT £ 0

NOTES:

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

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

Energy

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 POLICY AND GUIDANCE**
- 3.0 WIND ENERGY IN INVERCLYDE**
- 4.0 OTHER RENEWABLE ENERGY TECHNOLOGY**
- 5.0 COMMUNITY BENEFITS**
- 6.0 HEAT NETWORKS AND HEAT MAPPING**
- 7.0 ELECTRIC VEHICLE CHARGING STANDARDS**

LIST OF TABLES AND FIGURES

- Table 1: CO2 Reduction Targets
- Table 2: Scottish Government Online Guidance
- Table 3: Wind Turbine Classification
- Table 4: Spatial Framework – extract from Scottish Planning Policy
- Table 5: Landscape Character Type, Turbine Size and Sensitivity
- Table 6: Requirements for Electric Vehicle Charging Points

- Figure 1: Installed Renewable Energy Capacity in Scotland
- Figure 2: Inverclyde Council Spatial Framework for Onshore Wind Farms
- Figure 3: Group 2 Areas of Significant Protection in Inverclyde
- Figure 4: Turbine Size and Landscape Sensitivity in Inverclyde
- Figure 5: Notifiable Installations and Exclusion Zones in Inverclyde
- Figure 6: Glasgow Airport Safeguarding Zone
- Diagram 7: Wind Energy Applications Granted in Inverclyde

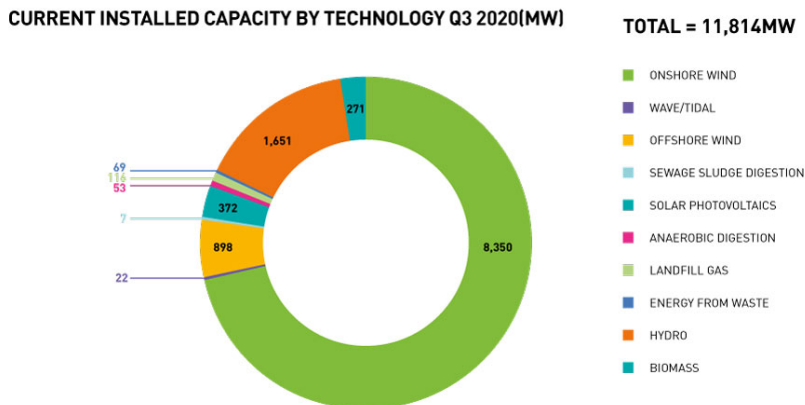
1.0 INTRODUCTION

This document provides guidance to supplement the Local Development Plan policies on Supplying Energy (Policy 4), Heat Networks (Policy 5), Low and Zero Carbon Generating Technology (Policy 6), and Promoting Sustainable and Active Travel (Policy 11). Specifically, it has been prepared to allow for the assessment of a variety of types of energy development proposals. The Guidance is aimed at:

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

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

Figure 1: Installed Renewable Energy Capacity in Scotland



Source: BEIS Energy Trends

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

2.0 POLICY AND GUIDANCE

National Policy Context

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

Outcome 2 of the Scottish *Planning Policy* supports the vision of creating a low carbon place through the reduction of carbon emissions and adaptation to climate change. Paragraph 157 states that “*Local development plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area*”.

The Scottish Energy Strategy 2017 identifies a target of 50% of Scotland’s overall energy consumption from renewable resources and to have decarbonised the energy system almost completely by 2050.

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

Table1: CO2 Reduction Targets

Target Reduction in CO2 (%)	Target Year
75	2030
Net zero	2045

National Guidance

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

Table 2: Scottish Government Online Guidance

Onshore Wind Turbines	Wind Farm Developments on Peat Land
Landfill gas	Hydro Schemes
Anaerobic digestion	Woody biomass
Large photovoltaic arrays	Energy from waste (PAN63)
Micro-generation	Deep geothermal
	Energy storage
Heat demands	

This guidance can be accessed at:

<https://www.gov.scot/collections/planning-advice-notes-pans/#renewablesplanningadvice>

A number of documents relevant to the development process for onshore wind farms can be found on Nature.Scot’s website.

Within the Managing Change in the Historic Environment series, Historic Environment Scotland has prepared guidance on Micro-renewables (updated 2020) and Wave and Tidal Energy (2013).

Clydeplan Strategic Development Plan (2017)

The Clydeplan Strategic Development Plan sets, through Policy 10, out a positive policy framework for renewable heat and energy provision including a regional spatial framework for onshore wind provision.

Local Policy Context

Local Development Plan

This Supplementary Guidance supports Policies 4, 5, 6 and 10 of the Inverclyde Local Development Plan.

Policy 4 offers in principle support to energy developments which contribute to a reduction in greenhouse gases. All energy applications will be assessed against this and other relevant Local Development Plan policies.

Policy 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 Plans 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.

Policy 5 promotes the creation of or connection to heat networks.

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.

Policy 6 meets the requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997 by supporting the installation of low and zero-carbon generating technologies in new buildings.

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 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 handbooks.

Policy 11 requires the inclusion of electric vehicle charging infrastructure in new developments in line with standards to be set out in this Supplementary Guidance.

Policy 11 – Promoting Sustainable and Active Travel

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

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

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

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

Climate Change Plan

Inverclyde Council's Climate Change Plan 2018 sets out the Council's strategy for reducing its Council greenhouse gas emissions and adapting to climate change. This includes a target of reducing the Council's greenhouse gas emissions by 16% from a 2007/08 baseline by 2021/22.

3.0 WIND ENERGY IN INVERCLYDE

Based on application numbers, wind energy developments are currently the most popular type of renewable energy proposals and this type of development is Scotland’s fastest growing renewable energy source – a trend which is expected to continue. By the third quarter of 2020 there was 8.4GW of installed onshore wind capacity in Scotland with another 4.3GW of capacity consented and 4.1GW in planning (*Scottish Renewables*)

Applications for wind energy developments are dealt with according to size, with proposals for up to 50 megawatt generating capacity determined by the Council, and larger proposals determined by the Scottish Government.

Wind turbines can be classified according to height to blade tip. The Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley (2014) identifies the following categories:

Table 3: Wind Turbine Classification

SIZE	CATEGORY
15 – 30m	small
31 – 50m	small/medium
51 – 80m	medium
81 – 120m	large
over 120m up to around 150m	very large

Spatial framework for wind energy

Scottish Planning Policy requires planning authorities to set out a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities. Table 4 replicates the Scottish Planning Policy criteria for establishing spatial frameworks.

Table 4: Spatial Framework – extract from Scottish Planning Policy

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

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

The Spatial Framework criteria apply to Inverclyde as follows:

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

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

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

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

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

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

Figure 2 illustrates the spatial framework for onshore wind farms in Inverclyde, taking account of the Group 1-3 categories set out in Scottish Planning Policy. Figure 3 illustrates the areas of significant protection in Inverclyde, being those designations identified under Group 2.

Figure 2: Inverclyde Council Spatial Framework for Onshore Wind Farms

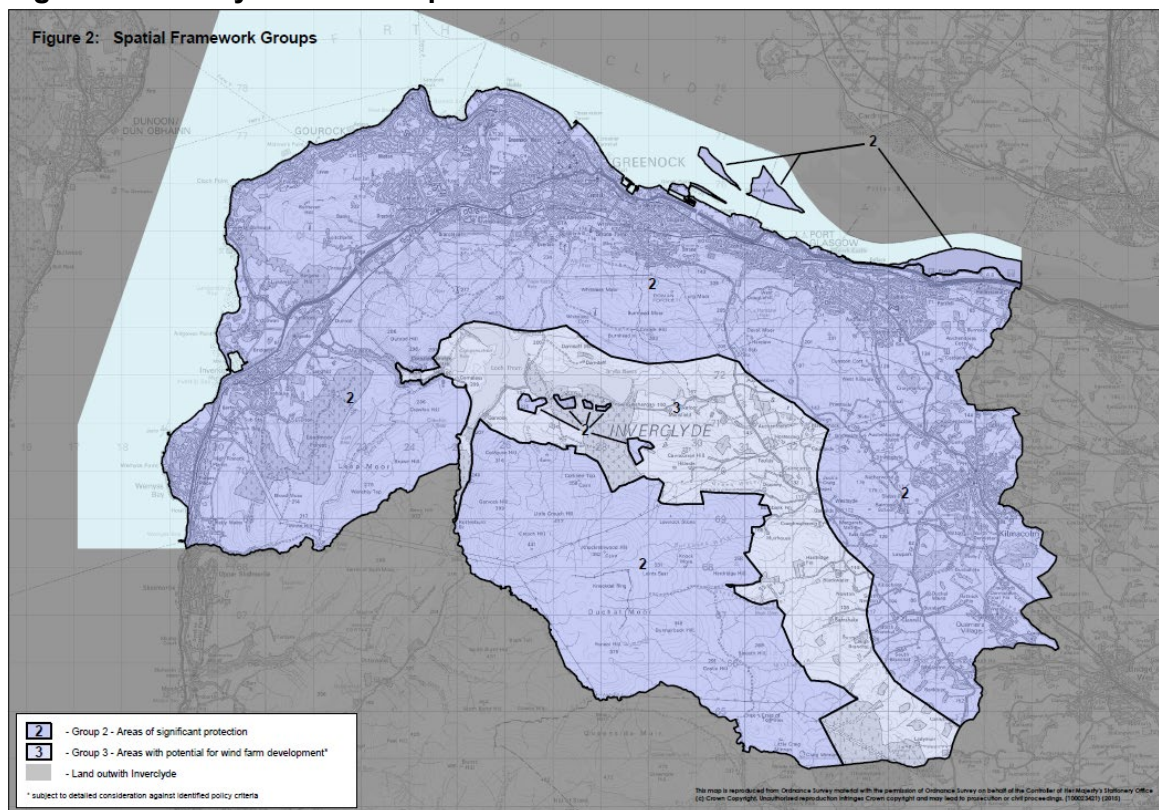
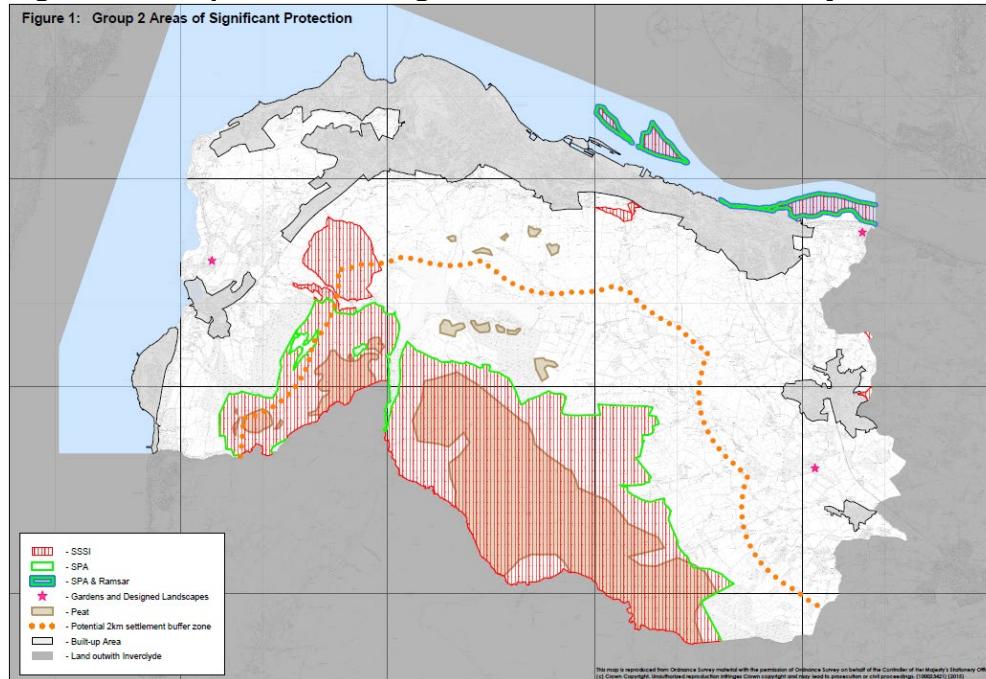


Figure 3: Group 2 Areas of Significant Protection in Inverclyde



Assessing Proposed Wind Energy Development Proposals

The spatial framework indicates Group 3 areas where wind farms proposals are likely to be acceptable subject to detailed consideration and Group 2 areas where wind farms may be appropriate in some circumstances, if any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

In addition, all proposals will be assessed against all relevant policies of the adopted Local Development Plan and in particular the criteria of Policy 4 - Supplying Energy. Further guidance in relation to Policy 4 criteria is set out below.

