
Report To:	Environment & Regeneration Committee	Date:	16 May 2024
Report By:	Director, Environment & Regeneration	Report No:	ENV036/24/EM/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Asset Management Public Report – Remarketing of 80 Leven Road, Greenock; Results of public consultations at lower Kempock Street, Gourrock and Wateryetts Drive, Kilmacolm		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purposes of this report are (1) to seek consent to remarket the former community centre at 80 Leven Road, Greenock as the previous preferred bidder is no longer interested in acquiring the facility; and (2) to advise the Committee of the outcome of two consultation processes recently completed in relation to (a) a proposal to lease an area of ground at lower Kempock Street, Gourrock; and (b) a proposal to dispose of an area of land at Wateryetts Drive, Kilmacolm, to which areas the public currently have access. Both consultations were carried out in order to obtain and consider the views of the community in relation to the proposals.

2.0 RECOMMENDATIONS

It is recommended that Committee;

- 2.1 notes that the trustees of the Redeemed Christian Church of God (RCCG) are no longer interested in acquiring the property at 80 Leven Road, Greenock and that negotiations with this party have now come to an end as they have failed to progress missives; and grants authority to remarket the property with immediate effect;
- 2.2 notes the outcome of the public consultation in relation to the proposed lease of land at lower Kempock Street, Gourrock, the terms of the representations received and any responses to those representations, as detailed in **Appendix 3**; prior to consideration of the recommendations in the private report of this agenda.

Having regard to those representations, decides either:

- a) to instruct the Head of Physical Assets to withdraw from negotiations for the proposed lease; or
 - b) to further consider the terms of the proposed lease as detailed in the separate private report that is before the Committee for later consideration;
- 2.3 notes the outcome of the open space consultation in relation to the proposed disposal of land at Wateryetts Drive, Kilmacolm, the terms of the representations received and any responses to those representations, as detailed in **Appendix 5**, prior to consideration of the recommendations in the private report of this agenda;

2.4 that in relation to the proposed disposal of land at Wateryetts Drive, Kilmacolm, considers the terms of the proposed sale as detailed in the separate private report that is before the Committee for later consideration.

**Stuart Jamieson,
Director,
Environment and Regeneration**

3.0 BACKGROUND AND CONTEXT

80 Leven Road, Greenock

- 3.1 The former community hall at 80 Leven Road is vacant and has been declared surplus to requirements. This Committee granted authority to market the property in 2019 with a further report on offers received being brought back to this Committee in January 2023. The site is shown outlined on the plan attached at **Appendix 1**.
- 3.2 At that time the preferred bidder was the RCCG and since then officers have been attempting to conclude missives. The RCCG had originally informed officers that they had funding for the purchase, but this proved to be incorrect as they later advised they had to use this funding for another purchase. As there has been no attempt by RCCG to complete the sale, negotiations with this party have now come to an end as they have failed to progress missives.
- 3.3 During this time no other interest in the property has been received, however, recently a definite line of enquiry was received from another local person representing a community church wanting to acquire the property. As such, authority is now sought to remarket the property, for lease or for sale, with a report on offers received being brought back to this Committee, for a decision to dispose of the property for the best economic offer to the Council.

Proposed Lease of part of gap site, Kempock Street, Gourock

- 3.4 In 2022 Council officers received a request to lease part of lower Kempock Street, Gourock to Rowanplan Properties Ltd so that they could construct an outdoor dining area directly adjacent to the Café Continental. Directly below the decked dining area would be a bin store. The proposed leased area is shown on the plan at **Appendix 2**.
- 3.5 This site is commonly known as the 'gap site'; it is inalienable Common Good and is classed as open space, as such a public consultation to seek the views of the local community required to be carried out. In addition, as the site is inalienable common good, any decision to lease will require the consent of the court, prior to completion of same.
- 3.6 The consultation closed on 20th January 2023 and the results of that consultation were brought before this Committee in March 2023 at which time authority was granted to proceed to obtain a DV valuation of the site, and to commence a court action seeking consent for the proposed lease in terms of Section 75 of the Local Government (Scotland) Act 1973. Due to an administrative oversight, some consultation responses were erroneously omitted in the previous report, and so all responses to the consultation, including those previously omitted, are attached at **Appendix 3**.
- 3.7 The court process has now completed and the Sheriff has granted authority to the Council to alienate that piece of land/gap site on Kempock Street, located between the Café Continental and Sainsbury's, as shown on **Appendix 2**, by granting a 20 year lease to Rowanplan Properties on the basis of the terms set out in the application. Further details on the proposed lease are contained in the private papers of this agenda.

Proposed Sale of land at Wateryetts Drive, Kilmacolm

- 3.8 Last year developers, MacTaggart & Mickel approached Council officers to request that the council sell them a piece of land located adjacent to the roundabout at Wateryetts Drive, Kilmacolm, in order to assist them to achieve a residential development across the larger site which includes land within their ownership and land within the ownership of Scottish Water. The full site is shown on **Appendix 4**.

3.9 As this project involves the Council disposing of land consisting of, or forming part of, an open space, it is necessary for a public consultation to be carried out in relation to same, in terms of the Sections 27 (2A) of the Town and Country Planning (Scotland) Act 1959. That consultation completed on Tuesday 17th October 2023 and this report seeks to update Committee on the results of same. All responses to the consultation are attached at **Appendix 5**.

4.0 IMPLICATIONS

4.1 The table below shows whether risks and implications apply if the recommendations are agreed:

SUBJECT	YES	NO
Financial	x	
Legal/Risk	x	
Human Resources		x
Strategic (Partnership Plan/Council Plan)		x
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		x
Environmental & Sustainability		x
Data Protection		x

4.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Capital Fund	Capital Receipt	2024/25	£55,000	n/a	Termination of proposed sale of Leven Road

Annually Recurring Costs/ (Savings)

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

4.3 Legal/Risk

- (a) The proposed lease of land at the Kempock Street gap site affects open space land forming part of the inalienable Common Good. The Council is therefore required to (i) consult in terms of the Town and Country Planning (Scotland) Act 1959 and the Community Empowerment (Scotland) Act 2015 prior to reaching a decision on the matter, and to have regard to the responses to those consultations in reaching such a decision; and (ii) to obtain authority of the Court in terms of Section 75 of the Local Government (Scotland) Act 1973.
- (b) The proposed disposal of land at Wateryetts Drive affects land forming part of an open space. The Council is therefore required to consult in terms of the Town and Country Planning (Scotland) Act 1959 prior to reaching a decision on the matter, and to have regard to the responses to that consultation in reaching such a decision;

4.4 Human Resources

None.

4.5 Strategic

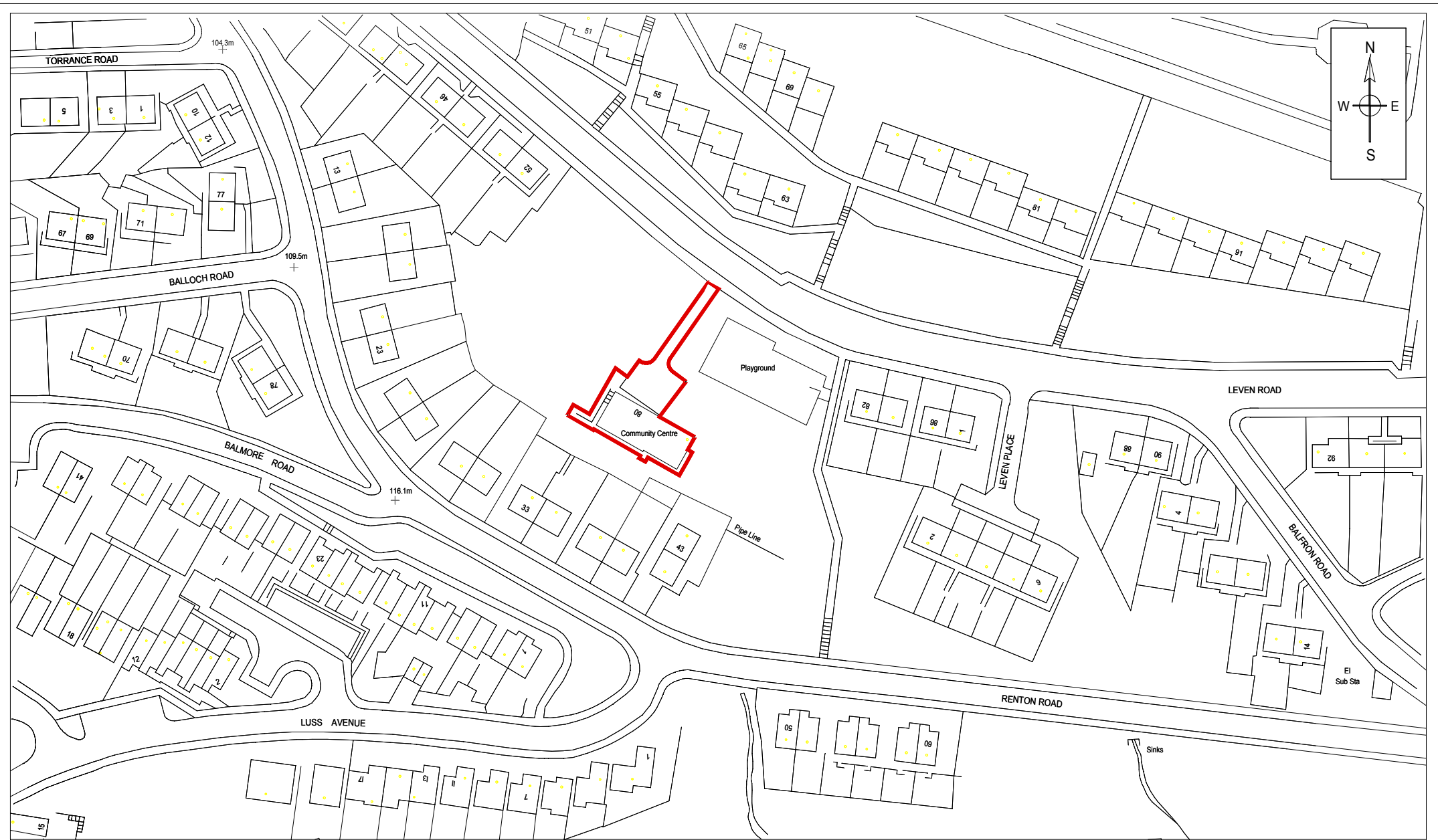
None.

5.0 CONSULTATION

5.1 The report has been prepared following consultation with Legal, Democratic, Digital and Customer Services.

6.0 BACKGROUND PAPERS

6.1 None.



Area shown bounded in red extends to 0.051 Hectares (517.71 sq.m.) or thereby.

Appendix 1

THIS PLAN IS INDICATIVE ONLY

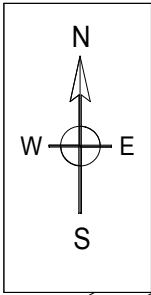
80 Leven Road, Greenock

SCALE: 1:1250
 Originating Group:

DRAWN BY:

DATE 23/10/2020

Drawing No.
 80 Leven Road, Greenock - 3



Appendix 2

SCALE: 1:500

DRAWN BY:

DATE 16/08/2022

Originating Group:

Drawing No. Kemnock St, GRK, Gap Site
adj to Cafe Continental

Responses Received in Consultation
SECTION 104 OF THE COMMUNITY
EMPOWERMENT (SCOTLAND) ACT 2015
AND SECTION 27 (2A) OF THE TOWN AND
COUNTRY PLANNING (SCOTLAND) ACT 1959
Proposed Lease of Site at Kempock Street,
Gourock

This document contains verbatim transcriptions of email correspondence between respondents to the consultation and council officers, subject to the necessary redactions shown.

It should be noted the views and opinions expressed in the responses received are those of the respondents, and should not be read as the views or opinions of the Inverclyde Council or its officers.

- [1.](#) Respondent 1 – Gourock Community Council.
- [2.](#) Respondent 2
- [3.](#) Respondent 3
- [4.](#) Respondent 4
- [5.](#) Respondent 5
- [6.](#) Respondent 6
- [7.](#) Respondent 7
- [8.](#) Respondent 8

1. Respondent 1 – Gourock Community Council.

From: Gourock Community Council [EMAIL REDACTED]

Sent: 11 November 2022 15:31

To: [COUNCIL OFFICER – EMAIL REDACTED]

Subject: Re: (Official) gap site on Kempock Street, Gourock

Thank you for your email about our treasured Gap in Gourock.

This has long been discussed in the Gourock Community and I can already provide you with opinion.

Any development of The Gap is strongly opposed.

In Gourock we already enjoy the view and space there, it helps to give Gourock a rural ambiance. No matter which side of Kempock Street people shop on there is soon visual presence of the River Clyde. Gourock has a beautifully spacious features in town and people love it for this, a characteristic of Gourock.

It is also a link from upper Kempock Street to the lower level and more Car Parking. The beneficial open right of way is far safer for some pedestrians than the allyways to the different levels of Kempock Street and Car Park. This could seem more like another ally and the very people who need a bit more space and safety are least likely to be able to walk to either end to get to the levels in attempts to feel safer.

The Gap also taking pedestrians to the safest crossings, designed and positioned for this reason, and a version of what exists puts this safety under threat. One aspect of this is having somewhere at the center of the street to take a seat.

People even simply enjoy taking a seat with the benches provided. Some people enjoy eating there, a social opportunity for people choosing not to dine in one of the many eateries. In fact there are a number of places selling food to take away that is enjoyed in The Gap area, allowing for all tastes and purses.

During Events such as the recent illuminations, Alec Galloway displayed local children's work, by projecting their artistry onto the Gables. It is hoped that there will be more regular art projections like this and space is required to enjoy this.

The Gap Area area has been used for choirs, like Inverclyde Voices. Interesting acts and buskers in addition to Christmas installations seasonal and limited by time. All transient, also welcome community spirited uses, they temporarily make the town more exciting for occasions. A permanent fixture would spoil the opportunities, these things are most welcomed because they disappear again and are beneficial for social experiences.

There are often Popup Stalls raising awareness for campaigns and the Community Councillors use both Gaps and the edges of the Kempock Street end of the shops for meeting people for opinions at times.

Therefore the Community Council back opinion in initially expressing an objection, protecting the identity of the town and its unique shopping experience and characteristic more rural feel around residences here.

It is also very likely that any past efforts that had been objected to would be raised again. With the same points being made over time for the common good, there should be no reason for allowing the application of one business over another. Even during the outdoor eating, when restrictions were in place, no single or combined business monopolised the space at The Gap.