- *the resources protected by the Plans historic buildings and places and natural and open spaces chapters*

Biodiversity and geodiversity - Wind energy proposals are required to take into account the impact on international and national designated biodiversity and geodiversity resources. Developments will only be acceptable where any negative impacts can be satisfactorily overcome. Developers will also have to assess the attributes of local designations such as Local Nature Reserves and Local Nature Conservation Sites to determine the potential impact of their development and what mitigation measures should be implemented.

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

Landscape – The impact of wind energy developments on the landscape is a key consideration. Wind energy proposals will be considered against the Landscape Capacity Study for Wind Turbines in Inverclyde (2014) which is available on the Council website.

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

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

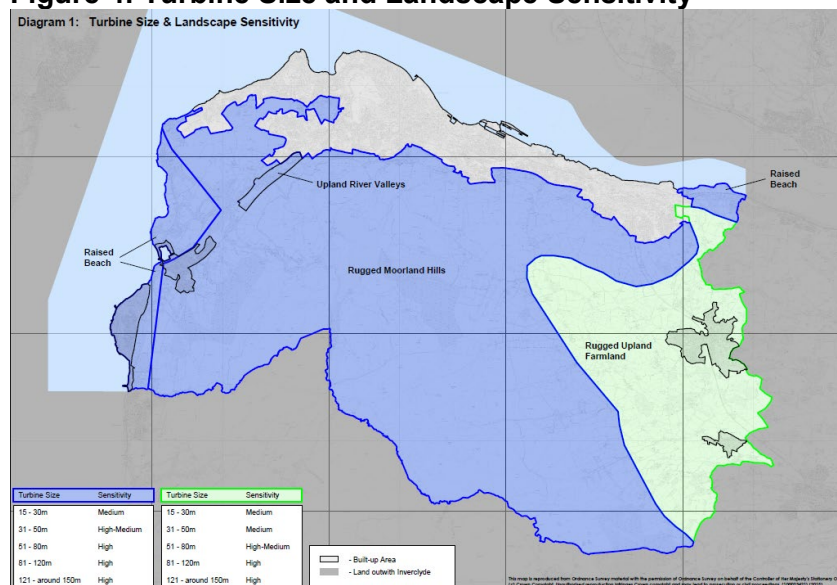
The sensitivity of the landscape to small, small-medium, medium, large and very large turbines within each landscape character typology is summarised in Table 5. Figure 4 shows the sensitivity of the landscape types to each size of turbine.

Table 5: Landscape Character Type, Turbine Size and Sensitivity

APPENDIX 1 - Landscape Character Type, Turbine Size and Sensitivity

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

Figure 4: Turbine Size and Landscape Sensitivity



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

elements of the area such as landscape, views, tourism, recreation and natural heritage designations.

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

Historic Buildings and Places - In addition to Gardens and Designed Landscapes referred to in the Spatial Framework, Inverclyde has a number of other historic buildings and places including Listed Buildings, Scheduled Monuments and archaeology sites. The impact of wind energy developments on historic building and places requires to be taken into account. Development will normally be permitted only where there is no significant adverse effect on such buildings and places, or where mitigation can be carried out to satisfactorily reduce any negative impact.

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

Woodland - Where a proposal for wind turbines will result in woodland removal, the Scottish Government's Policy on the Control of Woodland Removal will be a material consideration, as will the Forestry and Woodland Strategy for Glasgow City Region (2020) and Policy 35 of the Local Development Plan which requires the impact on woodland to be considered. Depending on the quality of the woodland, compensatory planting may be acceptable mitigation in instances where woodland will be lost. However, this will not be sufficient mitigation if the woodland to be lost is ancient semi-natural woodland as paragraph 194 of Scottish Planning Policy (2014) states that planning should protect and enhance ancient semi-natural woodland as an important and irreplaceable resource.

- **The amenity and operations of existing and adjacent uses**

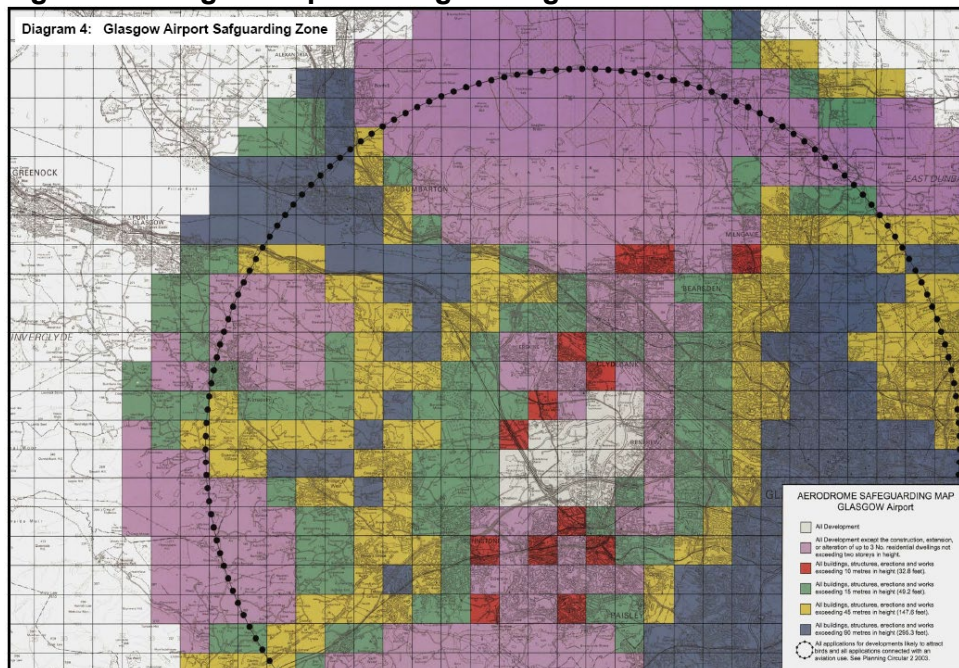
Noise – the noise from wind turbines can be an issue for nearby residents, whether it is the mechanical noise from turbines with gearboxes or it is the 'swoosh' noise from the blades moving. Proposals for wind turbines will not be acceptable where residents are impacted by noise generated from turbines. Developers will be required to provide a Noise Impact Assessment indicating likely noise impact and mitigation measures ensuring turbines are sufficiently distanced from individual residences or communities can avoid noise problems.

Shadow Flicker - When the sun passes behind the blade of a turbine as it rotates, it can cast a flickering shadow which can cause problems for neighbouring properties. The extent to which it is an issue depends on the location and direction in which the turbine is positioned. This can be alleviated by a suitable separation distance between residents and turbines or through technology to calculate very precisely whether flicker will occur shut turbines down at these times. Developers will be required to demonstrate that the elimination of shadow flicker has been addressed to the Council's satisfaction.

Notifiable installations and exclusion zones - In Inverclyde there is a large gas transmission pipeline running from west to east and south east across a large part of the rural area with a consultation zone of 22m on either side. A military technical site also runs north to south at Burnhead Moor with a consultation zone of 25m either side (See Figure 5). Proposed wind

<http://www.nats.co.uk/windfarms> where self-assessment maps can also be consulted, and to consult with the Civil Aviation Authority and Ministry of Defence as part of the scoping exercise.

Figure 6: Glasgow Airport Safeguarding Zone



- **Telecommunication and broadcasting interest**

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

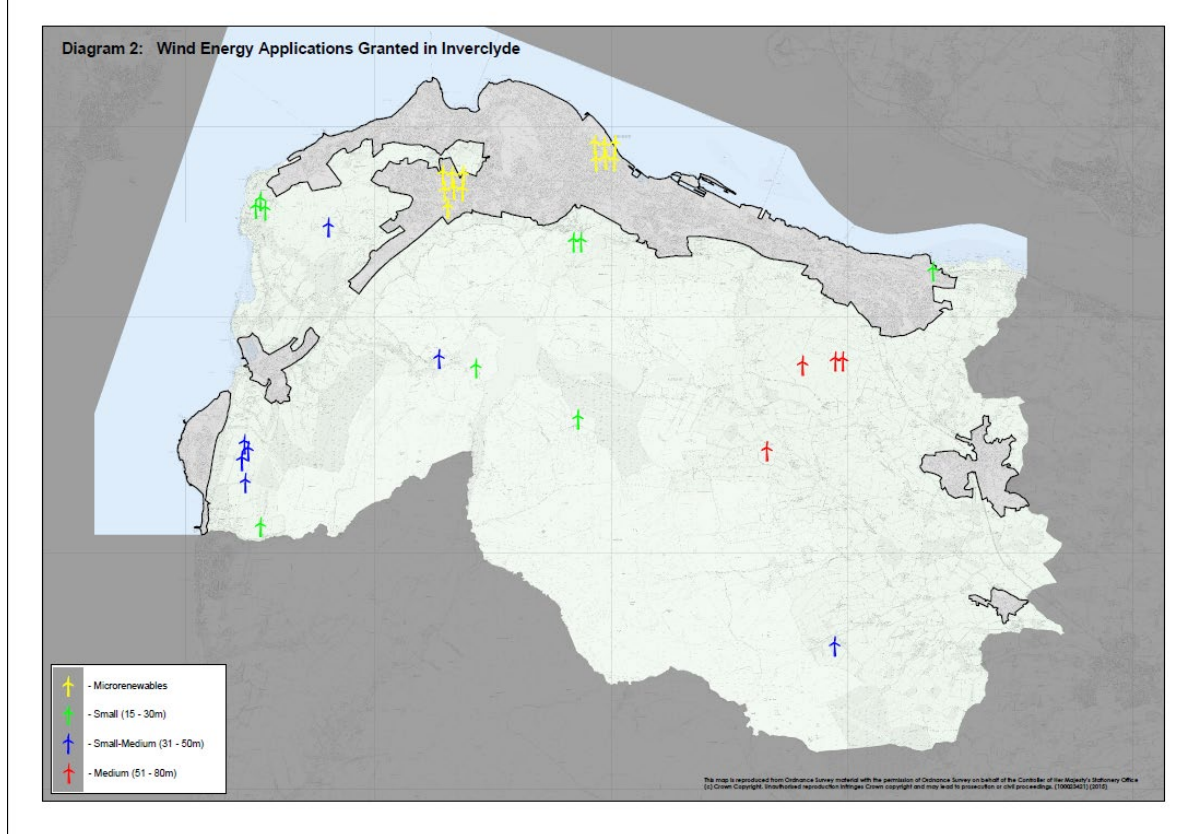
- **Traffic and pedestrian safety**

The impact of wind turbines on traffic and pedestrians can occur at both the construction stage and when they are installed. The abnormal size of the integral parts of a turbine can cause transport issues for the road network leading to a development site, which can result in delays to surrounding settlements. A traffic and transport report may be required by the Council where the delivery of turbines is anticipated to impact on the road network. The siting of proposed wind turbines will be required to ensure that they do not present any threat to traffic or pedestrians by virtue of being too close to public roads or footpaths.