The primary charm of The Gap is described in its name, and this is what is being protected by objecting. It is a treasured feature of Gourrock.

This will be discussed at the Business Meeting this weekend with the Members, if agreed as being necessary, also be on the Agenda for the November General Meeting.

Yours truly,

Gourock Community Council Secretary

From: [COUNCIL OFFICER – EMAIL REDACTED]

Sent: 14 November 2022 17:23

From: Gourock Community Council [EMAIL REDACTED]

Subject: Gap Site Gourrock - Open Space Consultation

Thank you for your email objecting to the proposed use of the Gap site on Kempock Street. I note the points made in your email and would respond as follows:-

Should this proposal be accepted, the view at the gap site will still be visible as the proposed lease would only use part of the site. The attached plan shows the area which would be leased should this proposal go ahead. The area comprises about a third of the site at lower Kempock Street which will be used as a bin store, the applicant would also wish to include decking above the bin store to accommodate an external drinks/dining area. Access to the dining area will be from the stairs leading to the Café Continental or via the side door of the Café. No part of the current gap site at upper Kempock Street would be used.

The public access between upper and lower Kempock Street will be unaffected as will the area at upper Kempock Street. The public will still be able to sit in this area and take in the view. There should be none or little impact as regards any art exhibitions, pop up stalls etc in this area and if required images could still be projected on to the walls of the adjacent buildings.

I hope this helps clarify things but if you require any further information please do get back in touch.

I can confirm that your response(s) will be included in any future Environment & Regeneration Committee meeting which will consider this consultation.

From: [COUNCIL OFFICER – EMAIL REDACTED]

Sent: 15 November 2022 09:06

From: Gourock Community Council [EMAIL REDACTED]

Subject: Gap Site Gourrock - Open Space Consultation

Can you confirm please if [COUNCIL OFFICER – NAME REDACTED]'s explanation has dealt with the Community Council's concerns and that therefore we may treat your objection as withdrawn, or if the objection is to be treated as maintained. If I don't hear from you, I will assume the objection is to be maintained.

From: Gourock Community Council [EMAIL REDACTED]
Sent: 15 November 2022 13:58
To: [COUNCIL OFFICER – EMAIL REDACTED]
Subject: Re: (Official) gap site on Kempock Street, Gourock

Thank you for your email. I hope that this helps.

At the GCC Business Meeting it was decided to put the Gap Site onto the Agenda for 21st of November. Opinion will be sought until the meeting on the 19th of December when a decision will be made.

As you are aware Gourock Community Council consult extensively, and I had only tried to avoid this again, on the basis of already having weighted and strong opinion about The Gap from the Community, the Community use and the belief that The Gap is already fully occupied, highly valued as a treasured space for the community, as flexible as it is forever.

A final response will be submitted accordingly. The one you have may be kept in reserve, and may have supplements added, there are already several points to add.

Or it may in due course be withdrawn without a further response if the objection is unfounded.

Thank you for the support.

From: [COUNCIL OFFICER – EMAIL REDACTED]
Sent: 15 November 2022 14:47
From: Gourock Community Council [EMAIL REDACTED]
Subject: Gap Site Gourock - Open Space Consultation

Understood you will want the opportunity to discuss at a public meeting to gauge the views of those present and your community.

If you can let colleagues CCed and myself know in due course whether your representation is to maintained, withdrawn or amended, we can report on same accordingly at the appropriate time.

From: Gourock Community Council [EMAIL REDACTED]
Sent: 20 January 2023 15:38
To: [COUNCIL OFFICER – EMAIL REDACTED]
Subject: The Gap Consultation

GOUROCK COMMUNITY COUNCIL

The Gap: Response to the Planning Application

Thank you all for your patience and help with the consultation about The Gap, and it's future regarding planning permission.

A large majority of people who have been consulted from the Gourock Community prefer to object to planning and development of The Gap.

This is consistent with previous consultations, general awareness and the towns character. Gourrock Community Council also have a majority of members keen to support the majority of the Community, and therefore do not favour the planning being granted.

More of the members defend The Gap to be kept for The Common Good and not to be developed by an individual business to profit from its use.

2. Respondent 2

From: [EMAIL REDACTED]

Sent: 12 November 2022 20:34

To: Common Good <Common.Good@inverclyde.gov.uk>

Subject: Comments: Proposed Lease of Site at Kempock Street, Gourrock

Dear Head of Legal & Democratic Services - Inverclyde Council

I have become aware of the proposed lease of the gap site of Kempock Street. I have reviewed the 3 files available at

<https://www.inverclyde.gov.uk/law-and-licensing/legal-and-property-services/consultation-on-the-proposed-lease-of-site-at-kempock-street-gourrock>

Based on my understanding of the drawings the proposed development will involve building out at the side of the Cafe Continental over the lower area of the Gap site and providing a platform at the same elevation as the main level of the Cafe for outside dining and refreshment.

My main concern when I first became aware of possible development of the gap site on Kempock Street was that access to the car park on the shore side would be restricted. Based on my understanding of the plans provided, the access to the car park through the gap site does not seem to be restricted. If this understanding is correct I would have no objections to the proposal. On balance I would welcome this development.

I write as a local resident and the views expressed are mine alone.

Sincerely,

[NAME, ADDRESS AND OTHER PERSONAL DETAILS REDACTED]

3. Respondent 3

Letter of 14 November 2022 to the Head of Legal and Democratic Services

Letter content: -

"I am against proposal of lease of site at Kempock St, Greenock.

This is an outside place where the public can sit and enjoy the sunshine and the view.

The area is used by all age groups, and it would deprive all.

Not everyone can afford to eat out.

Yours faithfully”

4. Respondent 4

From: [EMAIL REDACTED]

Sent: 14 November 2022 11:24

To: Common Good <Common.Good@inverclyde.gov.uk>

Subject: Gap site adjacent to Cafe Continental

Hi, I am writing to object to this proposal.

Common Good land by definition should be for the benefit of all of Inverclyde. This proposal would be allowing a private concern to profit from this land.

[NAME, ADDRESS AND OTHER PERSONAL DETAILS REDACTED]

5. Respondent 5

From: [EMAIL REDACTED]

Sent: 17 January 2023 15:12

To: [COUNCIL OFFICER – EMAIL REDACTED]

Subject: Comment on proposal for balcony at Cafe Continental.

Email contained attachment with following text.

Reference: Correspondence originally sent 24/11/22, resent today, 17/01/23.

Development Proposal, Kempock Street. Gourock.
Locus; Gap Site, between Café Continental and Sainsburys.

In recent times, Local Authority, and Trader Investment, in Kempock Street and the surrounding area, has injected resilience into a segment of the District, which has thrived as a result, despite difficult trading conditions.

Gourock, has, once again, made itself into a destination, in its own right, with a wide range of attractive retail units, attracting customers from within and without the District. Continued investment is ongoing, as detailed in the local Press. This continued investment is to be encouraged.

A current proposal to extend the Café Continental, eastwards, to form an open air, patio / balcony area, on part of the ‘Gap Site’ between the Café and the Sainsbury building, would provide an enhanced, and pleasing area, to be enjoyed by local and visiting customers alike.

6. Respondent 6

From: [EMAIL REDACTED]

Sent: 17 January 2023 20:44

To: [COUNCIL OFFICER – EMAIL REDACTED]

Subject: Proposed Lease of the gap Site at Cafe Continental on Kempock Street Gourock.

I would like to inform you that I am in favour of the above.

7. Respondent 7

From: [EMAIL REDACTED]

Sent: 19 November 2022 14:02

To: Common Good <Common.Good@inverclyde.gov.uk>

Subject: Consultation on the Proposed Lease of Site at Kempock Street, Gourock

Hi,

I would like to vote **for** the proposal.

I agree that it would be beneficial for the local community to grant a lease of the premises, namely part of the gap site at Café Continental on Kempock Street, Gourock between Café Continental and Sainsburys.

The location has excellent views of the River Clyde and I think it would be beneficial for the local community and it would also encourage further tourism.

Thanks

[NAME REDACTED]

8. Respondent 8

From: [EMAIL REDACTED]

Sent: 23 November 2022 12:34

To: Common Good <Common.Good@inverclyde.gov.uk>

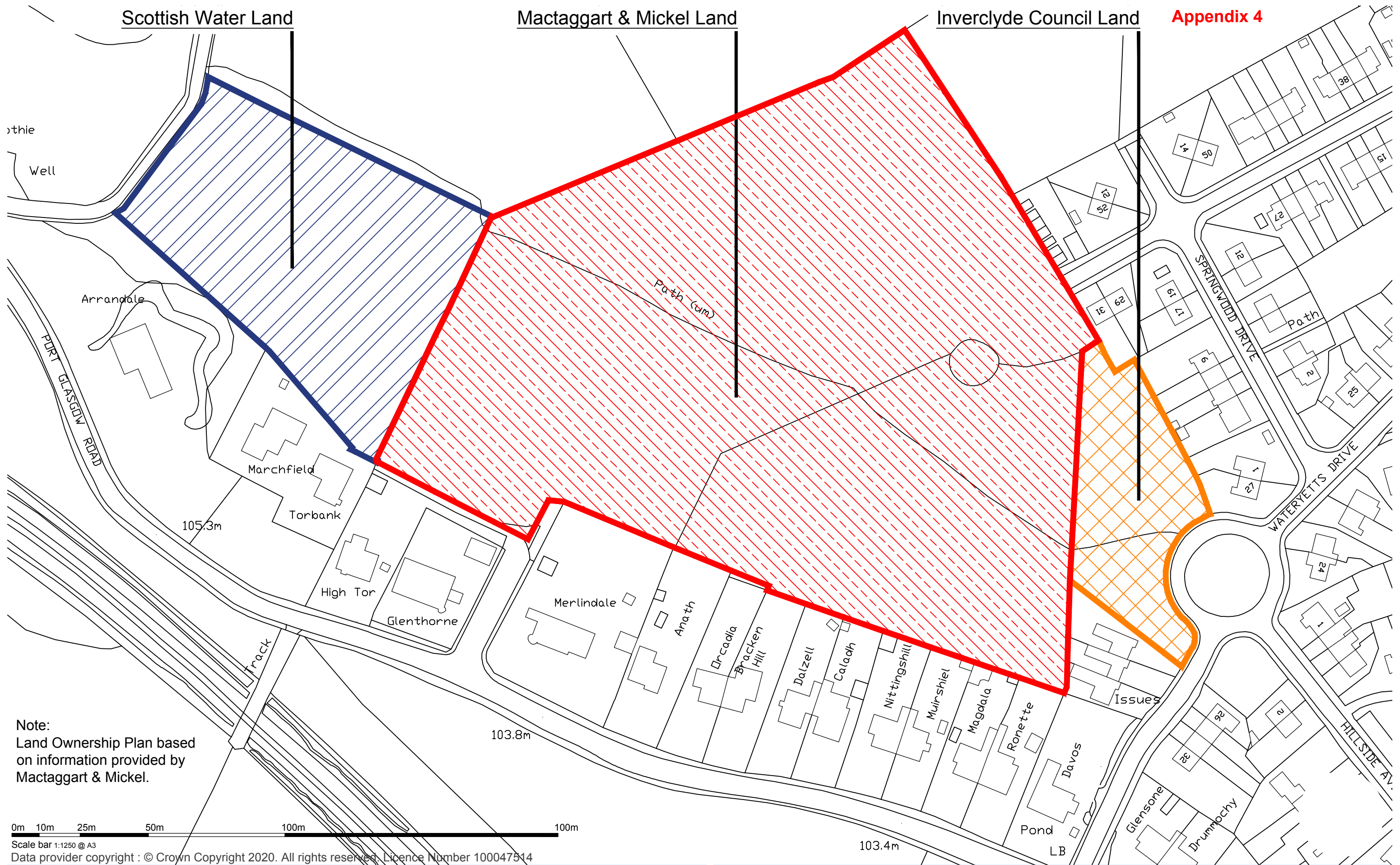
Subject: Outdoor area for the Cafe Continental

Hello,

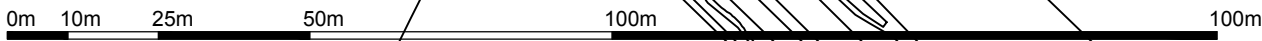
I wanted to add my support to the development proposal of an outdoor area for the Cafe Continental, Gourock on common good land.

This would be a good expansion for the Cafe and at the moment outdoor dining is on the pavement / road which doesn't feel very safe in traffic - this would be a great space and I hope the development can go ahead.

[NAME AND ADDRESS REDACTED]



Note:
Land Ownership Plan based
on information provided by
Mactaggart & Mickel.

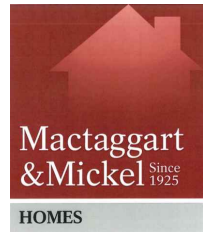


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Revision	Description	By	Chkd By	Date

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Status	Planning	



Austin-Smith:Lord
Project Kilmacolm
Mactaggart & Mickel
Description Land Ownership Plan

Job No. 218026	Drawing No. 0128_Land Ownership Plan_(LOP)001	Revision
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Responses Received in Consultation
SECTION 104 OF THE COMMUNITY
EMPOWERMENT (SCOTLAND) ACT 2015
AND SECTION 27 (2A) OF THE TOWN AND
COUNTRY PLANNING (SCOTLAND) ACT 1959
Proposed Disposal of land at Wateryetts
Drive, Kilmacolm

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Respondent 1 – Kilmacolm Eco Space Group

Letter from Kilmacolm Eco Space Group of 1 August 2023.



1st August 2023

Introduction

Kilmacolm Eco Space is a community led organisation of local residents, motivated to develop an area of land into a shared space of community growing and biodiversity. From initial aspirations for an orchard in 2018, our plans and our group have evolved and we are now in the process of completing an application to become a Scottish Charitable Incorporated Organisation.

We exist to advance the physical, mental, social, and environmental well-being of the community in Kilmacolm, through developing a sustainable community resource where citizens can access nature, growing opportunities, and other outdoor activities aligned to the Scottish Government and Inverclyde Council Policies on Environment, Health, Social Inclusion, Climate, and Biodiversity.

This document aims to lay out our proposals to establish a community growing space in Kilmacolm and meet the requirements to facilitate the granting of a Licence to Occupy on the optimum location. Our plans have evolved with increased knowledge, and changing circumstances.

Our proposal has been possible with the support of Community Enterprise, Community Ownership Support Service, and established Inverclyde community growing groups including The Inverclyde Shed. It draws on the findings of a Feasibility Study carried out by Community Enterprise at the end of 2022, which reflects strong local support for a community asset of this kind at this location.

The site

The preferred site is owned by Inverclyde Council and is situated at Wateryetts Drive to the west of the village.

Subsequent to our discussions with Lynsey Logsdon on 22nd July 2022, about a community asset transfer we were notified of alternative locations within Kilmacolm - Whitelea Crescent and Woodrow Avenue. These locations have been researched, however none meet the advantages of the Wateryetts Drive plot.

Neither are appropriate for a number of reasons, including location and accessibility for potential users, access for vehicles for deliveries, unsuitable terrain, and the significant investment and work required to clear the sites. In our consideration of a suitable site, we have taken guidance

from [REDACTED] of the The Inverclyde Shed based on his experience developing the asuccessful community gardens at Shore Street, Gourrock and Muirshiel Lane in Port Glasgow.

Our preferred location at Wateryetts Drive is easily accessible by road or on foot. It is well served by public transport from the directions of both Johnstone and Port Glasgow. The site is close to key potential user groups - council housing stock with typically smaller gardens, older residents, households with young families, etc.

Other considerations

The field to the West of the site is owned by the developer Mactaggart and Mickel. We have been fully cognisant of potential future development when considering our plans, and indeed have anticipated the likely impacts as we evolved our approach.

Mindful that the developer's proposals include an access road from the roundabout in Wateryetts Drive, we have developed proposals that do not hinder this access whilst still delivering a valuable community asset.

Mactaggart and Mickels' approval also includes an outline concept for a Sustainable Urban Drainage System (SUDS) on the site. The detail of this system has still to be developed and technically approved. We understand that there are a variety of alternative solutions, including containing SUDS arrangements within the development site, and therefore releasing the land adjacent to the roundabout for valuable community use whilst still enabling development.

With all of the above in mind, instead of pursuing a Community Asset Transfer, (which we first submitted an expression of interest for in 27th July 2022, and which we acknowledge would limit the Council's future options for the site, we wish to apply for a Licence to Occupy on *part* of the preferred site to the North of any proposed access road, allowing a 'buffer' area of amenity grass between the road and the community garden / eco space.

Whilst the sale of the whole site to the developer would release revenue which the Council could invest across Inverclyde, our proposal offers a solution which we believe wouldn't significantly impact capital receipts, yet still provide a much-needed community asset for Kilmacolm. Achieving the best possible outcome for all residents of Inverclyde.

Conclusion

In closing, please accept this letter as our application for a Licence to Occupy a portion of the site at Wateryetts Drive, for the purposes of establishing a sustainable community growing space.

Our intention has always been to enable local residents of all ages, background and abilities to enhance well-being, skills and confidence in a green space that will nourish the community who use it and the wildlife it supports, and we remain committed to engaging positively with all stakeholders. We look forward to an opportunity to present our more detailed plans and discuss the way forward.

[REDACTED]
Chair, Kilmacolm Eco Space.

From: Tony McEwan
Sent: Thursday, September 7, 2023 3:04 PM
To: [REDACTED]
Cc:
Subject: Wateryetts Drive

Dear [REDACTED]

I thank you for your letter of 1st August 2023 and your patience in waiting for a response.

I note the proposals within your letter and can advise that this will be passed to the relevant officers for consideration.

However, as a public consultation on the proposed disposal of the site to Mactaggart and Mickel is under way (www.inverclyde.gov.uk/wateryettsdrive), the Council will not be in a position to make a decision on the future of this site until that consultation is complete.

I will however ensure that officers include reference to your letter in any report on that consultation so the members of the relevant Committee are aware of your approach.

Regards

Tony McEwan

Tony McEwan
Head of Culture, Communities & Educational Resources

Letter from Kilmacolm Eco Space Group dated 15 and emailed on 17 September 2023.



15th September 2023

Dear Peter,

Thank you for your email informing Kilmacolm Eco Space that Inverclyde Council is proposing to dispose of an area of land at Wateryetts Drive, Kilmacolm to Mactaggart & Mickel Homes Limited.

Kilmacolm Eco Space is a group of local residents with an interest in creating a community garden and growing area in Kilmacolm.

The group had previously identified a site at Wateryetts Roundabout and had submitted an application to Inverclyde Council for a license to occupy a portion of this land.

Inverclyde Council has now published proposals to dispose of this same land at Wateryetts Drive, and as required by the Town and Country Planning (Scotland) Act 1959, has initiated a public consultation.

We will engage our members to encourage active and widespread participation in that Consultation; so that the council can reach a considered decision that is beneficial to local residents as well as the Developer; however, we note a very concerning and significant omission in the council's Notice.

Mactaggart and Mickel's proposal mentions; in addition to the access road; a Sustainable Drainage System (SUDS) which would occupy a further sizeable portion of land on the site.

Other external reports, including a Scottish Water Report and flood risk evaluation, **20/0245/IC Residential development, including access, roads, open space, landscaping, drainage, and other related works (planning approval in principle) (major) West of Quarry Drive Kilmacolm (inverclyde.gov.uk)** also indicate that the *majority* of the land to the north of the access road and immediately behind existing housing on Springwood Drive is the planned optimal location for this SUDS.

Given that this proposed SUDS is likely to have much more impact on the land than the access road, it is surprising and concerning that it is not mentioned in the Council's published Notice.

As outlined in the **Scottish Land Commission document 10994, Good Practice Route Map 5 A4's**, consultation must be genuine, transparent, and productive.

Furthermore, The 'Gunning Principles' first used in a Court of Law in 1985, define additional precepts that legitimise Consultations.

It is troubling that the apparent 'inaccuracy' of the information presented on the Council's website, contravenes fundamental Consultation principles, and we are concerned that this

omission could have the effect of misleading the public as to the extent of the Developer's proposal.

If this less-than-transparent picture - the one on which residents are being asked for their input - is not publicly corrected, might it not even render the consultation process invalid?

In light of these considerations, we believe it is necessary to seek clarification prior to the 26 September meeting of the Kilmacolm Community Council, at which this matter is likely to be raised.

We'd be obliged if you would explain whether Inverclyde Council engaged a third party to develop the Consultation strategy or if it was agreed by Council Officers, and what authorisation process operated; why the SUDS feature was omitted from the Public Consultation Notice; and whether the current Notice fulfils the transparency requirement.

In addition to requesting answers to the preceding questions, we feel it would be prudent as an 'interested party' to understand more about the Disposal process.

Would you therefore confirm; upon completion of the Consultation, will a Committee's approved minutes indicate that the land has been declared surplus? Does the Council have a responsibility to its Council Tax Payers to sell at least to the assessed value, if not at a premium? Are they effectively conducting a closed negotiation with the Developer, at the exclusion of the open market?

Our intention has always been to obtain an advantageous outcome for local residents, and we remain committed to engaging positively with all stakeholders.

We're grateful for your consideration in responding to our query and thank you in anticipation of a timely reply.

Yours sincerely,

██████████, Chair

Kilmacolm Eco Space

From: COUNCIL OFFICER
Sent: 21 September 2023
To: Kilmacolm Eco space
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email of 17 September and for the Kilmacolm Eco Space Group's response to the present consultation attached thereto. I acknowledge receipt and confirm these will be included in a report to the relevant Committee on completion of the consultation exercise.

You refer to the upcoming meeting of the Kilmacolm Community Council on the 26 September at which this proposed disposal is scheduled to be discussed, and have asked for a timely reply on the concerns you raise in advance of same.

With reference to the current consultation, I would comment as follows:

- the present consultation is on the proposed sale of the land in question, and not on the prospective housing development;
- the notice published is accurate and the consultation process valid;
- there is no requirement to disclose the prospective purchaser, however this has been included as it was anticipated as a likely question arising from the notice;
- there is no requirement to disclose any proposals that prospective purchaser may have for the site, however, again anticipating these as likely questions arising, the dedicated consultation page:
 - refers to the planning permission in principle that the prospective purchaser has obtained for the proposed development incorporating the land consulted on;
 - includes a link to the Councils planning portal page on this permission with relative detailed plans and documents regarding same; and
 - shares details that the prospective purchaser has provided on their proposals for future use of the land consulted upon;
- no decision has yet been taken to proceed with the disposal;
- any report on the proposed disposal will include all formal responses to the consultation received for consideration by Elected Members when reaching a decision, and any such decision will be taken by a Committee of the Council, be minuted, and follow on an officer report with the necessary recommendations; and
- should the disposal proceed, the Council will, in relation to the price, be subject to the obligations placed on it by Section 74 of the Local Government (Scotland) Act 1973 (and regulations issued thereunder) in relation to obtaining the best consideration that can reasonably be obtained for the sale.

With reference to the possible location of the SUDS in the proposed development, I would repeat that the present consultation is on the question of disposal. However, should the disposal proceed, how the SUDS integrates with any development at this site will be a matter for the prospective purchaser, having regard to any legal commitments or constraints then applying, including among other things any detailed planning permission obtained. As stated above, your comments, including your concerns regarding the SUDS, will be included in any future report to Elected Members on the outcome of the consultation.

Yours sincerely

From: Kilmacolm Eco Space

Date: 17 October 2023 at 11:28:34 BST

To: Council Officer

Subject: Kilmacolm Eco Space response to consultation

On behalf of Kilmacolm Eco Space, please find our response to Inverclyde Council's consultation regarding the proposal to sell council-owned land at Wateryetts Drive, Kilmacolm.

Kilmacolm Eco Space is a community led organisation of local residents, who are motivated to develop an area of land into a shared space of community growing and biodiversity, and who have a current application to become a Scottish Charitable Incorporated Organisation.

The group exists to nurture the physical, mental, social, and environmental wellbeing of the community in Kilmacolm, through developing a sustainable community resource that provides access to nature, growing opportunities, social interaction, and other outdoor activities. Our objectives are aligned to Scottish Government and Inverclyde Council Policies on Environment, Health, Social Inclusion, Climate, and Biodiversity.

Earlier this year, we submitted to Inverclyde Council an application for a Licence to Occupy on our preferred location at Wateryetts Drive, which is now the subject of the Public Consultation on the Disposal of Land.

The land is currently a public open space asset and we believe it should be retained as a green space in perpetuity for the benefit of the community.

Without pre-judging the eventual outcome of the Consultation, we know that the Council are 'minded' to sell to the developer Mactaggart and Mickel.

If the land is to be sold, we would strongly urge the Council to employ a Burden of Title; or other appropriate instrument on disposal; to ensure the land is protected and any future development is undertaken sensitively in conjunction with local community members.

As a group, we will work constructively alongside the Developer, should they successfully acquire the land, in order to reach a mutually advantageous outcome that enhances community life in Kilmacolm.

We trust that you will consider this response alongside our already submitted Licence to Occupy application, which we understand will form part of the report to the relevant committee.

Valerie Crookston
Chair
Kilmacolm Eco Space

Respondent 2 – [REDACTED]

From: [REDACTED] [EMAIL REDACTED]

Sent: 23 August 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

1. Hello,

Have seen the plans for Inverclyde Council to sell of land to a developer to allow access road on Wateryetts Drive Kilmacolm I would like to note an objection to it.

Wateryetts struggles with the volume of traffic as it is at the moment and adding to this will just make it more dangerous. The road is littered with constant potholes that are barely fixed and maintained making it hazarded to drive on as it is and adding more traffic is only going to make it worse.

This is also an important school route that my kids use to access the main road to reach transport to school as well as walking to primary school, allowing this to happen with again make it more dangerous for them.

I fully understand that Inverclyde Council are looking at raising funds, but this should not be an option based on safety and how Inverclyde Council actually maintain it at the moment and allowing this is only going to make it worse. Safetly over profit should be the priority.

Kind Regards

From: Council Officer

Sent: 31 August 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for taking time to respond to the open space consultation relating to a proposal to dispose of council owned land at Wateryetts Drive, Kilmacolm.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation, to the relevant Council committee.

Regards

Respondent 3 - [REDACTED]

From: [EMAIL REDACTED]

Sent: 23 August 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Objection to construction of property on area at Wateryattes Kilmacolm. The whole landscape is being overloaded with property.

Respondent 4 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 28 August 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Inverclyde Council,

Im writing to strongly object to the proposal to sell the land on Wateryetts drive to MacTaggart and Mikel homes.

This land had previously been proposed as a Community Garden and the villagers had secured funding and drawn up plans for how to develop this - for which there was considerable excitement in the community as to how well this would enhance our village. This is in stark contrast to the MacTaggart and Mikel housing development which will destroy the Kilmacolm meadow, which is a recreational area used by many villagers and teeming with wild life. To block the access to this development is a last chance to save the environment of our beautiful village and instead enhance it with a garden that could be used an enjoyed by many and become a real feature of the village.

The road out of the meadow could not cope with scores of cars trying to come out of this short road onto Port Glasgow road. It would be increasingly dangerous for children, including my own children, to walk to school along Port Glasgow Road and I have seen no plans for a traffic light crossing to allow for pedestrians safely with this additional burden of traffic.

The village cannot cope with more cars, its already frequently impossible to park in the centre to go to the Co Op for groceries etc. Its clear this

housing development will destroy the character of our village. The Kilmacolm community Council has not represented our views, there has been thousands of objections and the village council has been under the impression that if they gave up the Kilmacolm meadow they would save the Knapps and other areas around the village. This is not the view of the people living in the village - I have not met a single villager who supports this plan.

This is a last chance to see some sense, protect the character of our village and promote the establishment of a community garden that will promote the environment of our village rather than destroy it.

Houses do need to be built, but not in areas that have been green filed sites for decades and decades and changed only to make money from builders. Social housing is not a realistic proposal in Kilmacolm, house prices are high and while this will be attractive to builders its not going to be affordable for those on below average wages. There are plenty sites that have never been green field sites that could have been considered.

Please protect our beautiful meadow that's used and enjoyed by so many. Please allow us to establish a community garden for all on this site rather than selling us out and destroying our environment.

From: COUNCIL OFFICER
Sent: 28 August 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for providing your views on the proposal to sell the council owned land at Wateryetts Drive to MacTaggart & Mickel Homes. I note your concerns, particularly as regards traffic, and I have asked my colleagues in roads to provide me with a statement regarding the issues you have raised. I will come back to you with their response as soon as I receive same.

Just for information, MacTaggart and Mickel Homes have suggested providing a community garden in the council land which is under consideration for a sale, however, that and all other items in your objection will be included in a report which will be brought before Committee at the Environment & Regeneration meeting to be held following completion of this consultation.