- **Cumulative impact**

Cumulative impacts arising from the combined effect of the proposal with other existing, approved or proposed wind energy developments need to be considered. Figure 7 illustrates the location of permitted wind turbines within Inverclyde at March 2020. Cumulative impact should also take account of existing, permitted and proposed wind turbines within a 35 km zone of the proposed site as advised in Nature.Scot's guidance on assessing the cumulative impact of onshore wind developments which will be a material consideration in the assessment of proposals.

Figure 7: Wind Energy Applications Granted in Inverclyde



Decommissioning and Restoration

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

4.0 OTHER RENEWABLE ENERGY TECHNOLOGY

The main types of renewable energy other than wind are listed below and will also be assessed against the criteria of Policy 4.

Hydro

The majority of hydro schemes in Inverclyde are likely to be small 'run-of-the river' schemes where water is taken from a river from behind a low weir, with no facilities for water storage and returned to the same water course after passing through the turbine. These would be primarily for domestic/ individual landowner use with an output of under 100Kw. The Council is supportive of this type of scheme in the right location where there would be appropriate mitigation of any negative impact on access, visual amenity and landscape, natural and built heritage designations and tourism and recreational uses. Key considerations specific to hydro schemes will be:

- Impact on the water environment, including habitats, in relation to water flow and flood risk
- Landscape and visual impact depending on the gradient of the water course
- Impact on water based recreational use

Micro wind

At a domestic or commercial level, small turbines can be free standing or mounted on buildings. Certain micro wind developments may be classed as Permitted Development. Where this is not the case, they will be determined through the submission of a planning application where key considerations will be:

- Impact on historic buildings and places
- Impact on the amenity and operations of existing and adjacent uses

Solar/Photovoltaics

There are three ways in which to exploit solar power; firstly, through the installation of solar panels on buildings to absorb sunlight as a source of energy for conversion into electricity or heat; secondly through photovoltaics which convert sunlight directly into electricity and heat, and finally passive solar gain through the orientation of buildings to make maximum use of the sun. These can be in a variety of locations provided there is ample solar irradiation and electricity connection. Inverclyde Council is supportive of the use of this technology in the correct location where proposals. Key considerations will be:

- Location, topography and orientation of solar farms
- Glint and glare impact on nearby properties, road traffic and aviation, especially where panels track the sun
- Ecological impacts on biodiversity and risk of flooding
- Impact of building-mounted solar panels on historic buildings and places

Biomass

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

- Impact on communities and residential amenity
- Adverse impact on local air quality

Geothermal

There are two main types of geothermal. Deep geothermal is a source of heat at a depth of 100m or beyond. It is a large scale process and would require an Environmental Impact Assessment. Ground source heat pumps use pipes which are buried in shallower depths in the earth to extract heat from the ground. This can be used to heat radiators, underfloor or warm air heating systems and hot water in the home. Unless in a location affecting a listed building or within a conservation area, ground source heat pumps are usually considered permitted development and do not require planning permission. Key considerations will depend on the scale of proposals but will be likely to include:

- Impact on the water environment, particularly ground water
- Impact on adjacent residents and activities

Anaerobic Digestion and Energy from Waste

Anaerobic digestion is where organic matter found in wet biomass waste, sewage sludge animal manure and waste food is broken down to produce methane-rich biogas which can be burned. Energy from Waste systems use gases produced from the direct incineration of waste to produce heat, electricity steam or hot water. It is generally considered to be an industrial process and most likely to be suitably located in industrial locations, although the source of the fuel e.g. landfill gas, and connection to the user of the energy produced will also be a factor. Key considerations for this type of development will be:

- Impact on the amenity of local residents and businesses
- Pollution prevention
- Visual impact of a tall chimney and necessary design requirements

5.0 COMMUNITY BENEFITS

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

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

6.0 HEAT NETWORKS

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

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

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

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

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

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

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

8.0 ELECTRIC VEHICLE CHARGING STANDARDS

Electric vehicle charging infrastructure will be required in new developments in line with the following standards.

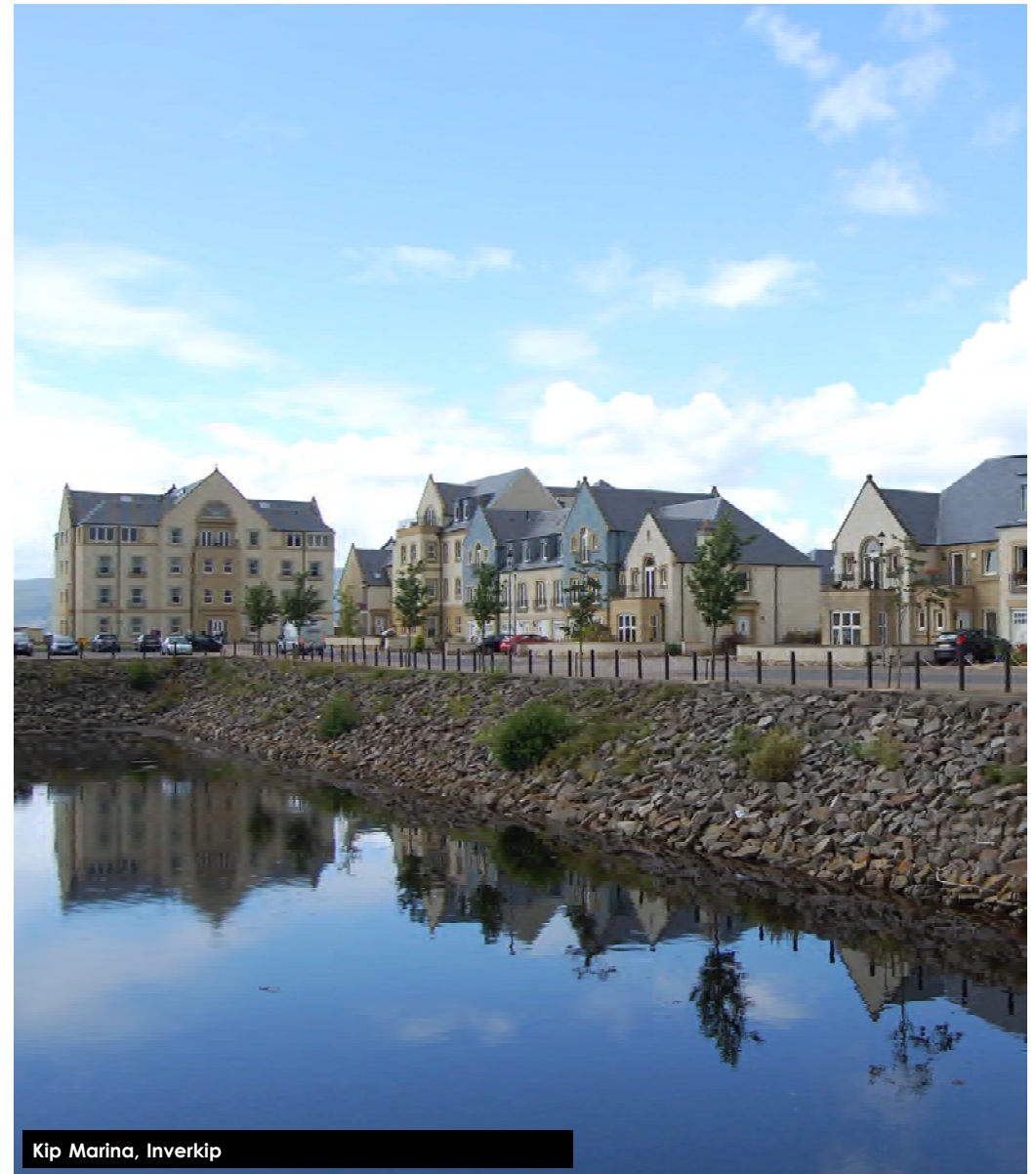
Table 6: Requirements for Electric Vehicle Charging Points

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

Planning Application Advice Notes

CONTENTS

- 1.0** Purpose and Background
- 2.0** The PAANs
 - 1** Backland and Tandem Residential Development
 - 2** Single Plot Residential Development
 - 3** Private and Public Open Space Provision in New Residential Development
 - 4** House Extensions
 - 5** Outdoor Seating Areas
 - 6** Dormer Windows
 - 7** Windows and Rooflights in Conservation Areas and Listed Buildings
 - 8** Siting and Design of New Houses in the Green Belt and the Countryside
 - 9** Siting and Design of New Farm Buildings
 - 10** Signage and Advertisements
 - 11** Shopfront Design



Kip Marina, Inverkip

PLANNING APPLICATION ADVICE NOTES

1.0 Purpose and Background

1.1 The purpose of this Supplementary Guidance is to supplement certain policies and proposals in the Local Development Plan. The policies that are most affected and require this additional advice are outlined in Section 2.0 and relate mainly to residential development proposals.

1.2 The Supplementary Guidance is a material consideration for the Council in the assessment of all relevant planning applications under the policies listed in Section 2.0. It should be read in conjunction with other relevant policies of the adopted Local Development Plan.

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

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

1.5 The PAANs are designed to assist applicants to submit their proposals without having to amend them later on in the assessment process. Without having first discussed the advice available with officers, proposals are likely to require amendment

leading to applicants facing additional expense preparing revised plans and re-notifying neighbours.

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

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

2.0 The PAANs

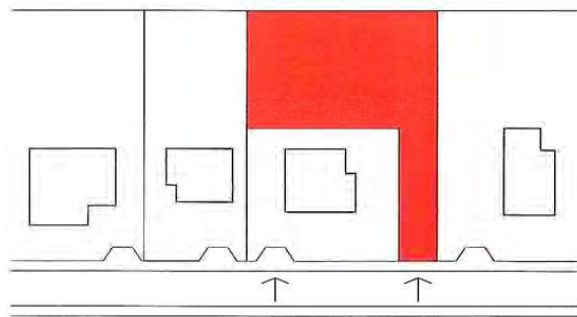
Planning Application Advice Note No. 1

BACKLAND and TANDEM RESIDENTIAL DEVELOPMENT

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

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

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



Backland Development

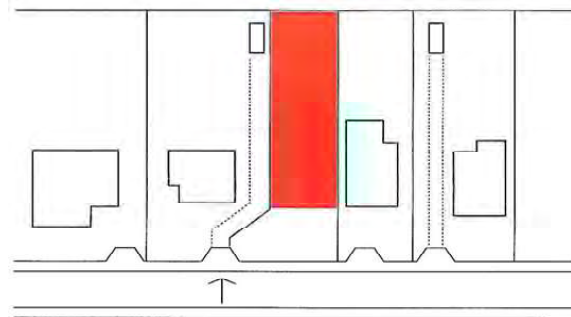
Applications for backland residential development will be considered with reference to the following:

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

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

- The impact on traffic safety.

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



Tandem Development

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

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

- Compatibility with established development.

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

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

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

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

- The impact on traffic safety.

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

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

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

- Compatibility with established development.

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

Applications in conservation areas

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

will not generally be supported.