Regards

From: [EMAIL REDACTED]
Sent: 28 August 2023

To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi,

Some feed back on this -

A community garden intersected by a road to a new housing development is not wanted by the village. Dedicating the existing land to a community garden that isn't dissected by a road with traffic running through it is quite different. This therefore goes no way to mitigating my point and is a poor excuse to try and justify this hugely damaging decision.

From: COUNCIL OFFICER
Sent: 31 August 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

As promised please see comments below as provided by colleagues in the council's roads service.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn, then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

From: [EMAIL REDACTED]
Sent: 31 August 2023

To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi Audrey,

This is in no way reassuring and missing the point entirely. Kilmacolm is a village. We and many others chose to live here because we wanted our children to grow up in a village, surrounded by nature. Building this housing development will add over a hundred more cars given most people tend to work in Glasgow and the public transport links are poor. This development will mean there are scores more cars coming out onto Port Glasgow Road for people going to work and for school drop off. Adding a hundred more cars will clearly make it more dangerous for children walking to school. There is no safe crossing on Port Glasgow Road for children going to school. If the Council is going to add more than one hundred cars coming onto this road by selling this land off then the Council surely has a responsibility to provide a safe crossing for children. In addition, it's already nearly impossible to find a parking spot near the Co Op as it is to collect groceries. There is no parking in the village for even more cars. Surely there are other places in towns that can be built on rather than destroying a meadow outside a village that cannot cope with more cars?

Destroying an area of outstanding natural beauty, enjoyed by many village residents and adding more cars will clearly be devastating to the character of our village. This is a green belt site, it should have been preserved as such not changed to allow its destruction. No amount of money made from this for Inverclyde Council will justify what is lost.

Respondent 5 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 29 August 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

I am writing to object the proposed development In Wateryetts Drive for a housing development with MacTaggart and Mikel.

We have a lovely community which struggles with parking, traffic and local amenities. Our outdoor space is precious and find it hard to imagine that being destroyed for development when there is so much waste land elsewhere! Surely we are trying to preserve our outdoor spaces for our mental and our environment.

Please can you consider other areas of less beauty than a meadow in Kilmacolm.

Yours hopefully

Respondent 6 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 31 August 2023

To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

On the subject of the sale of land, currently widely used within the village as an amenity I strongly object.

If the developers access provision is not suitable their overall proposal should be rejected

Respondent 7 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 12 September 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Please let us have green space for doggies and us.
Community garden with orchard too.

Respondent 8 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 13 September 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Sir,

I strongly object to the sale of the land at Wateryetts Drive.

I do so on the following grounds:

- 1) the land is public space, and should remain so.
 - 2) this is the only patch of grass at this end of the village where children can kick a ball about safely. It is a long way from either of the parks.
 - 3) the sale of this land to the developers would provide access to a housing development that Kilmacolm does not want. Kilmacolm village centre cannot support the addition traffic it will incur, or the pressure on doctor and dentist services.
 - 4) the suggestion that the developers will plant an orchard on the remaining land is hogwash. There will be very little land left once a road is built, hardly enough for more than a few trees. Any any fruit that these trees might bear would be contaminated by the traffic fumes of the 150 or so vehicles that residents of the 78 new homes would use to get them in and out of the estate. This increase in traffic is inevitable. The development is much too far from the primary school for young children to walk, and too far from the village shops and medical services for the elderly, unless they drive.
-

Respondent 9 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 13 September 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I wish to object to the proposal for the council to sell the land next to the roundabout on Wateryettes Drive, Kilmacolm, with the intention of facilitating an access road to the ill-judged development of the fields.

The clear access from Port Glasgow Road up to the roundabout is already compromised with parked cars between the roundabout and PG Road, and increasing the volume of traffic to this road will be unsustainable. This should not be considered as an access point to the area as the road will become a bottleneck.

Given that the development is going ahead in spite of the ill-feeling it has caused among residents towards the council and developers, it would be prudent of the council to pursue other options.

The area marked in the documents on the consultation website is an area of well-used green space, where local children play games in the only recreational area in this part of the town. It also increases the sense of well-being among residents, whose proximity to green space areas is being obliterated by this unpopular development.

I urge the council to reconsider these plans and come up with alternatives to preserve not only some of the green space in the area but also your reputation in light of your acceding to the developers' plans in the face of widespread opposition.

From: COUNCIL OFFICER

Sent: 14 September 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for taking time to respond to the open space consultation relating to a proposal to dispose of council owned land at Wateryetts Drive, Kilmacolm.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns relating to the road and traffic implications and you wish to withdraw your objection to these issues, please advise.

Your comments regarding the loss of green space is also noted and I confirm that I will include these comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

From: [EMAIL REDACTED]
Sent: 15 September 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Audrey,

Under no circumstances do I wish my comments about the impact on the local traffic to be withdrawn. I would be very surprised to find if it was the case that not one single objection to this ill-advised reprehensible development failed to mention traffic impact. Indeed, I raised it myself as part of my objection to the initial development. It is ridiculous to assume this development will not have an impact on traffic levels in these streets, especially if an access road is cut through a green community area.

The area at Wateryettes roundabout, should be preserved, not least, because it is the only space in the Hillside / Quarry / Wateryettes / Yettes / Springwood / Port Glasgow Rd area for children to play on.

As someone who h grew up in this area since the 1970s, it has historically – and continues to be – used as a play field by children in the area. It is also one of the few areas of green space which falls outwith the unpopular development's scope. As such it must be retained for the benefit of the physical and mental health and well-being of the people who live here.

From: [EMAIL REDACTED]
Sent: 25 September 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Further to my previous comments - this is a typical scene on Wateryettes Drive. Priority must be given to vehicle owners to park their cars at their homes as is photographed here.

This road is very visibly not suitable to be used as the route to any proposed new access road. It will not be sustainable for heavy vehicles during construction nor will it sustain traffic flow once the unpopular development is in place.

Further still, the angle of turn in to Wateryettes Dr from PG Road is too tight for large vehicles. The opening of this road has boundaries of historic walls on both east and west sides of Wateryettes Dr opening. These must be preserved and protected as part of the village's Victorian character.

The pictures below also show the field which the council want to sell off to developers to build a road on being used by children as a play field. This has been the case for decades in this area. It's important that it stays this way, for the well-being of the children in the area.



Respondent 10 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 27 September 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I would like to object to the sale of this land to the housing developer to allow access to the building site.

Port Glasgow Road is very busy and cars come along the road at a high speed. If cars, buses and construction vehicles are driving past Wateryetts Drive, I worry about the safety of both people in these vehicles but also pedestrians. My children cross Wateryetts Drive to walk to school and it will no longer be safe with all this traffic.

When the houses are built, the increased traffic exiting and entering via Wateryetts Drive will pose a similar risk.

Those that live in Kilmacolm know how busy this road junction will get, and I do not think the Council have given this due consideration.

I suggest the Council do not sell the land and ask the developer to find an alternative route.

I look forward to your response.

Thank you

Respondent 11 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 28 September 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi

I am a resident in Greenock and I have benefited a lot in the past year by growing in green spaces in Greenock with Inverclyde Food Network. I have lots of friends who live in Kilmacolm. I am writing to say I support the plans for the Meadow community garden and I would be sad to see the space used in a way that isn't for the community.

Thank you

From: COUNCIL OFFICER

Sent: 02 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email in support of a meadow community Garden at Wateryetts Drive, Kilmacolm. Your comments are noted and will form part of a report to the appropriate Council meeting following completion of the open space consultation.

Please note that the developer of the full site has proposed including a community garden in the location of the present council owned open space, however, details of same, including the exact area has yet to be confirmed.

Regards

Respondent 12 – [REDACTED]

Letter of 2 October from [REDACTED]respondent (name redacted)



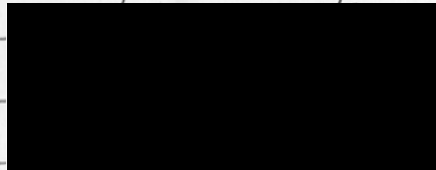
2/10/23

TO WHOM IT MAY CONCERN
RE. PROPOSED SALE
WATERYETS DRIVE
KILWARREN

AS A LOCAL RESIDENT I
WISH TO SINCERELY OBJECT
TO ANY PROPOSED SALE
OF LAND AT WATERYETS
DRIVE, THIS AREA IS A
PLACE WHERE CHILDREN PLAY
AND HAS BEEN FOR MANY
YEARS, IT IS ONE OF THE
FEW PLACES IN THIS SCHEME
WHERE CHILDREN CAN PLAY
SAFELY. FURTHERMORE WATERYETS
DRIVE CANNOT SUPPORT LARGE
VEHICLES ETC. THAT
WOULD BE REQUIRED FOR

A LARGE SCALE HOUSING
DEVELOPMENT, IT SHOULD
ALSO NOT BE CONSIDERED
AS THE MAIN ENTRANCED
POINT TO THIS DEVELOPMENT
AS THE FLOW OF TRAFFIC
WILL NOT BE SUSTAINABLE.
TAKE IT FROM ME I HAVE
LIVED ON THESE STREETS
FOR 50 YEARS, OTHER
ACCESS ROADS FROM
PORT-CHARLOW RD SHOULD
BE PRIORITISED. FOR THE
RECORD I SINCERELY OBJECTED
TO THE DEVELOPMENT AS
MANY DID,

YOUR SINCERELY



From: [REDACTED] [EMAIL REDACTED]
Sent: 06 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I am writing to strongly oppose the sale of the public land at Wateryetts to the developers, MacTaggart & Mickel. I would, however, be in favour of Kilmacolm EcoSpaces (KES) having the use of the public land for a community growing space, something for which they have already been given a Council grant!

My main concern is I don't understand why this public land is thought of as giving easier access to the proposed new development!!

I know a lot of people who live in that area and they all complain (and have done for years) about the big lack of parking space and lack of room for maneuverability for e.g. buses! So, I think there has to be significant doubt as to the capacity for this site to support the ADDITIONAL number of cars which may (will) arrive with this new development!!

In these days of climate change, there is and going to be a dire need for a growing space in the village! Nature is being pushed out and children are soon not going to have the opportunity to e.g. come across a hedgehog or a frog walking/jumping across a path or undergrowth!! We need nature for our mental health, to uplift us, NOT to be even more hemmed in by traffic!!

Yours faithfully

From: COUNCIL OFFICER
Sent: 06 October 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your response to the open space consultation being carried out in relation to a proposed sale of land at Wateryetts Drive Kilmacolm.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking

network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn, then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

From: [EMAIL REDACTED]
Sent: 06 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Thank you for your quick reply to my email re sale of public land at Wateryetts.

I was aware permission has been granted for the development and that Roads and Transport Department had no objections but I have never understood how they can come to that conclusion; I still stand by what I said in the email regarding traffic in that area.

I still wish my objection against sale of public land to MacTaggart & Mickel to stand.

Thank you

Respondent 14 – Elected Member of Inverclyde Council

From: [EMAIL REDACTED]
Sent: 09 October 2023
To: Council Officer
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Good day Peter. I am in favour of the above land being transferred to MacTaggart and Mickel for a substantial sum.

The application for the West of Quarry Drive housing site has been approved by the Planning Board, Full Council and via an appeal to the Scottish Government. A need for the 74 houses has been established for the economy of the village enabling older folks to downsize and younger couples to have affordable housing.

The Eco Garden alternative being proposed is frankly a stunt to try and prevent an entrance to the site. This is shortsighted as the alternative entrance from Springwood Drive is much less suitable.

Could you please confirm my observation.

Regards

[REDACTED]

Respondent 15 - [REDACTED]

From: [EMAIL REDACTED]

Sent: 04 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I would like to suggest that the land in question ...at Wateryetts, Kilmacolm be used as a community garden and not sold to any developer. This would be a wonderful addition to Kilmacolm.

Kind regards

Respondent 16 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 02 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sirs,

I wish to object to the proposal of the sale of land at Wateryetts Drive, Kilmacolm ("the Land") to MacTaggart & Nickel Homes Limited.

This land is at the roundabout in Wateryetts Drive and has for many years been used by children as a play area and also for dog walkers en route to the fields beyond.

As someone who has lived all their life in Kilmacolm I believe we should retain this piece of land as a green space for the community to continue to enjoy especially since there is a proposal for houses to be built in the Meadow beyond.

I would like to see this green space retained with perhaps an area designated for children to play football etc., as they do at present. A small garden with flowers for pollinating insects would enhance the area also. As there are a great many dog walkers who use these fields it might be an idea to have an area for use of dogs only, like a dog park.

Please consider these ideas or any others for alternative use of this piece of green land.

Sincerely,

Respondent 17 –[REDACTED]

From: [EMAIL REDACTED]
Sent: 07 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Hi there,

I am writing to object to the proposed sale of the land on Wateryetts Drive, Kilmacolm. My reasoning for this is as a community it is a very valued piece of land, filled with lots of nature and wild life, growing up here it was great to run around, taking this away is also taking away the freedom for the children in the surrounding area who enjoy playing/exploring the land. As a village we are full to capacity, the roads are already falling apart, doctor surgeries are weeks waiting times and chemists are over ran with demand. Adding more housing into the “village” would also simply take away the village feel and make it more like a town. The idea of the proposed “affordable” housing sounds great however, in theory they are not affordable.

Yours sincerely,

Respondent 18 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 10 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I urge the Council to retain this land for the good of the Community for a number of reasons.
- Green Space, Growing Space, Community Garden and play area

With the proposed Housing Development, the impact is huge on the wildlife and the natural habitat locally.

I ask the councillors to debate the impact this would have and the future of the land surrounding the Cemetery.

Yours sincerely

Respondent 19 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 10 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern

I strongly request that the Council retain this land for the good of the Community for a number of reasons:

- Green Space

- Growing Space
- Community Garden
- Play area - many children already use this space
- Quiet peaceful space for local residents to meet and reflect

With the proposed Housing Development, the impact is hugely significant for both the wildlife and the natural habitat locally

I urge the councillors to debate the impact this would have and the future of the land surrounding the Cemetery.

I understand that this isn't yet a 'done deal' and is still to be debated by the Council, even though the Council's Lawyer intimated that a decision had been reached to sell the land at a recent KCC meeting. Does this suggest that due process hasn't been followed?

Sincerely

From: Council Officer
Sent: 10 October 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email with your comments regarding the site under consideration in the open space consultation. I note your desire to retain this space for the community. I can confirm that your comments will be included in a report to the relevant committee for consideration, following completion of the consultation.

Please note that while the relevant committee of the Council did decide to progress the present consultation seeking community views on the proposed sale, it has not yet come to a decision on whether or not to sell the council owned land to the owner of the adjacent site (the developer). A decision on whether or not to proceed with the sale will be taken by that committee following consideration of all the representations received during the open space consultation.

Regards,

From: Council Officer
Sent: 17 October 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Following discussion of your comments with my colleagues in Legal, they have asked me to come back to you further.

To be clear, the Council's position is that:

- when attending the Kilmacolm Community Council meeting of 26th September, the Council's Solicitor did not, as you have suggested, indicate that "a decision had been reached to sell the land"; and
- due process is being followed.

The nature of the present consultation process was explained as part of the council solicitor's initial comments to the meeting, as was the fact that, once the consultation has closed, as I stated below a decision on whether or not to proceed with the sale will be taken by the relevant council committee, following consideration by the committee of all the representations received. I would also highlight that during the course of the meeting there was discussion on what would happen with the site, and indeed the proposed development on the adjacent site, should the decision of that committee be that the sale should not proceed.

Regards

Respondent 20 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 10 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I am writing to object to the selling of land at Wateryetts Drive to a developer. It would be better used as a community space as proposed by Kilmacolm Eco Space so that residents can enjoy and make use of it.

Regards

From:
Sent: 10 October 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your email with your objection to selling the council owned land at Wateryetts Drive. I note your comments and confirm these will be included in a report to the relevant council committee following completion of the open space consultation. At this meeting all representations will be considered before any decision to sell the land may be taken.

Regards

Respondent 21 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 10 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern

I strongly request that the Council retain this land for the good of the Community and not sell for development for a number of reasons:

- Green Space
- Growing Space
- Community Garden
- Play area - many children already use this space
- Quiet peaceful space for local residents to meet and reflect

With the proposed Housing Development, the impact is hugely significant for both the wildlife and the natural habitat locally

I urge the councillors to be aware of the impact this would have and the future of the land surrounding the Cemetery.

I understand that this isn't yet a 'done deal' and is still to be debated by the Council, so I would ask that you take into account the foregoing before reaching a decision.

Sincerely

From: Council Officer

Sent: 10 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email with your comments regarding the site under consideration in the open space consultation. I note your desire to retain this space for the community. I can confirm that your comments will be included in a report to the relevant committee for consideration, following completion of the consultation.

The relevant committee of the Council did decide to progress the present consultation seeking community views on the proposed sale, it has not yet come to a decision on whether or not to sell the council owned land to the owner of the adjacent site (the developer). A decision on whether or not to proceed with the sale will be taken by that committee following consideration of all the representations received during the open space consultation.

Regards

Respondent 22 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 10 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern

I strongly request that the Council retain this land for the good of the Community for a number of reasons:

- Green Space
- Growing Space
- Community Garden
- Play area - many children already use this space
- Quiet peaceful space for local residents to meet and reflect

With the proposed Housing Development, the impact is hugely significant for both the wildlife and the natural habitat locally

I urge the councillors to debate the impact this would have and the future of the land surrounding the Cemetery.

I understand that this isn't yet a 'done deal' and is still to be debated by the Council, even though the Council's Lawyer intimated that a decision had been reached to sell the land at a recent KCC meeting. Does this suggest that due process hasn't been followed?

Regards,

From: Council Officer

Sent: 10 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your email with your comments regarding the site under consideration in the open space consultation. I note your desire to retain this space for the community. I can confirm that your comments will be included in a report to the relevant committee for consideration, following completion of the consultation.

Please note that while the relevant committee of the Council did decide to progress the present consultation seeking community views on the proposed sale, it has not yet come to a decision on whether or not to sell the council owned land to the owner of the adjacent site (the developer). A decision on whether or not to proceed with the sale will be taken by that committee following consideration of all the representations received during the open space consultation.

Regards

Respondent 23 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 11 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whomever it may concern;

The abovementioned land should be retained as a community green space, for the use of the whole community, and not sold to developers as part of the entirely unnecessary and unwanted development of the green field sites around Kilmacolm.

There are still several unsold plots at Leperstone in Kilmacolm and the flats above the Co-Op remain empty. Until these are occupied there should be no further building works taking place in the village.

Yours sincerely

Respondent 24 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 11 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

I would like to object to the proposed sale of land at wateryetts and express my concerns at sale of greenbelt land, land that belongs to the public not the council.

We are being continually told that there is a climate crisis going on in the world, and selling of green space seems callous and beyond belief. Especially when they're is unused brown field sights, empty flats and unsellable plots in the area.

Regards

Respondent 25 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 12 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I am writing regarding the proposed housing development at the Meadow in Kilmacolm.

While everyone understands the need to build more housing, the further extension of this proposal is adding to an already tragic loss of the natural meadow. This isn't simply green space that's being given up, but genuinely untouched and unfarmed land which is hosting a range of wildlife and natural habitats that will never be regained.

The land also houses an old cemetery, which will be largely surrounded by houses and cars instead of the peaceful backdrop it currently enjoys.

There is also insufficient road infrastructure to support the development in this area, and it isn't at all obvious how that will be addressed, short of major changes to surrounding neighbourhoods.

Finally, with the level of house building proposed all around Kilmacolm, and the likely influx of new families, I'd be keen to understand what proposals there are to improve the capacity of facilities more generally, for example, a state secondary school.

I would urge the Council to consider this carefully, and the many other sites that are available - and more suitable - for development.

Yours sincerely

Respondent 26 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 12 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern,

I object to the sale of the land at Wateryetts drive to MacTaggart & Michelle homes. I feel this land should be used to benefit the current residents of Kilmacolm and used to benefit the community. The sale of the land would only benefit new residents moving into the new development. It is enough that they are already building the development and using up our green space but to sell yet more land to them is not acceptable.

Respondent 27 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 12 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir

I would like to object to the sale of this land to the house builder.

This piece of land should be kept for the Kilmacolm community to be used as a community area such as a garden.

Yours sincerely

Respondent 28 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 12 October 2023

To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern.

As a Kilmacolm resident, I am angry that yet more green space is under threat, not only green space, but public open land that is used every day. It's used by dog walkers, by children playing, and has for a many, many years, been used for back access to homes on Springwood Drive.

Although you are 'consulting' residents, it seems from local councillors that you will very likely sell this land as you have been starved of cash from the Scottish government.

If that has to be the case, then the Council must get guarantees from the builder that they will involve the Kilmacolm residents on how they will give something back on that ground once they've put a road through it and dug a massive drainage hole. A couple of benches for relaxation doesn't sound like a fair return for taking away a well used space.

I know community groups are looking at a garden for everyone to use, which I agree with if they can be given enough space to do it properly.

Respondent 29 - [REDACTED]

From: [EMAIL REDACTED]
Sent: 13 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I would like to object to the proposal of selling off this area at Wateryetts Drive, Kilmacolm. The community have very little space left to utilise for projects such as growing fruit/veg/ trees. This area is easily accessible for the community and ideal to help people of all ages enjoy the physical and mental well-being of nature and cultivation on their doorstep. It's so sad that our green areas are being destroyed bit by bit in order to line the pockets of big developers

Respondent 30 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 13 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Land at Wateryetts Drive, Kilmacolm. This lovely green space has been used by families and children for as long as I remember. I am [Redacted] and have lived beside it all my life. Children have played football there, made daisy chains there. Families picnic there. Wild flowers are abundant there. This is public land and should remain so. Money should not dictate what happens here. Greenbelt is already being built on. The mess this building company has made at Brookfield is shocking with a large eyesore pond! This is what they propose for our beautiful green field. The feedback from their customers is shocking. Have you read them? This is a much-loved village, please leave us a space for our proposed orchard. Somewhere for our children to play and enjoy. Don't allow this company to destroy what little is left of our beautiful meadow. Trees and wildflowers are more important than money. We need to save them for the next generation. Please don't destroy our public land. It belongs to us .

From: [EMAIL REDACTED]

Sent: Friday, October 13, 2023 12:07 PM

To: Property

Subject: Public land at Wateryetts Drive, Kilmacolm

This beautiful green space has been used by families and children for as long as I can remember. I am [Redacted]. I have lived beside it all my life. I played on it, my children played on it and my grandchildren too. Families picnic on it, kids play football on it. This is a space that needs to be preserved for the future generations. There are hopes of a community orchard to be cultivated in our public place. This would be much better for the environment than what this building company intend doing with it

Have you seen the mess at Brookfield that is made with a huge pond!! This is what they intend doing. Have you read the reviews from their customers. They are shocking!. Once they get land they do whatever they choose. What they say that they are doing and what they actually do are two different things. Read the website please. This is public land and should remain so. We have already lost greenbelt. Trees and wildflowers are more important for the next generation. They have taken our beautiful meadow where there is rare wildflowers, not to mention all the wildlife that lives there. We need to preserve this piece of our land as a community orchard or garden. Kilmacolm was a village, a wonderful place to grow up. Please help to keep it this way. Don't let this ruthless building company, who can use another access to take away our community space. Our environment needs more spaces like this. Money talks but this is public land and should be kept as such, before we have nothing left. This is our village.

Respondent 31 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 13 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Inverclyde Council

It is my understanding that consideration is being given to the sale of land at Wateryetts Drive to the developer, Mactaggert and Mickel. Through this email I wish to record my opposition to this potential sale and request that Inverclyde Council respect the natural environment and preserve the green space for the community at large.

Thank you.

Respondent 33 – Kilmacolm Community Council

Head of Legal and Democratic, Digital and Customer Services,
Inverclyde Council
Municiple Buildings
Clyde Square
Greenock
PA15 1LX

Kilmacolm Community Council
The Cargil Centre
Lochwinnoch Road
Kilmacolm
12/10/2023


Consultation on the disposal of land at Wateryetts Drive

The Kilmacolm Community Council are, in principle, not in favour of Inverclyde Council disposing of open space land within Kilmacolm for housing or related development. We do however acknowledge that the residents of Quarry Drive and Springwood Drive would be likely to suffer more negative impact from traffic related to the proposed volume development without a second entrance road.

We are aware that Inverclyde Council are minded to sell the land in question to MacTaggart and Mickel and therefore would want the following conditions placed on the subject of the sale for the benefit of the wider community:

1. That a burden or similar legal restriction is put on the land to restrict future residential development.
2. That a burden or similar legal requirement is put on the land to ensure it remains accessible to the wider community.
3. That a minimum of 10% of the proceed of the sale are reinvested in Kilmacolm and that there is collaboration with the community to identify suitable projects.

Yours Sincerely


On behalf of The Kilmacolm Community Council

Respondent 33 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 14 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sirs,

We are residents on [Location in Kilmacolm Redacted] and write to object to the proposed sale of the public land to a building development company to allow construction of a road for the construction of new houses on the meadows area land.

Our reasons for objection are on several grounds.

1. Public Land use

The land is in public use on a daily basis for all local residents to access for spending time on regular walks, dog walking is also a common occurrence and for additional recreational use such as children playing games such as football and rugby practice on the area adjacent to the current bus stop on Wateryetts Drive.

Where are the children of the neighbourhood to play as the next nearest green-space is close to the village centre, at the bottom of Findlaystone Road/ High Street not a very convenient or satisfactory solution.

2. Environmental and Green Space.

There are environmental considerations to be made, the area will have numerous animals and insects resident in the area such as rabbits, voles, newts, bees, butterflies whose habitat will be hugely affected by the proposal.

I would like to see a report of the environmental impact assessment for the area and what impact this will have on the wellbeing of residents and local wildlife and fauna.

The area from Wateryetts Drive leading up to the cemetery is facing North and is currently used as a dark sky area away from the glare of lighting from roadways and housing and any additional roads and any additional housing will destroy this aspect of living on Wateryetts Drive.

3. Pollution

An additional c200 houses will generate significant cars, lorries, motorcycles and delivery vehicles adding significantly to the production of Nox and Sox harmful to both wildlife and humans.

4. Public Safety

The construction of the houses will also generate additional noise in the surrounding area and we purchased our house for the serenity and quietness of the Kilmacolm area.

The addition of a road and houses will generate some 300 vehicles who will make 2-3 journeys each day, that has the potential to put almost 1,000 additional vehicle traffic on a relatively small road making the roundabout very busy and quite a safety risk.

The Wateryetts Drive is currently a 30 mph road.

What are the proposals for the current bus stop which is directly on the roundabout location of the proposed new road and is very convenient for locals to use, as a pensioner I would find this quite an issue.

The additional 300 or so cars will have to access the main Port Glasgow road from an already narrow and tight T junction on Wateryetts Drive, this will lead to enormous queues at peak times backing up to the current roundabout and beyond, leading to additional Nox and Sox levels and noise. If traffic chooses to make their way up to Findlaystone and the High Street, then the traffic will also be backlog at those T junctions bringing about a regular gridlock to the estate.

5. Local Schools

We have 2 primary schools in the village, both of which are fully subscribed with places being hard to obtain, more houses will put further pressure on the education system.

Similarly there is a private high school in the village and is also fully subscribed and St. Stephens High School en route to Port Glasgow, again fully subscribed.

If the average proposed new resident has 1.5 children per household then an additional 300 children will have to be catered for and the proposed housing location will mean hundreds of children having to negotiate a main road to get to schools.

There is a lack of under age 5 nursery accommodation in the village, how is this being addressed in this housing proposal, as it will put an even larger strain on nurseries and additional pressure on any prospective new resident with under school age children trying to find suitable close facilities.

6. Future Village Developments

If the council must provide additional housing as part of the village area plan, then they need to consult the villagers in an open meeting and consider all the peripheral facilities needed including all environmental impact assessments before considering granting any planning permission.

Surely a better area for any additional houses should be closer to the primary schools and the village shopping facilities situated off Lochwinnock Road where there is ample land for any development on the outskirts of the village.

No account seems to have been made to consider the impact of additional housing on the educational constraints of Kilmacolm.

I trust you will take my objections into consideration and I look forward to hearing from you shortly on all of the points raised.

Respondent 34 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 15 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Re Wateryetts Drive, Kilmacolm planning reference number 20/0245/IC

I am emailing my objection to the sale of the council land at Wateryetts Drive.

More houses means several hundred more cars, more cars means more air pollution, damage to our natural environment affecting Wildlife, Plant-life and everything that feeds off it. Are we not trying to cut down on car pollution and provide more green spaces for children to have safe places to play, people to walk and meet other people without being at risk of being run over?

From a safety point of view more cars means more congestion on roads and at the T junctions onto Port Glasgow Road that are just not built for large volumes of vehicles.

It's also a long way to the primary schools from here, crossing several busy roads and it is a struggle to employ road crossing patrol officers as no one wants the job!

I have lived at [ADDRESS IN KILMACOLM REDACTED] for 28 years and deliberately bought this house due to the green area behind me and now this is at risk of being taken away without any thought to the people who live in the area.