Applications in the grounds of listed buildings

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

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

Trees

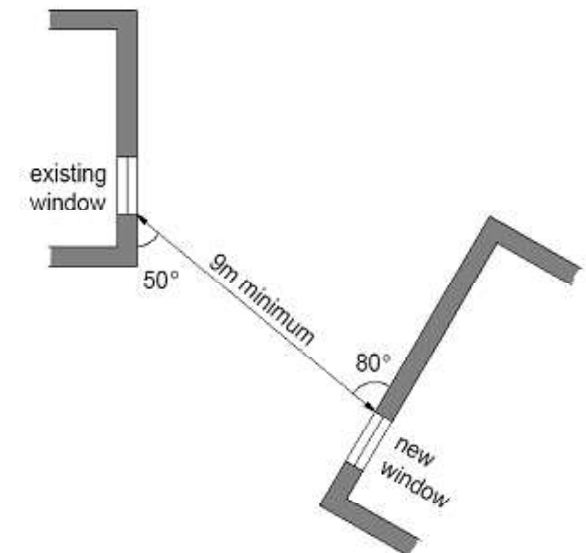
Some backland and tandem sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree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

Window intervisibility

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

Minimum Window to Window Distances (metres)

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



Planning Application Advice Note No. 2

SINGLE PLOT RESIDENTIAL DEVELOPMENT

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

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

Infill plots will be considered with reference to the following:

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

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.

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

- The level of on site car parking should accord with the National Roads Development Guide, should be comparable with the established pattern in the street and be capable of being implemented without detriment to road safety.

Applications in Conservation Areas

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

Applications in the grounds of listed buildings

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

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

Trees

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

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

Window intervisibility

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

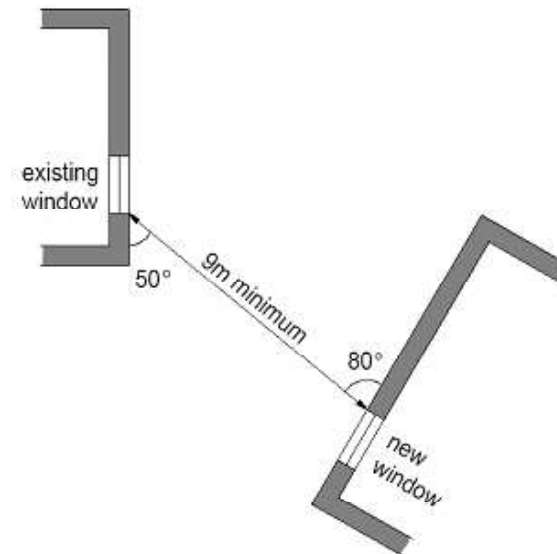


Brisbane Street, Greenock

Minimum Window to Window Distances (metres)

Angle at window of house/extension etc. to be erected not more than:

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



Planning Application Advice Note No. 3

PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

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

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

Types of development

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

SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

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

LARGE SCALE INFILL

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

GREENFIELD / EDGE OF TOWN

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

FLATTED INFILL

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

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

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

Private Garden Ground

SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

- new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. In all instances the minimum window to window distances below should be achieved.

FLATTED INFILL DEVELOPMENTS

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

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

- the following minimum sizes shall apply:
 - Rear / private garden depth - 9 metres, although where the rear garden does not back onto residential property or where dwellings in

neighbouring properties are significantly distant, this may be reduced if an area of screened side garden of size equivalent to a rear garden with a 9 metre depth can be provided.

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

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

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

Public Open Space

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

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.
- It will be the responsibility of the developer to equip the play areas. Children’s play areas and kickabout areas should comprise 0.32 ha per 1000 population.

Location of Play Areas

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

Any new open space and play provision requirements, or changes to existing requirements, identified in a future Inverclyde Greenspace Strategy will supersede those identified above.



Former Bridge of Weir Hospital

PLANNING APPLICATION ADVICE NOTES

Planning Application Advice Note No. 4

HOUSE EXTENSIONS

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

The following advice sets out standards that the Council expect proposals to comply with. Consideration will also be given to contemporary and/or innovative proposals which are considered to have a positive impact on the amenity, character and appearance of the property and its surroundings.

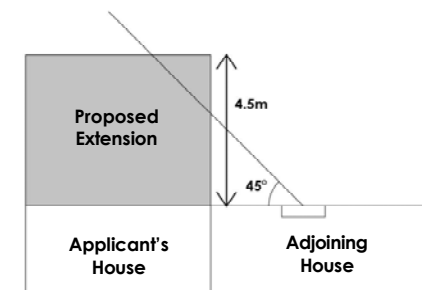
Rear extensions

- Single storey extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the original house.
- Two storey extensions will be considered on individual merit. They should not extend beyond 3.5 metres from the rear wall of the original house or result in unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres

(single storey) from the rear wall of the original house, then the house may be similarly extended to equal size.

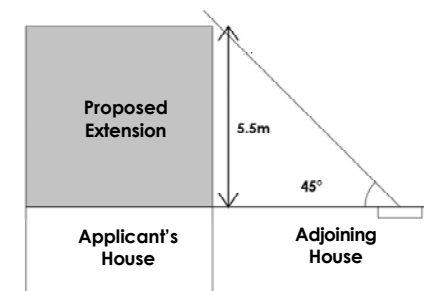
- An extension should not result in more than 50% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres above ground level or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, or if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- The extension should be finished in materials to compliment those of the existing house.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

ACCEPTABLE



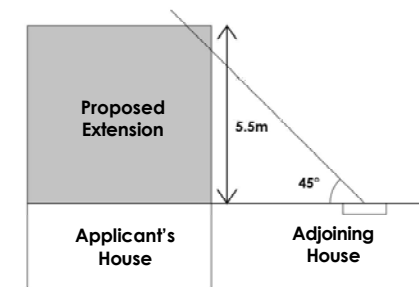
Extension encroaching 45 degree line

ACCEPTABLE



Extension more than 4.5 metres but not

NOT ACCEPTABLE



Extension encroaching 45 degree line

Side extensions

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

Conservatories and sun rooms

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

Front porches

- Where applicable, porches should be pitch roofed to match the existing roof.
- Base courses should be finished in materials to match the existing house.

Window intervisibility

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

Minimum Window to Window Distances (metres)

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



Planning Application Advice Note No. 5

OUTDOOR SEATING AREAS

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

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

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

Balconies & Roof Terraces

- These should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing. These should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required. Screening may not be required in cases where

there is no increase in the intervisibility between, and the overlooking of, neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony or roof terrace will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

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



Garden Decking & Raised Platforms

- The position should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised more than 0.5 metres above the original ground levels, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where positioned within 9 metres of the garden boundary and where it will result in an increased view of the neighbouring private/rear

garden area, the erection of screening, either at the decking/platform edge or the garden boundary shall generally be required. Where screening is required and it is in excess of 2.5 metres high above ground level within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed decking/platform will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

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



Planning Application Advice Note No. 6

DORMER WINDOWS

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

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



Design Principles

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

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

Planning Application Advice Note No. 7

WINDOWS and ROOFLIGHTS in CONSERVATION AREAS and LISTED BUILDINGS

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

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

Conservation Areas and Listed Buildings.

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

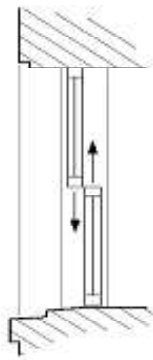
WINDOWS

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

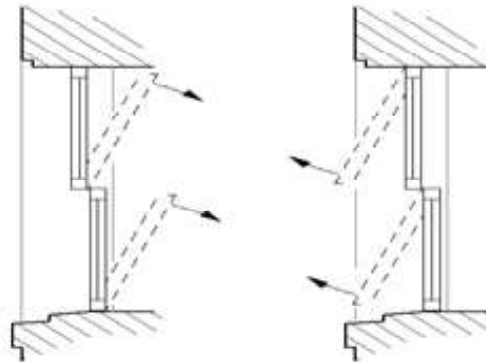
Proposals which accord with the following principles will be recommended for approval.

Listed Buildings (Category A and B)

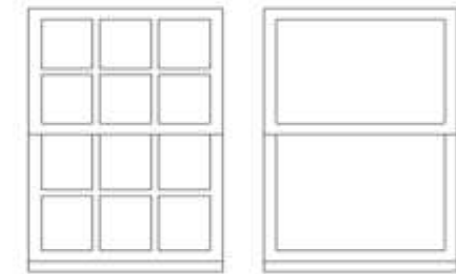
- Replacement windows should match the design of the original windows. For example, if the building was originally fitted with sash and case windows, traditional timber sash and case windows (top and bottom sashes should slide vertically to open) should be used in all elevations.
- Windows should be painted to accord with the original colour.
- Where appropriate, glazing bars should match the original in position and size.
- If sash and case windows are required, the bottom sash should be capable of opening inwards.



Sliding sash & casement window



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



Glazing bars:
Important to match original

Listed Buildings (Category C)

- Replacement windows should match the design of the original windows, although variations to the method of opening will be considered. For example, if the building was originally fitted with sash and case windows, traditional timber sash and case windows (top and bottom sashes should slide vertically to open) or tilting sash windows manufactured in either timber, uPVC or aluminium with a plasticated wood grain effect finish are acceptable options.
- Window frame colour should match the original.
- Where appropriate, glazing bars should match the original in position and size.



Barrhill Road, Gourrock

Conservation Areas

For unlisted buildings in Conservation Areas:

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

ROOFLIGHTS

Traditionally, rooflights were used to light areas such as attics. Modern rooflights have now become a popular and effective way of providing daylight where roofspaces are utilised for

additional accommodation. Modern rooflights can, however, be intrusive, especially if they are oversized, sit considerably above the roof plane, are of square or horizontal proportions or result in a proliferation.

Proposals for new or replacement rooflight windows in Listed Buildings and Conservation Areas will be supported subject to the following criteria:

- In Category A and B listed buildings, original rooflights should only be replaced where absolutely necessary and where the design and proportions of the new rooflight follows that of the original installation. Additional rooflights should be restricted to secondary or less prominent roof slopes.
- Where new or replacement rooflights are proposed, conservation type rooflights should be installed. This is of particular importance on public elevations.
- Rooflights should have low profile framing, be designed with glazing bars where appropriate, be coloured to blend in with roof finish and be flush fitted.
- The position of the rooflights should ensure a balanced and symmetrical appearance to a building.
- Rooflights should be designed with a vertical format and should not be oversized. Several smaller rooflights is preferable to one large rooflight.

Planning Application Advice Note No. 8

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

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

Siting of New Housing

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

Design of Housing

EXTERNAL WALL FINISH

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

BASECOURSES

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

UNDERBUILDING

- Excessive underbuilding should be avoided.

WINDOWS AND DOORS

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

ROOF

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

EAVES / SKEWS

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

ROOFLIGHTS

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

DORMERS

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

PORCHES

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



Converting Buildings to Residential Use

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

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



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

Extending Existing Residential Buildings

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

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

Planning Application Advice Note No. 9

SITING and DESIGN of NEW FARM and FORESTRY BUILDINGS

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

Siting of New Buildings

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

Design of New Buildings

ROOFS

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

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



Lukeston Farm, Bridge of Weir

WALLS

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

Planning Application Advice Note No. 10

SIGNAGE & ADVERTISEMENTS

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

Hoardings

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

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

- rural locations.
- predominantly residential areas.
- on the gables and walls of roadside buildings.



Advance Directional Signs

Advance directional signs for commercial properties will not generally be supported other than in the exceptional circumstance of being necessary in the interests of road safety. Where appropriate, advance signage should be incorporated within the network of national road signage. Advance directional signage solely for the purpose of advertisement will not generally be permitted.

Forecourt Signage

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

Totem Signs

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

Hotels, Bed & Breakfast, Restaurants and Public Houses

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

Car Sales

Due to the size of car sales premises sites can, on occasion, be the subject of excessive signage which can present an image of clutter. Building fascia signage and a single totem sign will be permissible. In addition, incidental advertisement on sale vehicles will also be acceptable. Illumination of signage, where considered to adversely affect nearby residential property or road safety, will not be permitted. The use of flags, flywheels and balloons will not generally be supported.