Many thanks for considering my objection

From: Council Officer

Sent: 16 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [Redacted],

Thank you for your email with your comments in relation to the open space consultation regarding the proposed sale of land at Wateryetts Drive Kilmacolm.

I note all that you say and confirm that your objections will be forwarded to the relevant council committee meeting where all representations will be further discussed, prior to any decision regarding the sale is taken.

In the meantime I can confirm the following:-

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

Regards

Respondent 35 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 15 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern,

Re Wateryetts Drive, Kilmacolm planning reference number 20/0245/IC

I [REDACTED] of [ADDRESS IN KILMACOLM REDACTED] object to the proposed sale of green space at Wateryetts Drive!

More houses mean several hundred more cars, more cars means more air pollution, damage to our natural environment affecting Wildlife, Plant-life and everything that feeds off it.

From a safety point of view more cars means more congestion on our roads and at the T junctions onto Port Glasgow Road that are just not built for large volumes of vehicles.

It's also a long way to the primary schools from here, crossing several busy roads.

Our local schools are already close to being fully subscribed, so how does the council propose to make more child spaces, more temporary portable classrooms?

Regards _____

From: Council Officer

Sent: 16 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [Redacted],

Thank you for your email with your comments in relation to the open space consultation regarding the proposed sale of land at Wateryetts Drive Kilmacolm.

I note all that you say and confirm that your objections will be forwarded to the relevant council committee meeting where all representations will be further discussed, prior to any decision regarding the sale is taken.

In the meantime I can confirm the following:-

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part of that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

Regards

Respondent 36 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 15 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Good afternoon,

With regards to the proposal to develop Wateryetts Drive, Kilmacolm for development please consider this an objection.

More and more green spaces are being lost, this particular field could be used for the community as a green space/gardens for the use of residents to n kilmacolm.

The plots at Leperstone remain undeveloped. That space should be utilised better.

Regards

Respondent 37 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 15 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir / Madam,

Further to your Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm, please find attached my objection and associated comments in advance of the 17 October 2023 deadline.

I hope you can fully consider the matters I have raised prior to this important decision.

Best Regards,

Response to Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm – Objection

Submitter: [REDACTED], email: [REDACTED]

Date: 15 October 2023

Background: Approval has been granted for a major housing development on the 'Kilmacolm Meadow'. The developer now wishes to purchase the public open land adjacent to the Wateryetts Roundabout from Inverclyde Council (Council) which it is proposing for the use for SUDs and as the main vehicular access for its development.

Issue: While the development has been approved (for which there is widespread concern within the community based on the objections received), without the sale of this public land, it is unlikely that the development can proceed in its current proposed form. As such, while this consultation relates only to the public land, should Council agree to sell the land to the developer, this is effectively a direct endorsement by Council of the associated impacts of the sale.

Conclusion: I am of the opinion that Council should not approve sale of this land to the developer as the sale of this land is a direct trigger to enable the development to be built as proposed. The primary concerns associated with this are:

- a. Increased traffic and demand on road infrastructure not properly considered;
- b. Increased risk to safety of road users, pedestrians and the community not properly considered; and
- c. Loss of valuable community amenity and identity, without understanding the compensation / mitigation / alternative measures to be provided instead.

Each of these specific concerns, and some others, are set out in greater detail below.

Given these risks, it is unclear what the value proposition of the development is to Council in order to make introduction of these traffic, safety and loss of valuable amenity and identity impacts worthwhile.

As a minimum, I would like to advocate for taking additional time to ensure that these concerns have been fully addressed and mitigated while Council still retains control of this land, and therefore has the ultimate power over whether or not the development in its current form proceeds or not. Once this leverage is gone following sale of the land, Council will have effectively endorsed and have moral accountability for whatever the outcomes and impacts of the development become.



Detailed Account of Concerns Regarding Proposed Sale of Land at Wateryetts Drive, Kilmacolm

a. Increased traffic and demand on road infrastructure

This land is proposed to be the primary vehicular access to the development. I note however that the proposal for the main development has made an assessment in the Transport Statement that the development will only add 38 vehicle movements to the AM and PM peak periods (10 arrivals and 28 departures in the AM Peak, and approx. vice-versa in PM peak), therefore concluding that there is negligible impact and no further action is required. My concern is that this assessment is unrealistic and the actual outcome will be much greater impacts which have not been properly considered and therefore not appropriately mitigated or managed.

The 38 vehicle figure appears to be stated as being based on 2011 Census information which identified that 49% of respondents stated 'driving' ($78 \times 49\% = 38$). However this calculation seems to assume that there is only 1 applicable respondent (i.e. working person or someone going to school) per household, or that everyone goes in the same car. Noting the proposed intended occupants / housing stock, a figure of 3 relevant respondents per home would appear to be more realistic (i.e. two working parents and 1 to 2 children per household) = $78 \times 2.5 \times 49\% = 96$ vehicles during Peak period, not 38. Families are also likely to have 2 cars, potentially with additional vehicles where older children remain at home e.g. $2.5 \text{ cars} \times 78 \text{ homes} = 195$ vehicles. As such, the actual maximum impact could even be closer to 195 vehicles, rather than 38.

An additional 96 to 195 vehicles during peak period primarily via the Wateryetts Drive roundabout would likely to have material traffic impacts, such as:

- tailbacks / queuing (noting the relatively poor sight lines at Wateryetts Drive onto Port Glasgow Road meaning it would be difficult to dissipate significant traffic from this junction quickly – is essentially like having a 'Stop' sign there);
- creating obstructions on the local road network (noting that in Kilmacolm, there are many roads which are already regularly narrowed such that only one car may pass at a time); and
- general increased demand on road infrastructure (e.g. greater maintenance costs and greater demand on parking),

especially if it is intended to be primarily channelled through the land proposed for sale to the roundabout at Wateryetts Drive.

To address this concern, rather than using an optimistic assumption of 38, deeming no further action required and stopping there, it would appear sensible that a sensitivity analysis should be conducted instead based on the maximum potential higher vehicle numbers. The impact of the potential maximum vehicle numbers should be properly considered and a mitigation plan developed. This could be proposal of an additional main access to the development site to better dissipate traffic onto Port Glasgow Road e.g. via either the existing Kilmacolm Cemetery Road, or the existing private road to the south of the development site, both of which have better sight lines than at the Wateryetts Drive junction with Port Glasgow Road. An alternative to implementing additional accesses / measures for the potential maximum vehicle impacts from the outset could be that the developers are required to have at least reached agreement for an option that can be implemented in the event that actual traffic monitoring shows vehicle movements from the development to be greater than the 38 vehicles assumed. Another avenue to minimise traffic impacts could also be to increase the X7 bus service to Glasgow e.g. more buses per hour, or introduction of some 'express' services. This may negate the need for people to drive to Glasgow or to a station to catch a train and reduce vehicle movements on residential roads.

b. Increased risk to safety of road users, pedestrians and the community

Noting the potential that the traffic impact may have been significantly underestimated (as set out above), sale of the land, and effectively endorsing use of it as the primary access to the development, may directly result in public safety issues which have not been properly considered (as the impact of only a very conservative vehicle movement of 38 per peak period has been considered). Safety concerns include:

- (i) **Increased danger to pedestrians and cyclists, especially school children:** It is fantastic to see the number of school children who walk and cycle to school through the village. The potentially significant additional number of vehicles from the development being channelled into Wateryetts Drive however is a concern, especially when considering relatively narrow footpaths on the nearby local roads and some less than ideal sight lines at road junctions. A potential effect of this may be parents electing to drive children to school instead if deemed safer, which would further exacerbate the traffic and safety issues; and
- (ii) **Traffic accidents:** The significant additional traffic in peak periods that would be placed primarily onto the roundabout at Wateryetts Drive would likely exit from there directly onto Port Glasgow Road – this junction has quite limited sight lines, requiring drivers to approach the junction slowly and carefully (like a ‘Stop’ junction). These slower-than-normal exit times are likely to lead to significant queuing on both roads exiting onto Port Glasgow Road, and potentially on Port Glasgow Road itself on return journeys as cars wait to turn right if coming from the village direction. Queuing can often lead to frustration and impatience which in turn can lead to greater probability of traffic accidents, both with other vehicles, pedestrians or cyclists.

Inclusion of an additional main access from the development to Port Glasgow Road (e.g. the existing road from Kilmacolm Cemetery, or the nearby private road) would go some way to helping to dissipate the traffic and impacts, or an increase to the X7 bus service to Glasgow e.g. more buses per hour, or introduction of some ‘express’ services. This may negate the need for people to drive to Glasgow or to a station to catch a train and reduce vehicle movements on residential roads.

c. Loss of valuable community amenity and identity

‘Kilmacolm Meadow’ is currently very well utilised by a large number of the community for uses including walking, dog walking, nature / environmental education, art and photography, and also has a strong social and well-being purpose in terms of being a place that the community often bumps into each other for a chat and to make connections. All of this is a major contributor to the sense and identity of the local community.

The plans for the development indicate that this land will primarily be used for:

- A large SUDs feature; and
- The primary vehicular access to the development.

I understand that Council is interested in hearing the community’s views for potential use of the land when sold. Suggestions which I would support include:

- Primary use of the area for the public still, reflecting the current amenity of the Meadow;
- Retention of the existing large trees in the Meadow;

- Retention / establishment of footpaths through the new development to permit ongoing walking amenity via connectivity through to the Cemetery and other neighbouring fields / areas adjacent to the development;
- A kids' playground in the development – I noticed it was marked on some site plans, but not on others so would be good to confirm this is part of the proposal – it would also need to be carefully designed / managed such that it did not become a target for anti-social behaviour or graffiti;
- Maximise the size of the central park area proposed for the development, and develop the layout of it, to recognise the significant number of dogs and walkers who will be impacted so that they still have a reasonable place to use; and
- Replant wildflowers and habitat areas as much as possible – the current masterplan looks very limited, but it would be great if the existing wildlife population can be supported (bees, bats, birds, reptiles). The current proposal seems to be simply stop work and consult a fauna person if a reptile is found, and to remove bird habitat when it is not nesting season. Both of these, while humane outcomes for the animals, do not actively support their ongoing presence in the area.

A major concern however, is whether there is any realistic chance of any of the above options depending on what the proposed details are for the SUDs. E.g.:

- is it so large that there will be no meaningful area remaining for the community?
- Is it potentially a 'reedy lagoon' type detention basin? If so, this is concerning as a potential drowning hazard;
- Is it a permeable area filled with rock, this is very much a dominating feature which is a significant departure from the aesthetics and visual amenity of the area and also a magnet for the accumulation of litter and potential fly tipping; or
- is it proposed to be an underground cell type system to store / attenuate high flows? Which will make it impossible to plant trees etc over the top of if a community orchard or garden was proposed.

d. Other Concerns

Other concerns, some of which are associated with the development but are considered relevant given a decision to sell this land to the developer is a direct trigger for the development to proceed, include:

- Ensuring no flooding and contamination / silt impacts downstream – of particular concern is any impact on the unnamed burn, which passes through our property, which already does not have a lot of spare capacity and reaches maximum flow during heavy rainfall so any additional contributing flow could result in flooding;
- Construction Impacts e.g. mitigation of noise, dust, heavy vehicles, increased vehicle movements, on-street parking by construction staff, dirt on roads, damage to road / pavements, excessive surface water run-off etc. These matters also have traffic, safety and health implications if not carefully controlled / mandated by an Authority; and
- Is proper value for money being achieved, noting the likely significant negative impacts on the community? Can Council disclose:
 - the agreed sale value of the land (which should be significant given that without this land, the main site would be without its main proposed access and therefore unable to be developed); and
 - how these proceeds are proposed to be spent?

Respondent 38 – [REDACTED]

From: [REDACTED] [EMAIL REDACTED]

Sent: 16 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I am writing to express my strong objection to the proposed sale of the space at Wateryetts Drive to housing developers. This cherished area holds great importance to our local community, and we firmly believe that it should remain a space for the benefit of the people who call Kilmacolm home.

Wateryetts Drive has always been a place where residents gather, children play, and the community comes together. It offers a breath of fresh air, a respite from the hustle and bustle of daily life, and a space where families can enjoy the outdoors. Selling this land to housing developers would irrevocably change the landscape of our neighborhood and the way we live.

One of the most significant concerns is the noise and disruption that would come with the construction of new buildings. The peaceful serenity of Wateryetts Drive would be shattered by the constant hum of machinery, trucks, and the clatter of construction work. The tranquility that this space offers, which is so vital for the well-being of our residents, would be compromised.

Moreover, the increase in traffic due to the construction works and the eventual influx of new residents would place additional stress on a road that is not suitable for heavy vehicles and machinery. Wateryetts Drive is not designed to handle the weight and size of trucks or diggers, and the potential damage to the road surface is a real concern. This would not only be a logistical nightmare but also a risk to the safety of those who use this road regularly.

We firmly believe that the preservation of Wateryetts Drive as a communal space is essential for the well-being of our community. This area is an integral part of Kilmacolm's identity and is enjoyed by people of all ages. It is a space for children to play, families to picnic, and neighbors to gather. We must safeguard it for the generations to come.

Rather than selling off this precious land to housing developers, we implore the local authorities to consider alternative solutions that will maintain the character of Wateryetts Drive and protect the well-being of the people who live here. Our community deserves better than to see this beloved area transformed into another housing development.

We call upon our fellow residents to stand with us in opposition to this sale and protect the essence of Wateryetts Drive for the benefit of all local people. Together, we can ensure that this space remains a symbol of community, not just another plot for developers to exploit.

Sincerely,

Respondent 39 – Mactaggart and Mickel Homes Ltd

From: Mactaggart and Mickel Homes Ltd

Sent: 16 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

Please find attached the Mactaggart and Mickel Homes Ltd response to the Inverclyde Council consultation to dispose of land at Wateryetts, Kilmacolm.

The submission outlines the significant positive benefits that would be delivered through the land sale to Mactaggart and Mickel Homes Ltd.


In addition, we have crafted our proposal so that the local community can also achieve their stated objectives through the land sale. A classic “win, win”.

This is an exciting opportunity, and should the Council decide to sell the land to Mactaggart and Mickel, we look forward to working with the Council and the Local Community to deliver a high quality, sustainable and community focused development.

Should you require any further detail, please contact me on the number below.

Kind regards

The Head of Legal and Democratic, Digital and Customer Services,
Inverclyde Council,
Municipal Buildings,
Clyde Square,
GREENOCK PA15 1LX

By Email 

Dear Sirs

Response to Section 27 (2a) Notice regarding Land at Wateryetts, Kilmacolm

In response to the public notice given under terms of Section 27 (2a) of the Town and Country Planning (Scotland) Act 1959 (as amended), Mactaggart & Mickel Homes Limited invite Inverclyde Council to have regard to the following representations and supporting appendices.

These representations are tendered in support of the Council deciding to transfer their land and thereby assisting the creation of an ideal, mixed tenure residential development on neighbouring land with a community orchard formed on much of the land presently owned by the Council.

The representations are presented by Riddell Thoms & Co, Chartered Surveyors, on behalf of Mactaggart & Mickel Homes Limited, who are referred to below as M&M.

1.0 Background

Planning permission in principle has been granted to M&M for a sustainable, high quality mixed tenure housing development, including retention of existing trees, significant landscape framework and open space.

The planning permission covers land owned by Inverclyde Council and M&M and that approves two access points for the development, Quarry Drive and Wateryetts Roundabout.

The Section 75 Agreement linked with the permission defines the required community benefit package. Inverclyde Council and M&M agreed the contents and it has subsequently been signed and formally registered.

Information on the proposals for the Council's land, community engagement, and the wider development, which offer persuasive rationale for disposing of the land to M&M, are summarised under the headings below.

2.0 Proposed use of the Council's land

The Council's land (c0.88acre) is covered with grass (which is mown infrequently) and a few trees.

This existing open space area owned by the Council will largely be retained and significantly enhanced. It will be integrated into a much larger landscape framework of open space, with grass, retained woodland, new tree planting, hedges, footpaths, with multiple pockets for play areas. A new 9.5m wide road will cross the land providing one of the two accesses to the housing development.

The upgraded and enlarged Open Space will be c1.84acres.

Integration of the existing open space into the wider designs is consistent with good 'place-making' principles creating a welcoming entrance into the new development.

The design doubles the size of this area of Open Space, greatly enhances the quality of the space, improves biodiversity, and the new paths address inclusivity of access.

The proposals are illustrated within the community engagement report which is Appendix 1.

3.0 Safeguard for a newly extended 'open space'

The land would be protected as permanent 'open space' for future generations to enjoy, by means of either, sale back to the community, appropriate title conditions, deed of conditions or as part of a detailed planning condition.

The cost of creating the new open space will be funded as part of the new development and will be implemented as part of the first phase of works.

These vitally important points are addressed in by streets-UK in Appendix1.

4.0 Community Consultation

At the start of the planning process, M&M made three commitments to the local community. These were outlined at various community events and stated on M&M's project specific website (www.kilmacolm.macmic.co.uk). Commitments were given to the Kilmacolm community to:

- genuinely listen and work with the community
- protect the unique ambience of the village
- go above and beyond required sustainability targets

The Planning Permission in Principle approved "masterplan" for the site delivers on these promises.

M&M have continued to consult Kilmacolm Community Council and other interested parties to help customise proposals. See Appendix 1.

5.0 Designing, Delivering and Maintaining a Community Orchard for All

Initial consultation with the local community indicated a desire for the Council's land to be utilised as an orchard for all to use. Recently this has been supplemented with interest to allocate part as a 'growing area'.

M&M have taken cognisance of this desire and, with the assistance of expert landscape architects and ecologists, have designed proposals which are shown on the illustration forming Appendix 1.

Key features include, (a) a variety of trees and fruit bushes appropriate to our climate that will all improve local biodiversity, (b) access paths for residents including those in wheelchairs to meander around, (c) seating to rest and enjoy the orchard, (d) a zone designated as a growing area.

An agreed design has yet to flow from the current consultation, so the illustration forming Appendix 1 is a representation and is not fixed at this stage. The design can only be finalised and approved through the AMSIC process.

The local community have additional opportunities to comment through the ongoing consultation process. They can be actively involved in the final detail of both the wider housing development and the proposed orchard and growing areas.

Safeguarding the use of the Council's land as open space will ultimately be secured through this AMSIC process and/or the sale process.

6.0 Costs and funding

M&M will pay market value to the Council for the land.

The costs associated with delivering the orchard/growing area will be borne by the proposed new residential development.

M&M propose to match the Council's funding of the community group, with a grant of £3,000.

Early delivery of the orchard/growing area can be ensured as part of the AMSIC process which could be 'conditioned'.

It is intended that orchard area and other open space areas (excluding for obvious reasons, the growing area) will be included within the wider development deed of conditions where, both maintenance costs (which are expected to be modest) and access rights to all, will be enshrined.

Thus, initial establishment and future maintenance costs will not be a burden on the Council.

7.0 Summary of Wider Benefits

The principle of development is not the subject of this consultation or representation, but there is a direct connection and therefore, it is appropriate to highlight that there will be significant benefits associated with development of the neighbouring land;

- A capital receipt for the Council land
- New Affordable Homes with tenure to be determined by Inverclyde Council
- New entry-level family homes for sale
- Boost to Council Tax Receipts of circa £300,000
- Local Road improvements for wheeling, walking and cycling of circa £125,000
- Boosting the Local Economy – Appendix 2 summarises potential economic benefits

8.0 In conclusion

- Planning Permission in Principle has been granted for a sustainable, high quality mixed tenure housing development, including retention of existing trees, significant enhancement of the landscape framework and formal 'open space'.
- M&M's proposals will create an 'open space' area which will be approximately double the size of the Council's land.
- The community desire for a Community Orchard/growing area has been strongly expressed.
- Expert, detailed designs for a Community Orchard/growing area are ready for consultation.
- Developer funding to create a Community Orchard/growing area and much larger 'open space' area will be available.
- By selling the Land the Council can expect to achieve the above benefits - without direct investment on their part.

M&M have worked tirelessly to reach this stage and are committed to delivering an integrated scheme of new housing and in an environment that locals and the Council can be proud of.

Yours faithfully



Riddell Thoms & Company

Prepared 13th October 2023 by Riddell Thoms & Co, Chartered Surveyors, on behalf of Mactaggart & Mickel Homes Limited.

Email:



Attachments.

Appendix 1 Update on community consultation, streets-UK
 Appendix 2 Summary of potential economic benefits, Icen

Quarry Drive Kilmacolm

Community Engagement Update
October 2023



streets-UK is a specialist consultation and engagement consultancy. Throughout 2020 and 2021, we engaged with the Kilmacolm community on behalf of Mactaggart and Mickel in relation to their proposals to create new homes in the village.

As part of the engagement, Mactaggart and Mickel made a commitment to:

- Genuinely listen to and work with Kilmacolm residents and wider community.
- Protect the character of the village.
- Incorporate sustainability proposals beyond the level required by local planners.



Background

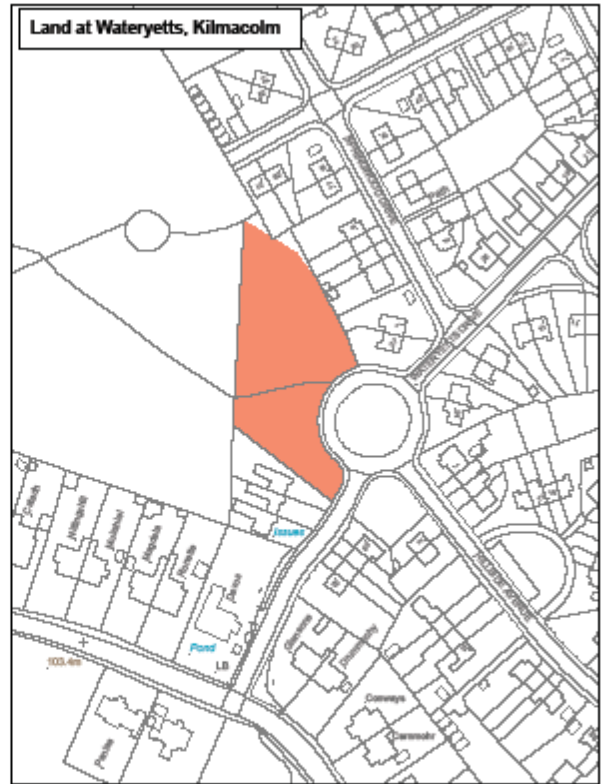
Throughout 2022/23, Mactaggart and Mickel has been progressing a number of points in relation to its development of new homes, including dialogue with Inverclyde Council about purchasing a piece of land from the Council to deliver the most appropriate access to the new homes. The plan opposite identifies the land.

The Council is obliged to [publicly consult](#) on the proposed land sale and this has been undertaken over a 8 week period ending on 17th October 2023.

Mactaggart and Mickel understands the community aspiration to create a community orchard and community growing space on this land. Kilmacolm Eco Space is group of local residents with an interest in developing a sustainable garden and growing space in Kilmacolm for the benefit of the community. It has applied to Inverclyde Council for a Licence to Occupy part of the site.

True to its commitment to genuinely listen and work with Kilmacolm residents and wider community, Mactaggart and Mickel has asked streets-UK to reach out to a number of community groups, including Kilmacolm Eco Space, to explore the potential of providing the community with an orchard and growing space.

This document summarises Mactaggart and Mickel's commitment and progress with community engagement to date.



Inverclyde Council
Regeneration & Planning

SCALE 1:1000
ORNC AX 2023

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Community Engagement

Mactaggart and Mickel asked streets-UK to contact a number of community groups in relation to its proposal to buy the piece of land from the Council and restate its commitment to listen to the community.

To ensure transparency, we contacted the undemoted groups, which includes those who oppose the creation of new homes in the village.

- Kilmacolm Community Council
- Kilmacolm Civic Trust
- Kilmacolm Eco Space
- Kilmacolm Residents Association

We provided the groups with the following information:

1. The proposed development now benefits from Planning Permission in Principle and there is now an agreed and registered Section 75 Planning Agreement in place.
2. The Council land isn't an essential purchase as alternative access is possible – it is however desirable to deliver what Mactaggart and Mickel consider to be the optimum sense of place.
3. Awareness of the desire from some community members that this piece of land become a community orchard and confirmation that Mactaggart and Mickel are very happy to incorporate a community orchard into its plans.
4. Public benefit: to the community and public purse. If Mactaggart and Mickel progress with a community orchard, the public sector doesn't have to foot the bill to buy the land and Inverclyde Council continues to receive much needed cash from the disposal. In addition the costs of designing and planting the Orchard are covered not to mention the timescale for delivering the Orchard being much quicker.

We confirmed that there will be future AMSIC (Application for approval of matters specified in conditions) process, where further project specific detail will be submitted to Inverclyde Council for approval and the intention is that the local community will also be part of this process.

All groups responded to the offer for an update and the Community Council invited Mactaggart and Mickel to attend a "single issue" meeting of the Community Council on 26th September 2023 at which the community response to the proposed land sale would be discussed.

At the meeting, Mactaggart and Mickel were represented by Bruce Hampton, the company's senior Land Manager and Ross Wilkie, expert ecologist and landscape professional and owner and director of Brindley Associates Landscape Architects.



Mactaggart & Mickel Presentation for community meeting

Mactaggart and Mickel Commitment

About 60 people attended the public meeting. Bruce Hampton recapped that Planning Permission in Principle for a new housing development of up to 75 sustainable homes, retention of existing trees, and inclusion of play parks and other community benefits has now been granted.

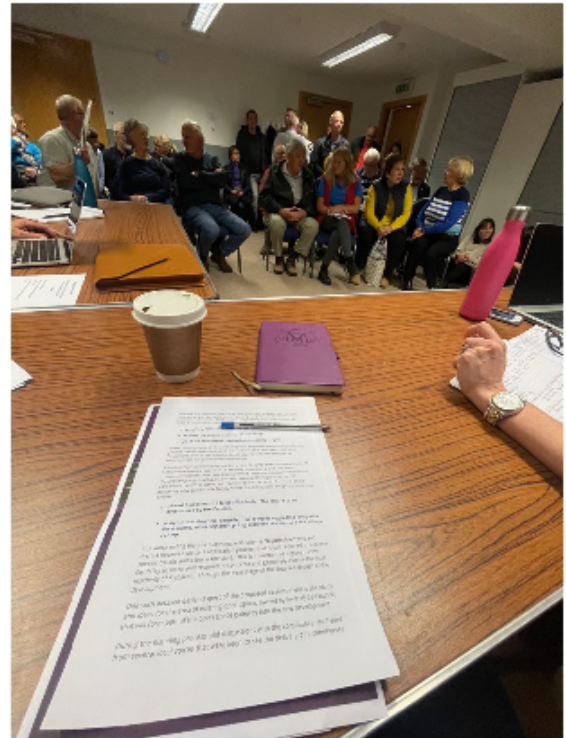
The planning gain elements of the planning approval have also been secured through a Section 75 agreement, which is signed and registered on the land. Over and above delivering new sustainable family homes for Kilmacolm, the project will also deliver:

- 25% of homes on site to be affordable. The tenure to be determined by the Council.
- A significant financial contribution towards upgrading footpaths for walking, wheeling and cycling between the site and the village centre.

Bruce then presented the first draft of what could be the new gateway open space into the proposed housing development confirming that the design is not fixed and is presented for discussion only.

The final design of the new gateway open space will require to be submitted as part of the detailed planning application to come and formal consultations will take place through that process. The detailed design will ultimately require Inverclyde Council approval.

Pages 4 and 5 of this report show the proposals tabled.



Community Meeting

Mactaggart and Mickel Commitment – initial plans tabled 26th Sept



Mactaggart and Mickel Commitment – initial plans tabled 26th Sept



Mactaggart & Mickel has made an offer that all of the 0.88 acres of land that it proposes to acquire from the Council would remain as public open space (subject the access road crossing it) and that an adjoining 0.96 acres would also be public open space thus allocating nearly 2 acres as open space.

Ross Wilkie then summarised the open space proposals and explained the project principles include:

- Landscape First Approach
- Enhanced Local Biodiversity
- Retention and integration of existing mature woodland outcrops
- Community Orchard Design



Community Response

Mactaggart & Mickel is appreciative of Kilmacolm Community Council and Kilmacolm Eco Space's willingness to engage in a positive dialogue about the creation of a community asset.

At the September meeting, and subsequently, the Eco Space team explained a wider vision for developing a sustainable garden and growing space for the benefit of the community.

The group's vision includes accessible raised growing beds, a wildflower meadow, pollinator and insect habitats, composting and recycling areas, and relaxation space, as well as a small orchard. The whole site would be maintained and managed by volunteers. Small annual running costs would be incurred and a charge for raised beds proposed to meet these costs.