Free-standing Display Signs / Bus Shelter Signage

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

PLANNING APPLICATION ADVICE NOTES

Temporary Event Signs / Flyposting

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



Shop Signage

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

- Signage should in all cases be limited to the upper fascia. Lettering and advertising shall not generally be permitted on any lower fascia or on pilasters.
- In listed buildings and in conservation areas, fascia advertising shall generally be limited to the name of the business with no extraneous logos permitted. Any non-timber fascia panels should

have a matt non-reflective finish. Illumination will generally only be permitted by way of individual internally illuminated letters or by appropriately designed downlighters.

- Projecting signs should be positioned at upper fascia level.
- In listed buildings and in conservation areas projecting signs should be top hung from a traditional wrought iron bracket. They should have a maximum dimension of 600mm. Internal illumination is not generally permitted. External illumination may be by trough light.

Planning Application Advice Note No. 11

SHOPFRONT DESIGN

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

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

Design and Proportion

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

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

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

Canopies and Awnings

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

Security

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

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

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





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

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

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

Alternative security measures which limit the visual impact on the streetscape will be considered.

Signage

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

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

Where renovation works uncover previous shop signs of historic/heritage interest, the merits and practicalities of retaining that signage should be discussed with the Planning Service.

Inverclyde
council



Regeneration and Planning

Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Tel: 01475 717171

E-mail: ldp@inverclyde.gov.uk

Web: www.inverclyde.gov.uk/ldp

Priority Places

Supplementary Guidance on Priority Places

Introduction

This Supplementary Guidance is one of a suite of supplementary guidance documents supporting the Inverclyde Local Development Plan (2021). Supplementary guidance provides detailed information on specific policies in the Inverclyde Local Development Plan, thereby enabling the Plan to focus on the spatial strategy, main policies and development proposals.

The guidance is aimed at:

- Developers/professionals considering new projects;
- Communities and interest groups considering the benefits/disbenefits of planning applications
- The Regeneration and Planning Service and Inverclyde Council Councillors, who will assess and determine planning applications

The guidance supplements Policy 3 Priority Places, which identifies eight large scale development opportunities which have 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 long term development opportunities have been designated as Priority Places, which reflects the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places.

The guidance supports the redevelopment of the Priority Places by setting out Development Frameworks for each place, which provide further detail on the preferred strategies identified in Schedule 2 of the Plan.

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 existing or 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 enhances 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 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 and access improvements, green infrastructure provision and a community square.
Port Glasgow Industrial Estate	Consolidation of industrial area, housing development and green network enhancement in line with comprehensive masterplan.

The Harbours, Greenock

The site occupies a prime waterfront location immediately north of the A8, at the entrance to Greenock Town Centre. It comprises Victoria and East India Harbours, the A listed Scott's dry dock and approx. 4.84ha of open, flat land with excellent views over the Firth of Clyde. Existing buildings include a restaurant, two maritime related business buildings and an electricity sub-station.

The surrounding area is mixed in nature, with a diverse range of uses, including town centre, retail and light industrial. The site has a history of maritime-related uses associated with the harbours and dry docks, including shipbuilding and commercial shipping.

Outline planning permission and an associated masterplan for a housing led mixed use development was approved in 2006, with subsequent detailed permissions granted for 88 residential flats and a restaurant (the latter was developed in 2014). As the approved masterplan was prepared over 15 years ago, and subsequent development of the Beacon Arts Centre and the restaurant has deviated slightly from it, the masterplan will require to be reviewed and updated ahead, or as part of, any future significant development proposal coming forward.

The Planning Strategy is for a mixed use development due to the sites waterfront location, proximity to the town centre and excellent public transport services. The housing allocation of 240 units set out in Schedule 3 of the Local Development Plan is indicative, with the actual site capacity to be determined through the mix of uses on the site and a design-led approach. Leisure, tourism and commercial maritime-related business and industrial uses are identified to reflect and take advantage of the sites heritage and harbour assets, while also generating employment opportunities in the local area. The site is also a potential location for a new West College Scotland facility.

Supported land uses are:

- a) Residential (Class 9)
- b) Sui generis flatted development
- c) Non-Residential Institutions (Use Class 10) of a tourist and heritage nature that are related to the Harbours maritime use, location and historical importance;
- d) Non-residential institutions (Use Class 10) for educational purposes
- e) Retail (Use Class 1), restricted to the servicing of the above tourism, heritage and leisure uses and not exceeding 250 square metres of gross floorspace?;
- f) Food and Drink (Use Class 3) and use as a Public House;
- g) Financial, Professional and other services (Use Class 2); and
- h) Marine-related business and industrial uses

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

While the site is in close proximity to the town centre, it is poorly connected to it, particularly for pedestrians and cyclists. Full and unhindered cycle/pedestrian access along the waterfront edge and to the Town Centre will be a key requirement. While the core path/NCN75 currently runs along the southern boundary of the site and behind the Beacon Centre, it is proposed that this be re-routed along the western boundary of East India Harbour and along the waterfront in due course. The NCN75 route is to be protected as an attractive greened route, and other harbourside access is to be retained where it does not conflict with operational uses.

Open space should include a mix of green and civic spaces, which provide for a range of formal and informal activities, such as walking, picnics and children's play etc. Landscaping will be required along the southern boundary to reduce noise from the A8 and provide visual screening. The provision of open space, SuDS and landscaping should be integrated to maximise the benefits of these green infrastructure elements.

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

While an Environmental Impact Assessment was submitted with the approved 2006 outline planning application, this will require to be reviewed and updated. Attention is drawn to the site being identified as 'potentially contaminated' and the possibility of protected species being present on the site.

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

Due to the sites location adjacent to the A8 trunk Road, Transport Scotland should be consulted on any new proposed junctions/accesses and a Transport Assessment prepared.

James Watt Dock/Garvel Island, Greenock

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

The surrounding area is generally mixed in nature, comprising commercial industrial units and new housing. The site's location immediately adjacent to the A8 trunk road, and close proximity to Cartsideyke train station and bus services, make it accessible by multiple travel modes.

The site has a history of marine engineering, ship repair and commercial shipping, which is reflected by the presence of several maritime-related businesses around Garvel Dry Dock and the northern promontory, the operational Great Harbour, and the provision of marina facilities at James Watt Dock.

In 2010, planning permission for a residential led mixed use development was approved, in line with an agreed masterplan. Following this, a number of public realm projects and road/access upgrades were completed in 2011, including the creation of contemporary public realm frontage to the 'A' listed Sugar Warehouses, new dual carriageway access and pedestrian crossings, and pathways with hard and soft landscaping. The Sugar Warehouses, which were previously open to the elements, have also been made wind and watertight in preparation for future use. Planning permission was issued for a new marina building in 2017, along with permissions for 137 residential units along the eastern boundary in 2018 and for the use of the Garvel Dry Dock for ship recycling in 2019.

The planning strategy is for a mix of uses. While the masterplan identifies housing as the predominant use, complimented by leisure and tourism, business, hotel, food and drink, and commercial maritime uses, the Local Development Plan requires enhanced protection and support for marine related business and industrial uses. The masterplan, which is now 10 years old, requires to be updated to identify the most appropriate layout of uses across the site, including protection and support for marine related business and industrial uses. The updated masterplan should be prepared ahead, or as part of, any future significant development proposal coming forward.

Supported land uses are:

- a) Residential (Class 9)
- b) Sui generis flatted development
- c) Business (Offices and Light Industry) (Use Class 4);

- d) Assembly and Leisure (Use Class 11)
- e) Hotels and Hostels (Use Class 7);
- f) Residential Institutions (Use Class 8);
- g) Non-Residential Institutions, including education (Use Class 10);
- h) Marine-related business and industrial uses
- i) Retail or Food and Drink (Use Class 1 or 3), where ancillary to the above uses.

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

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

Proposals are required to take advantage of the waterfront location and maintain views over the Firth of Clyde from within and outwith the site, as well as views from the Firth of Clyde toward the waterfront.

While the National Cycle Network 75 and core path are adjacent to the southern boundary (i.e. public footpath of the A8), the provision of new walkways and cycle paths through the site will be required. These should be designed to allow public access to the dockside and water edges where this does not conflict with operational uses.

Open space provision should provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of open space, SuDS and landscaping should be integrated to maximise the benefits of these green infrastructure elements.

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

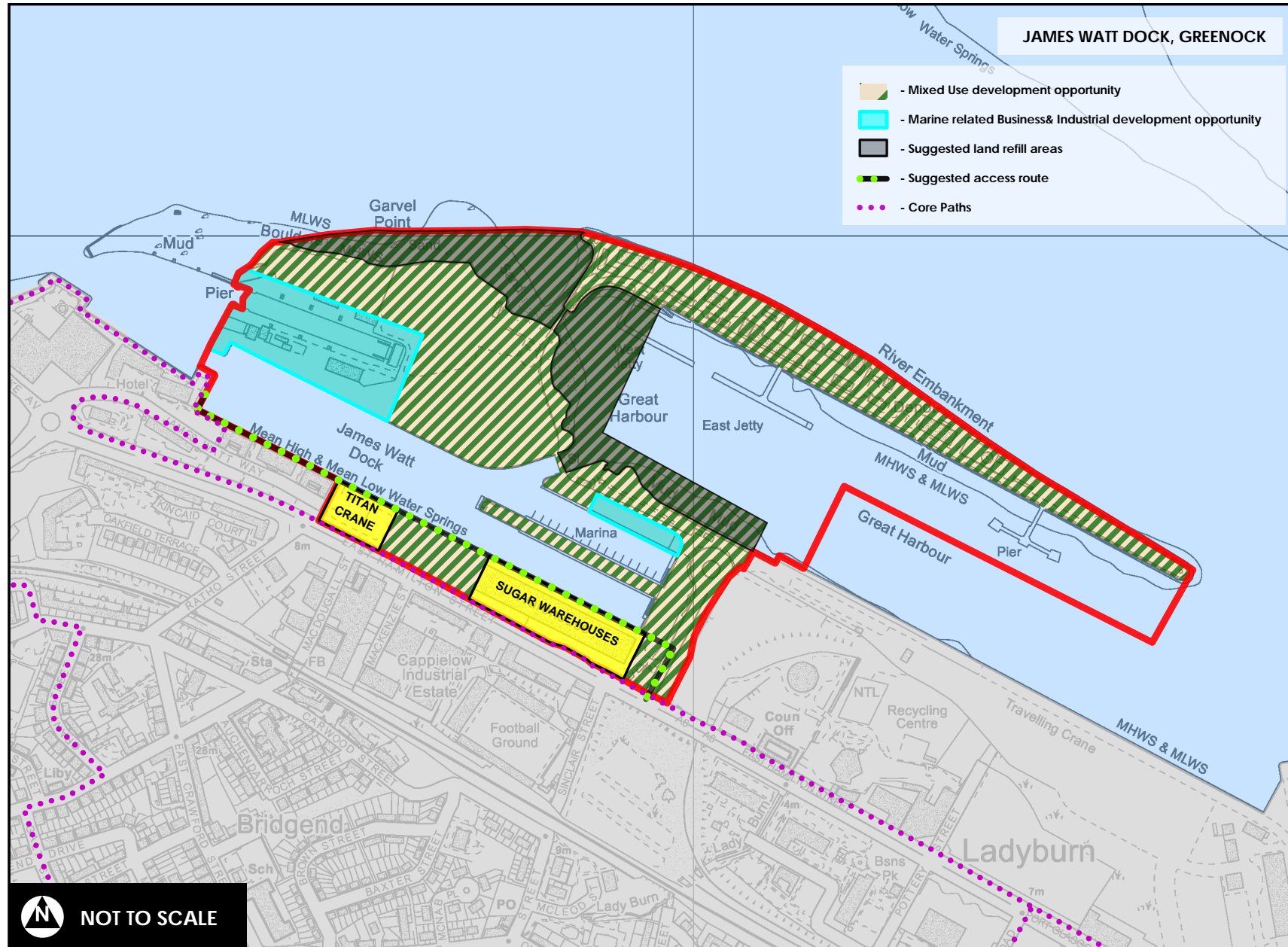
While an Environmental Impact Assessment was submitted with the 2010 outline planning application, this will require to be reviewed and updated. Attention is drawn to the site being identified as 'potentially contaminated' and the possibility of protected species being present on the site.

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

Due to the sites location adjacent to the A8 trunk Road, Transport Scotland should be consulted on any new proposed junctions/accesses and a Transport Assessment prepared.

JAMES WATT DOCK, GREENOCK

- Mixed Use development opportunity
- Marine related Business & Industrial development opportunity
- Suggested land refill areas
- Suggested access route
- Core Paths



Former Inverkip Power Station

The site, which was originally developed in 1970 as an oil fired power station, was decommissioned in 2006. The existing structures were demolished and the site cleared between 2010 -2013, although some small derelict buildings remain within the south-west of the site.

The site is situated alongside the Clyde estuary, north of Wemyss Bay and adjacent to the A78. It is generally flat and extends to 50.4ha hectares, with a developable area covering 17.2ha. The landform and tree cover to the west of the site screens it from the A78 (T) road and the railway line. The Brueacre Burn flows into the site from the east and is culverted within the site, flowing underground before discharging into the Firth of Clyde. A 'diamond' interchange (Brueacre) provides access off the A78(T).

The site has a number of environmental sensitivities, with the south western part protected by a Tree Preservation Order (TPO) and forming part of the Wemyss Plantation Local Nature Conservation Sites (LNCS) and Ancient Woodland. The site also includes large areas of native broadleaf woodland, with a range of other habitats considered of ecological value at the site level.

There is a City Deal project to carry out road improvements around Inverkip to enable the future development of the site. Vehicle access for the development will include two points off the A78, with a new roundabout to be constructed towards the north of the site; and junction improvements to the existing Brueacre junction to the south. A traffic signal arrangement will be implemented for the A78 junctions with Main Street (north) and Kip Marina., The existing northbound exit slip on the Brueacre junction is to close once 30% of the site is constructed in order to improve vehicular safety and movement. The existing slip roads at Brueacre Junction will still be available to access the site and exit to the south.

A planning in principle application for a residential-led mixed use development (20/0316/IC) was submitted in December 2020. That application, which is supported by an indicative masterplan, is for up to 650 residential dwellings; a neighbourhood centre incorporating retail, commercial and employment uses; leisure related uses; community facility; formation of a roundabout on A78 and alterations to Brueacre junction; landscaping, open space, play areas and recreational areas, with associated footpaths and access.

Supported Uses:

- Residential (Class 9)
- Sui generis flatted development

- Neighbourhood Retail (class 1)
- Financial and professional services (class 2)
- Food and Drink (class 3 and sui generis)
- Small scale business and employment uses (class 4)
- Childcare facilities (class 10)
- Leisure uses (class 11).

Proposals are required to take advantage of the waterfront location and maintain views over the Firth of Clyde from within and outwith the site, as well as views from the Firth of Clyde toward the waterfront.

Open space should provide for a range of formal and informal activities, such as walking, picnics and children's play etc., with the daylighting of the Brueacre Burn forming a central feature of this provision. Pedestrian and cycling access should be provided throughout the development and along the waterfront, with the extension of the existing coastal path through the site being a key requirement. Public access to the existing slipway is required. The provision of open space, SuDS and landscaping should be integrated to maximise the benefits of these green infrastructure elements.

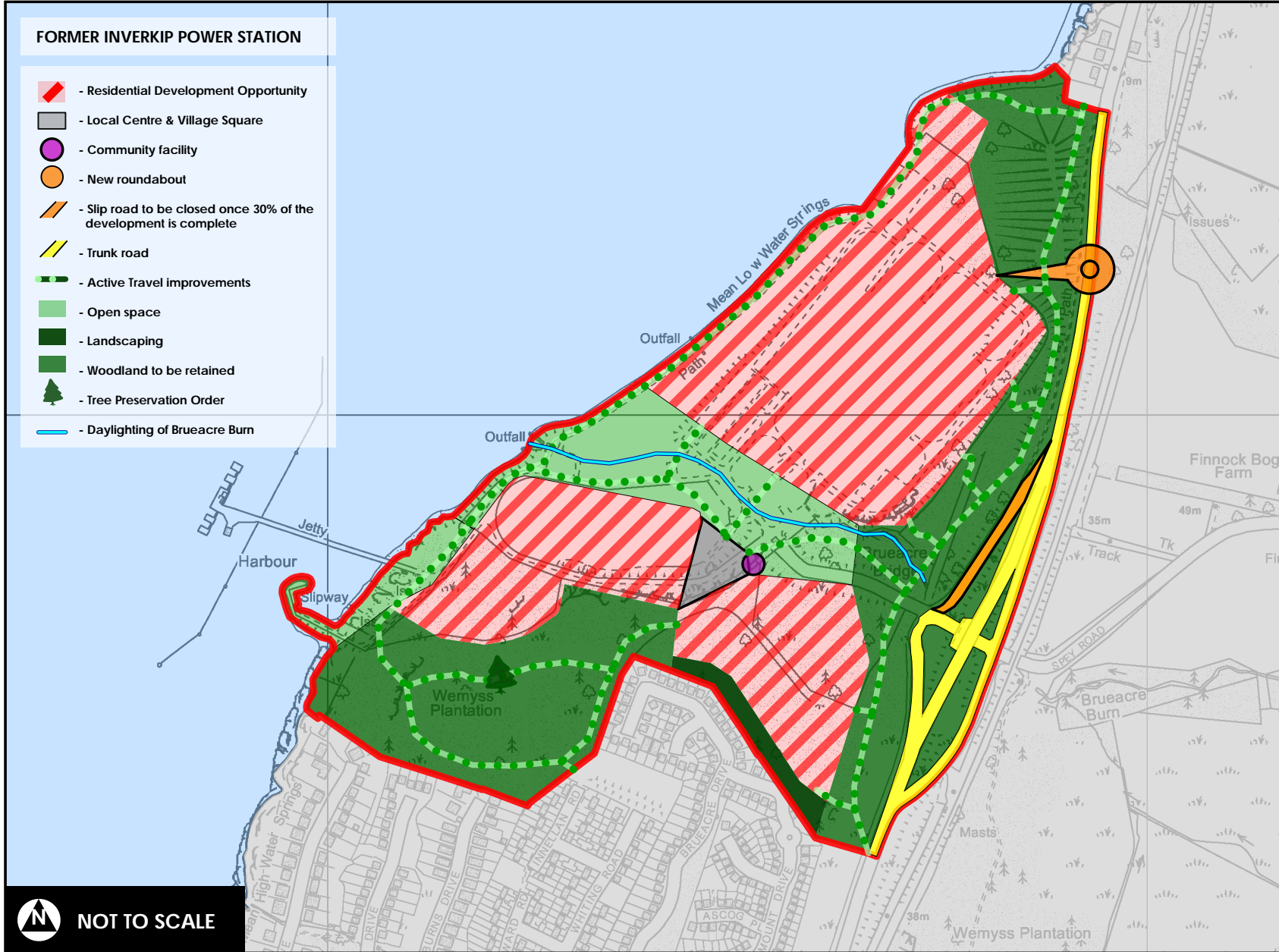
Given the environmental sensitivity of the site and its identification as 'potentially contaminated', detailed development proposals require to demonstrate how the mitigation and enhancement measures identified in any Environmental Impact Assessment, Ecological Appraisal and other related surveys have been incorporated and will be maintained and funded in the future.

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

The Glasgow Central to Wemyss Bay railway runs close to the Brueacre junction and Network Rail seeks early engagement with the developer on the design of the new roundabout/junction option to ensure protection of its assets in this location. Due to the site's location adjacent to the A73 trunk Road, Transport Scotland should be consulted on any new proposed junctions/accesses and a Transport Assessment prepared.

FORMER INVERKIP POWER STATION

-  - Residential Development Opportunity
-  - Local Centre & Village Square
-  - Community facility
-  - New roundabout
-  - Slip road to be closed once 30% of the development is complete
-  - Trunk road
-  - Active Travel improvements
-  - Open space
-  - Landscaping
-  - Woodland to be retained
-  - Tree Preservation Order
-  - Daylighting of Brueacre Burn



Peat Road/Hole Farm, Greenock

Peat Road/ Hole Farm is a 16.4ha former housing area to the west of Peat Road and south of the Glasgow to Wemyss Bay rail line in Greenock. The site is in an elevated position and slopes down to the north. It is largely covered by unmaintained grass and scrubland, along with hardstanding areas and roads and street lighting associated with the area's previous development coverage, with some of the roads still in use. Residential areas lie to the south, east and west of the area, with a primary school also to the south. The area is well served by ready access to Drumfrochar station and is within easy reach of the A78 trunk road, with a core path running along its western and southern boundaries.

The planning strategy is for the creation of a mixed tenure 'new neighbourhood', comprising of predominantly new low density housing and associated open space provision and greening, where appropriate. Community facilities and other small scale neighbourhood uses would also be acceptable. The size and topography of the area means it may also be suitable for green network enhancements e.g. tree planting on a reasonable scale, and due to its location close to the countryside and Clyde Muirshiel Regional Park, there are good opportunities for improving existing and introducing new green network links between the countryside and urban area.

Supported land uses are:

- a) Residential (Class 9)
- b) Sui generis flatted development
- c) Community Facilities (Use Class 10);
- d) Neighbourhood Retail (Use Class 1)

A comprehensive masterplan requires to be prepared ahead, or as part of, any future significant development proposal coming forward. This should identify developable areas and green network enhancements, and should take account of the elevated, sloping and relatively prominent location of the site.

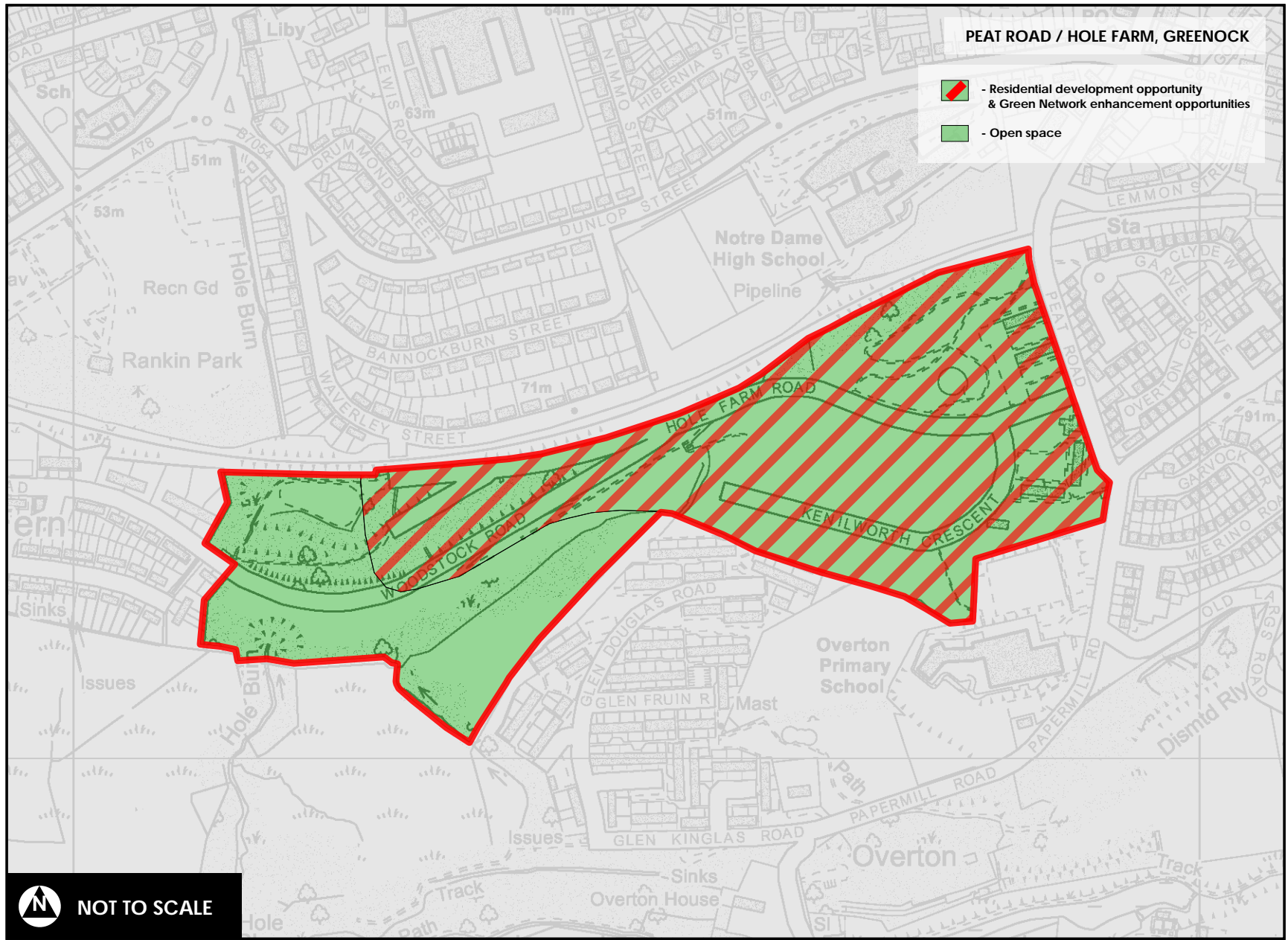
Open space should provide for a range of formal and informal activities, such as walking, picnics and children's play etc. The provision of open space, SuDS and landscaping should be integrated to maximise the benefits of these green infrastructure elements. The areas of native woodland within the western part of the site are to be retained as open space.

Parts of the site are at significant risk of surface water flooding. There may also be a fluvial flood risk, due to the potential presence of culverted watercourses through the site. Development proposals will therefore need to be supported by a Flood Risk Assessment. Where appropriate, opening-up of culverts will be a requirement, along with the provision of appropriate buffer strips.

Attention is drawn to the fact that the site is identified as potentially contaminated.

PEAT ROAD / HOLE FARM, GREENOCK

-  - Residential development opportunity & Green Network enhancement opportunities
-  - Open space



 NOT TO SCALE

Spango Valley, Greenock

The site covers 56ha and is located on the south western edge of Greenock, between the A78 and the Glasgow to Wemyss Bay railway line. The majority of this area was originally developed by IBM in the 1950's for the manufacture of various microelectronic products, with the former Greenock High School located within the northern part. IBM's operations gradually reduced over a number of years and ceased completely in September 2016, while the former school buildings were demolished in 2013. Planning permission for a new prison on the former school site was granted in 2011 and the Scottish Prison Service has confirmed that this remains its preferred use for the site.

The planning strategy for the area seeks to balance its long standing industrial use with the clear need for a wider range and mix of uses to progress development. The former Greenock High School site is identified for a new prison. The former IBM site is identified for up to 50% housing, with at least 35% retained for business and industrial uses (Class 4, 5 and 6), with complimentary uses such as neighbourhood retail, park and ride and open space..

Supported uses are:

- a) Business (Use Class 4), General Industrial (Use Class 5) and Storage or Distribution (Use Class 6);
- b) Residential (Class 9);
- c) Sui generis flatted development
- d) Residential Institutions (Use Class 8);
- e) Non-residential Institutions (Use Class 10);
- f) Secure Residential Institutions
- g) Neighbourhood Retail (Use Class 1) and Food and Drink (Use Class 3)
- h) Appropriate renewable energy uses.
- i) Park and Ride

A comprehensive masterplan, covering the full site (excluding the prison site) and all ownerships, will be required in order to agree the appropriate layout of uses and suitable siting and design principles. The masterplan requires to be prepared ahead, or as part of, any future significant development proposal coming forward

It is important that access to public transport services and the active travel network is maximised. Active travel routes should be provided running east-west and north-south through the site and, where possible, new path links to the Clyde Muirshiel Regional Park should be provided. Road access to the site should be able to accommodate bus service provision, and developers should investigate the running of bus services through the site with operators. The re-opening of the IBM rail halt should be investigated,

and it is the Council's strong preference that this is achieved. Early engagement with Network Rail is required on this matter and on the design and construction of any connections and parking facility associated with the rail station. Development should avoid the requirement for increased use of the Dunrod level crossing to the south of the site.

An Integrated Green Infrastructure Study of the site was undertaken by the Glasgow and the Clyde Valley Green Network Partnership in 2012. The study identifies opportunities for combined/integrated benefits across the five green infrastructure topics; water management, access networks, habitat networks, open space and stewardship. For example, it recognises the opportunity for the enhancement of watercourses through the site, including 'daylighting' the Hole of Spango burn; improvement of the SuDS functioning, including a linear wetland, swales and ponds; establishing a green access route across the site which links the north and south sides of the valley and the separate areas of the Regional Park; and a woodland landscape framework to help define development platforms for future use. This study should inform the preparation of a comprehensive masterplan.

Open space should provide for a range of formal and informal activities, such as walking, picnics and children's play etc.

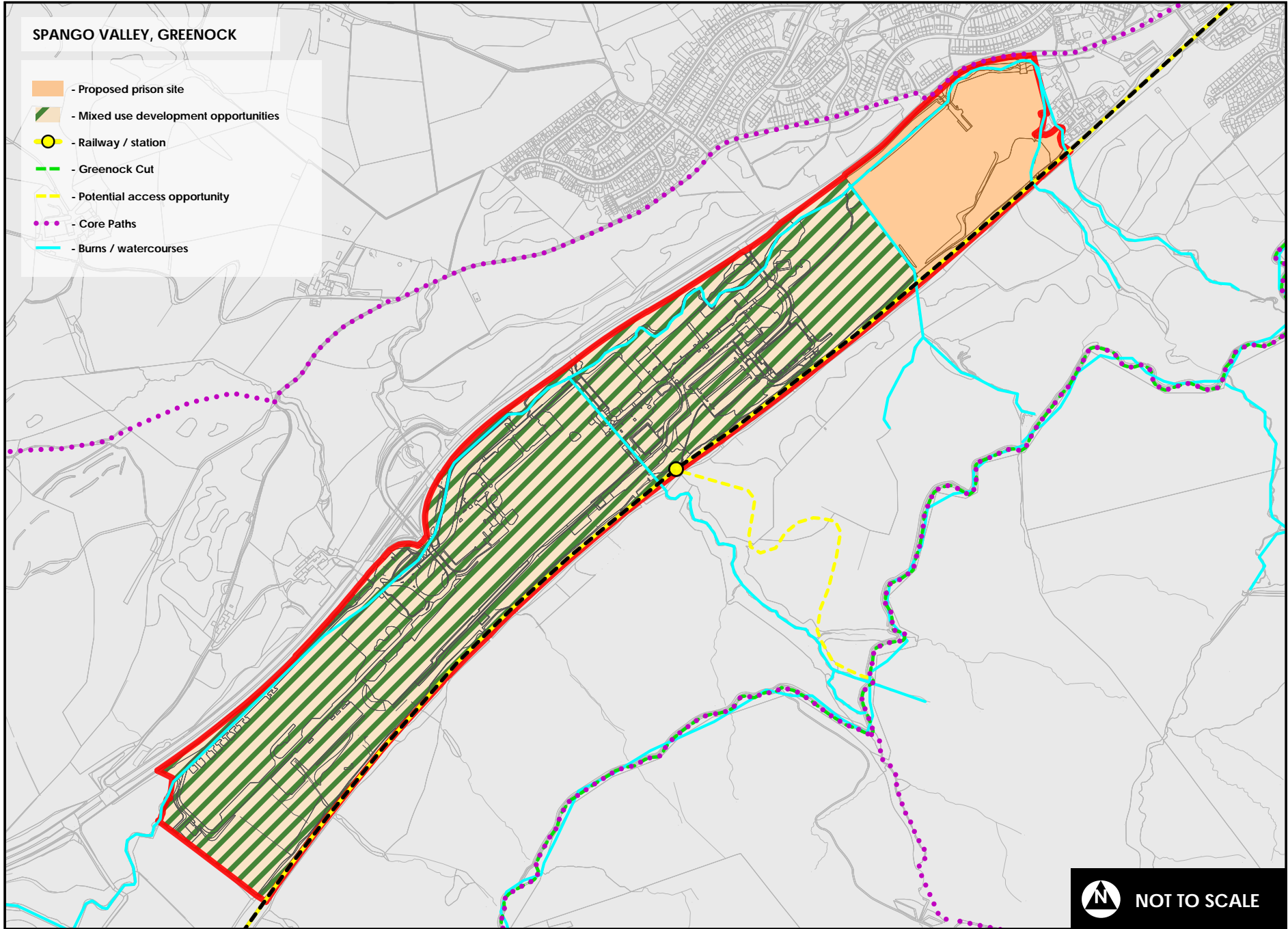
Given the potential presence of protected species, development proposals will require to be supported by an Ecological Appraisal.

As parts of the site are at significant risk of river and surface water flooding, development proposals will need to be supported by a Flood Risk Assessment.

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

SPANGO VALLEY, GREENOCK

- Proposed prison site
- Mixed use development opportunities
- Railway / station
- Greenock Cut
- Potential access opportunity
- Core Paths
- Burns / watercourses



Drumfrochar Road, Greenock

This area covers a number of vacant sites along either side of Drumfrochar Road. These sites were in residential and industrial uses and some, including the former Tate and Lyle factory site, have been long term vacant.

In 2013, a masterplan for the Greenock Central East Area was prepared and subsequently approved by the Council in 2014. The masterplan, which covered the wider Broomhill/Drumfrochar area, provided a short to medium term context for development and identified where opportunities for longer term investment existed, with the aim of improving the overall environment. Within the wider masterplan area a number of key developments have been completed, including the Horticultural Training & Community Centre located on Mearns Street (2015), units for start-up food and drink enterprises on Baker Street (2020), the re-alignment of Bakers Brae (2020) and the new health centre on Wellington Street (2021). In light of the significant progress that has been made, the Priority Place area has been reduced in size and focused around Drumfrochar Road in order to reflect the remaining development opportunities in the masterplan area.

The planning identifies vacant sites to the west of Mearns Street for residential development, with vacant sites to the east of Mearns Street identified for business and industrial development. However, as the separate development sites are compartmentalised and could possibly be developed for one use without affecting the future use of other sites, consideration will be given to the principle of the sites being developed for alternative uses. This flexibility is offered with a view to bringing these sites back into productive use. The strategy also supports greening projects on the sites, both temporary and permanent. This support reflects the fact that while the redevelopment of these sites will likely be a medium to long term project, there is a need to support the environmental and visual improvement of the area in the shorter term, in order to reduce the adverse effects on local communities and local businesses. The strategy also identifies an opportunity for green network enhancements along the route of the former Princes Branch railway line, which the masterplan identified as a potential linear park.

Supported Uses:

- Residential (class 9)
- Sui generis flatted development
- Business and Industrial (Class 4, 5 and 6)

Open space should be provided within sites as appropriate. The provision of open space, SuDS and landscaping should be integrated to maximise the benefits of these green infrastructure elements.

As some of the development sites include areas of medium flood risk, development proposals will need to be supported by a Flood Risk Assessment.

Attention is drawn to all the development sites being identified as 'potentially contaminated'.

Port Glasgow Eastern Gateway

The Port Glasgow Eastern Gateway is located adjacent to the A8 corridor and encompasses the neighbourhoods of Kelburn, Clune Park and the Woodhall area north of Parkhill Avenue. This area, which forms the entry point to Inverclyde for visitors travelling west along the A8/M8 corridor to Glasgow City Region, benefits from excellent transport links to the wider Glasgow City Region through the adjacent A8 and nearby rail stations. It also offers fantastic views across the Firth of Clyde and a wealth of greenspaces, including Newark Park and Kelburn Park. While parts of this area have a relatively flat topography, other areas such as Woodhall sit on a steep north facing slope.

Clune Park has been an area of particular concern for some time, due to the prevalence of vacant properties and the quality of the housing stock, particularly in the area to the north of Robert Street. These issues, in combination with the wider visual impact on Port Glasgow, mean that Clune Park is a priority for regeneration. The Clune Park masterplan, which was approved by the Council in 2018, proposed that the tenements to the north of Robert Street, which are mainly privately owned with a very low occupancy rate, be demolished and replaced with lower density housing.

The redevelopment of Woodhall has been ongoing for a number of years following the approval of an outline planning permission and masterplan in 2009, which envisaged a housing-led redevelopment with a mix of tenures. The previous housing occupying the area has been demolished and, whilst there has been success in delivering new affordable housing, the aim of the masterplan to deliver a mixed tenure neighbourhood has not yet been realised and as a result there remains areas with development potential.

The Kelburn area faces low demand for, and high vacancy within, many of the properties located there.

Planning Strategy

The planning strategy for this area reflects the emerging Port Glasgow Eastern Gateway Development Strategy (PGEG Strategy). The strategy is housing led and includes a focus on increasing levels of new private housing in the area. It also includes placemaking elements and sites for economic development. The PGEG Strategy incorporates and builds on the masterplanning work already completed for Clune Park and Woodhall.

Woodhall

Woodhall is identified as the priority area for the delivery of new private housing as it is considered most likely to attract prospective developers and residents. A community space and a green spine running north/south are proposed in the central housing area, with active travel improvements including a potential share cycle/footpath along Port Glasgow Road linking Woodhall with Kelburn and Clune Park and a potential pedestrian link to the adjacent Castlebank development. The provision of a cycle path link between

Mansion Road and Hollybush Lane is also suggested, as it would provide a short-cut towards Port Glasgow for pedestrians and cyclists.

Design principles include maximising views out of the site to the Firth of Clyde, and utilising the significant blocks of mature trees to define development areas and provide amenity and distinctiveness, as well as shelter and slope stability.

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

Development proposals are required to retain the areas of semi-natural and ancient woodland and provide buffer zones to new development, where appropriate. Proposals affecting trees/woodland require to be supported by a Tree Survey.

Supported Land Uses:

- a) Residential (Class 9)
- b) Sui generis flatted development
- c) Community Facilities (Use Class 10)
- d) Neighbourhood Retail (Use Class 1)

Clune Park

Clune Park is identified for a mix of residential and business and industrial uses. The housing provision is mixed tenure and includes the demolition of existing tenement housing blocks to the north of Robert Street, including Caledonia Street, Bruce Street, Wallace Street, Clune Park Street and Maxwell Street, with new lower density to be developed in this area. Smaller residential opportunities are identified elsewhere within the Clune Park area. River Clyde Homes properties on Robert Street and Montgomerie Street are identified for refurbishment to help improve the image of the area, and improve the sustainability of the existing housing.

The former Clune Park School and Clune Park Church listed buildings are suggested for new employment and/or community uses. In recognition of the structural condition and configuration of these buildings, the Council will be flexible in considering uses that support their retention.

Active travel improvements include opportunities for a new pedestrian/cycle route between Clune Park and Port Glasgow town centre, a path link from Robert Street to Clune Bare and a shared cycle/footpath along Port Glasgow Road linking Clune Park with Kelburn and Woodhall. To access Route 21, and the northern side of the A8 Greenock Road, a toucan crossing could be considered west of the Newark roundabout (opposite Gourock Ropeworks).

The strategy also includes aesthetic improvements at the western entrance to Clune Park to enhance the overall appearance of the area. While the garage site is currently in industrial use and safeguarded, the strategy recognises that this site has possible long term redevelopment potential if the current use were to cease or relocate.

Supported Land Uses:

- a) Residential (Class 9)
- b) Sui generis flatted development
- c) Business and Industrial Uses (Class 4, 5 and 6)

Kelburn

The Kelburn area is identified for a mix of uses. A business and industrial development opportunity – an extension to the existing Kelburn Business Park - is identified within the eastern extent to support economic development, with a residential development opportunity covering the remaining vacant land. With regard to the existing social housing on the site, the refurbishment or redevelopment of this area for new housing will be supported, subject to consultation with existing residents. The layout and design of any new housing should be informed by the need to mitigate the impact of noise from the adjacent A8 and railway line. Future proposals are required to take cognisance of the detailed guidance within the Strategic Noise Assessment that was prepared to inform the PGEG Strategy.

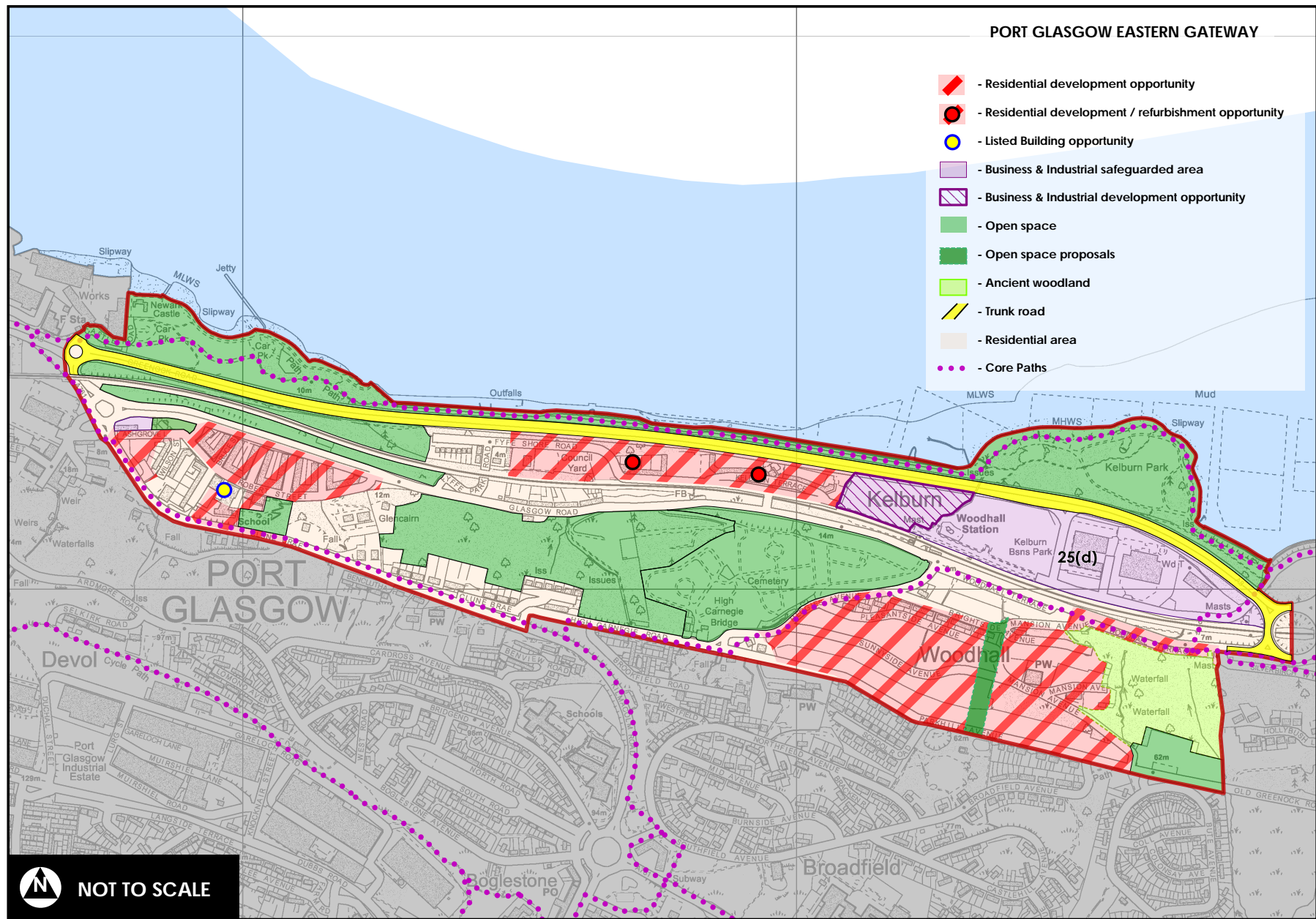
In line with the approach taken to Woodhall and Kelburn, a comprehensive masterplan is required for Kelburn to guide the future development of the area.

Supported Land Uses:

- a) Residential (Class 9)
- b) Sui generis flatted development
- c) Business and Industrial Uses (Class 4, 5 and 6)

PORT GLASGOW EASTERN GATEWAY

-  - Residential development opportunity
-  - Residential development / refurbishment opportunity
-  - Listed Building opportunity
-  - Business & Industrial safeguarded area
-  - Business & Industrial development opportunity
-  - Open space
-  - Open space proposals
-  - Ancient woodland
-  - Trunk road
-  - Residential area
-  - Core Paths



 **NOT TO SCALE**

Port Glasgow Industrial Estate

Port Glasgow Industrial Estate was established in the 1940s and has since provided a major source of employment in the area. The estate is essentially split into two distinct parts by Dubbs Road. To the north of Dubbs Road, there are significant local employers within the western part, with a concentration of vacant units in the eastern part, some of which are in a derelict condition. The area to the south of Dubbs Road includes three industrial units, all of which are occupied. It is considered that the vacant and derelict parts of the estate are deterring businesses from locating within the estate and having a negative impact upon the surrounding area.

Planning Strategy

In order to make the estate more attractive to potential users, as well as securing the existing employers currently in operation, the planning strategy is for a mix of business and industrial and residential uses. The strategy supports the rationalisation of the existing business and industrial area, specifically the removal and/or refurbishment of the derelict and unviable industrial units north of Dubbs Road. To cross fund the rationalisation and consolidation of the business and industrial area, new residential development of approximately 500 houses is identified to the north of Gareloch Road, west of Knocknair Street and to the south of Dubbs Road. A comprehensive masterplan will be required to identify the appropriate layout of uses and design principles.

Supported Land Uses:

Supported Land Uses:

- a) Residential (Class 9)
- b) Sui generis flatted development
- c) Business and Industrial Uses (Class 4, 5 and 6)

A core path/NCN75 route runs adjacent to the industrial estate. Development proposals should ensure that there are no adverse effects on the active travel network and that new development provides active travel links through the site and to the wider network.

Open space provision should provide for a range of formal and informal activities, such as walking, picnics and children's play etc. Particular attention should be paid to how new development within the northern boundary relates to the adjacent existing open space. The provision of open space, SuDS and landscaping should be integrated to maximise the benefits of these green infrastructure elements.

The semi-natural woodland within the south east corner is to be retained, subject to a tree survey.

Attention is drawn to the fact that parts of the site are identified as potentially contaminated.

As some of the development sites include areas of medium flood risk, development proposals will need to be supported by a Flood Risk Assessment.