The group has undertaken a community survey and feasibility study, garnering local support, and identifying benefits such as Social Inclusion, Biodiversity, Reducing Waste, and Food Poverty among others.

In response to the Eco Space group's vision, Mactaggart and Mickel has prepared updated proposals (shown overleaf on page 7) incorporating a community orchard, community growing space, raised beds, a polytunnel and sheds. This plan was tabled at a follow up meeting with Kilmacolm Eco Space on 9th October.

Both The Community Council and Eco Space team has confirmed a willingness to work constructively with Mactaggart and Mickel in developing designs for a community orchard and growing space and protecting the proposed area of land under discussion as open space.

Next Steps

Kilmacolm Eco Space Group has agreed to further consider the features it would like to see in a community orchard and growing space and to have a follow up meeting with the landscape architect and streets-UK to refine the designs.

Mactaggart and Mickel has confirmed its willingness to enter into a legal agreement with the Eco Space group whereby Mactaggart and Mickel would transfer the community growing area back to the community either to own or via a long term lease.

In addition, Mactaggart and Mickel is prepared to match fund the Eco Space £3,000 funding from Scottish Government.

Other terms and conditions would require to be agreed but Mactaggart and Mickel has confirmed its commitment to fund and install the community orchard and community growing area subject to a final specification being agreed. In addition, the maintenance costs of the spaces can be accommodated as part of the factoring costs of new residents thus reducing the annual expenditure costs of the Eco Space group.

This approach allows delivery and operation of a community asset in a much quicker timescale than would normally be experienced by community groups and at no cost to the taxpayer.

Mactaggart and Mickel Commitment – updated plan for Kilmacolm Eco Space



Legend

- Planting Zone 1
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- Planting Zone 100

Project Details

Client	Mactaggart and Mickel
Project Name	Kilmacolm Eco Space
Location	Kilmacolm, West Lothian
Project Start	2023
Project End	2024
Project Status	Completed
Project Manager	Brindley

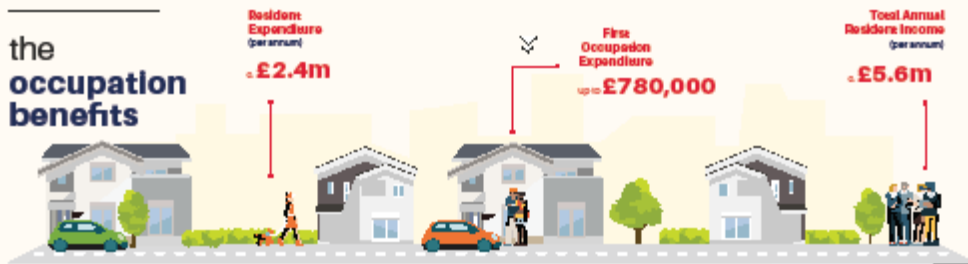
Brindley

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Economic Benefits of Development at Kilmacolm, Inverclyde



This infographic provides an overview of the economic benefits that could be delivered through the development of 78 new residential units including 20 affordable homes at Kilmacolm, Inverclyde. The proposed development is expected to deliver a wide range of economic benefits during both the construction and operational phases which will make a positive contribution to the local economy.



* Figures rounded

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Economic Benefits of Development at Kilmacolm, Inverclyde

This page provides a brief summary of the Economic Benefits to be generated by the development and should be read in conjunction with the Economic Benefits Infographic.

First Occupation Expenditure - New housing development can lead to increased resident expenditure in the local area. Research has shown that homeowners are spending on average £10,000 on furnishing their homes for the first time (Barratt Developments, 2014). This would indicate that the new residents could spend in the region of c.£780,000 on comparison goods such as furniture and appliances in local shops upon first occupation of their properties.

Resident Expenditure - Existing communities in the area currently fall within both "Ageing Urban Living" and "Industrious Communities" socio-economic classification. Office for National Statistics (ONS) data indicates that average weekly household expenditure in these socio-economic groups is £660 and £447 respectively (2018). On an annual basis, gross levels of spending of residents of the 78 new residential dwellings could amount to c.£2.4 million per annum in gross terms. It could be expected that a portion of this expenditure will be spent in local shops and services supporting the local economy.

Resident Income - Based on the ONS Mid-Year Population Estimates (2020) and Architectural estimates, the working age population of the proposed development (18-64) will amount to 281 residents. The Annual Population Survey (2019/20) indicates 73% of the current population in Inverclyde is economically active. As such, it is expected 205 residents to be economically active. The median annual income of residents in the Local Authority is approx. £27,300 (ASHE, 2019) and therefore the expected annual resident income of the 78 new houses is c.£5.6 million per annum.

Council Tax - Council Tax is a tax on domestic property used to fund local services such as education provision, arts and leisure facilities, refuse collection, road repairs, and maintenance of public realm and flood defenses. The proposed development of 78 new homes will generate additional Council Tax payments to Inverclyde Council. Taking account of Council Tax charges (2020/21, Band G and H), it is estimated that the proposed development could generate c. £308,000 per annum, once the dwellings are complete and occupied. These payments will be made in perpetuity.

Construction Value - The Construction value of the proposed development has been provided by the Applicant.

Construction Employment - In order to estimate the number of construction jobs generated during the 3 years construction period, a turnover to employment ratio for the construction sector has been used. This draws on the Office for National Statistics (ONS) Annual Business Survey data and includes an adjustment for self-employment

resulting in a ratio of one job per £140,000. Applying this ratio to the construction cost results in 92 person years of construction employment, equivalent to 30 direct construction jobs over the construction period.

The Scottish Government publishes Input and Output Multiplier Tables which indicate that the scale of employment supported by home building in Scotland is equivalent to supporting 1.09 indirect and induced jobs per dwelling built. Therefore, it has been estimated the proposed schemes will result in 30 direct and 58 indirect and induced jobs.**

Economic Output - The contribution of construction sector to the economy can be measured by Gross Value Added (GVA). GVA only considers the actual added value of the industry, and excludes cost incurred in the construction process. The Scottish construction sector generates c.£53,000 of GVA per workforce job (Homes for Scotland (2019) The Value of Residential Development) . Applying this to the employment impact of the scheme results in an additional direct GVA of £1.8 million.

Output multipliers estimate that for every £1 million GVA generated in construction activity, a further £1 million is generated elsewhere in the Scottish economy. This represents a multiplier impact of 2.0 (The Economic and Social benefits of Home Building in Scotland' Report, 2018 , taking into account "leakages" from and "imports" to the Scottish economy from elsewhere in the UK. Based on this multiplier, indirect GVA could amount to £1.8 million. The scheme could therefore generate c.£3.2 million of direct and indirect GVA combined. This would represent a significant boost to the Inverclyde economy.

* All figures are rounded to the nearest 5

** Indirect - refers to jobs in the supply chain linkages established during the construction of the scheme

** Induced - refers to jobs created in the wider economy which are driven by additional spending from construction workers who purchase goods and services from local providers

From: [EMAIL REDACTED]
Sent: 16 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam,

I am writing to register my objection to the proposed sale of land at Wateryetts Drive.

My first reason to object to this proposal is that I am very concerned about the resulting loss of 'green space' which will occur as a result. As I'm sure you are aware these spaces are vital to promote wellbeing amongst our community. Currently this area is regularly frequented by walkers and children use this area to play. As a relative newcomer to Kilmacolm I am struck by how common areas such as this land promote a sense of community, allowing casual interactions between residents our for a walk and giving children safe space, away from traffic to play. Selling off these small, but significant pieces of land will prevent these interactions which do a lot to promote mental wellbeing among some more isolated members of our community. I am sure you are aware of the significant amount of research that demonstrates the importance of play in normal child development. As a paediatrician I am extremely concerned that young children spend an increasing time indoors undertaking sedentary activities and this is having an impact on both their physical and mental wellbeing. It seems therefore somewhat backwards to be selling off one of the few patches of grassy space, away from traffic, that young children can be left to safely explore and play.

My second reason for objection relates specifically to the proposed use of this land - that is to create an access road to the new housing estate. I live on [Location in Kilmacolm Redacted] and can testify that this narrow road is already busy, particularly at peak hours, and it is inappropriate and unsafe to consider significantly increasing the amount of traffic along it. It is common that there are multiple parked cars on either side of the road making it effectively a single lane road. Visibility at the turn onto and from Port Glasgow Road is poor due to the high stone walls on either side and the curve of Port Glasgow Road at this point. There is a high risk of traffic or pedestrian accidents should this turn-off become more busy that it is currently.

I would urge you to take both of these factors into consideration and prevent the sale of this land going ahead.

Sincerely

From: Council Officer
Sent: 16 October 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email including your objections to the proposed sale of council owned land at Wateryetts Drive, Kilmacolm. I note all that you say and can confirm that your comments will be included in a report to the relevant council committee, following completion of the open space consultation, at which time all representations will be considered prior to any decision regarding the proposed sale.

In the meantime I would advise as regards to the issues you raise relating to the road and traffic implications, that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

Regards

From: [EMAIL REDACTED]

Sent: 23 October, 2023

To: Property

Subject: Response to Consultation on Proposed Sale of Land at Wateryetts Drive - Objection - 15 Oct 23.pdf

Dear Audrey,

Thanks for taking the time to reply to my objection. I acknowledge that there has been prior consideration of the traffic impact however this appears to be based on figures which do not seem realistic. My husband himself has submitted an objection and I attach for your interest his (much more in depth) reading of the details surrounding the traffic impact.

Thanks

Respondent 41 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 16 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I am writing to support the proposed Kilmacolm Eco Space at the site at the Wateryetts Roundabout, Kilmacolm as a community garden. It is already a well-used and popular public open space which I strongly feel should be retained in whole as an amenity for the benefit of local residents. There are numerous positive reasons for the ground to be utilised as a community space including:

- helpful in reducing stress and anxiety to improve health and well-being
- gardening will provide aerobic exercise in a friendly and supportive environment
- will support better mental and physical health
- help to form strong and supportive bonds within the community
- provide education for both children and adults on growing food, supporting wildlife and improving the environment
- improve biodiversity for the area

to name but a few.

At a time when there are so many residents with mental and physical health problems in Inverclyde it will be an invaluable resource to have a shared community eco space giving the area numerous benefits. I urge you to retain the space as a valuable amenity for the local community. Thank you.

Kind regards,

From: Council Officer
Sent: 16 October 2023
To: [EMAIL REDACTED]
Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email with your representations relating to the open space consultation currently ongoing, regarding the proposed sale of land at Wateryetts Drive, Kilmacolm.

Your email was a little hard to follow and so I have summarised the points you make below. I can confirm that your comments will be included in a report to the relevant council committee meeting where all representations will be considered prior to any decision regarding the proposed sale is taken.

I am writing to support the proposed Kilmacolm Eco Space at the site at the Wateryetts Roundabout, Kilmacolm as a community garden. It is already a well- used and popular public open space which I strongly feel should be retained in whole as an amenity for the benefit of local residents. There are numerous positive reasons for the ground to be utilised as a community space including:

- *helpful in reducing stress and anxiety to improve health and well-being*
- *gardening will provide aerobic exercise in a friendly and supportive environment*
- *will support better mental and physical health*
- *help to form strong and supportive bonds within the community*
- *provide education for both children and adults on growing food, supporting wildlife and improving the environment*
- *improve biodiversity for the area*

to name but a few.

At a time when there are so many residents with mental and physical health problems in Inverclyde it will be an invaluable resource to have a shared community eco space giving the area numerous benefits. I urge you to retain the space as a valuable amenity for the local community. Thank you.

Regards

Respondent 42 – [REDACTED]

From: [EMAIL REDACTED]
Sent: 16 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To Whom it may concern,

I would like to lodge my objection to the proposed sale of Land at Wateryetts Drive Kilmacolm.

My grounds for objection to the land sale are it could be, and is currently, put to a better community use. It should be the Council's prime concern to improve the lives of the citizens of Kilmacolm not make life easier for developers.

Access to the proposed development could be from Port Glasgow Road. It's a main road much more suited to the increased volume of traffic.

I object to the size and siting of this development on green belt land. There are brownfield areas not developed within Kilmacolm. As this development has already achieved Government and Council approval I'm sure it will go ahead regardless. Hopefully promises of affordable accommodation will be realised and the best access point from the main road will be used causing the least detriment to the Village.

It would be advantageous to the local residents to retain this land as a community space.

Respondent 43 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 16 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I would like to object to the development of this site for more housing. I have lived in Kilmacolm for nearly 20years. I find that the village has increased in size over the years. It is very busy and I don't think there are the facilities to support an increase in population. It is difficult to find somewhere to park if you want to go shopping. It is difficult to get a doctor appointment. I worry about accommodating more children in the nursery and primary schools

The wild spaces in and around the village are a good part of what makes it an attractive village. I think more garden space or growing space is a much better use of the land. I think it will be such a shame if more and more houses are built in the green spaces.

Kind regards

Respondent 44 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 16 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To Whom It May Concern

Please accept this as my submission to the Consultation

As a Kilmacolm resident of some 40+ years, I do not approve of further encroachment on our green spaces generally, and in this particular case, on land that is a public open space that is used continuously.

Based on our Ward Councillors' statements, I note that prior to an approach from the Developer Mactaggart and Mickel, the Council were not minded to dispose of the land at Wateryetts Drive roundabout at all, meaning that it would likely have remained as a well used public amenity.

I understand both the financial imperative that the Council are responding to, and the practical rationale for the Developer wanting to utilise that specific location for their site access road and SUDS, so my submission is pragmatic and focused on our elected representatives and Council Officers obtaining the most advantageous outcome for local Kilmacolm residents.

The Committee charged with reviewing the Consultation, together with the relevant Planning, Legal, Environment & Regeneration, and Community Education Officers, must consider how the local community can benefit from any Disposal, as I understand the capital receipts will not be reinvested directly back to Kilmacolm.

If that land is to be sold, then it is incumbent upon the Council to obtain such guarantees (by whatever legal means appropriate) that all residual space be granted to the community and developed in conjunction with the community as a *functioning* shared space. In order to adequately and appropriately compensate for the loss of the existing amenity, the remaining space should be usable and productive, rather than simply 'passive' landscaping. A bench by the side of the drainage depression will not do.

I am familiar with the plans of the local community group, Kilmacolm Eco Space who are trying to establish a sustainable community garden and growing area, (like those already thriving in Gourrock, Greenock, and Port Glasgow), and I am fully supportive of relevant conditions being attached to any sale which would allow those plans to progress alongside the Developer's requirements.

You have an opportunity here to ensure that any development of the site surrounding the access road and SUDS is done sensitively and in co-operation with local people to achieve a meaningful and lasting asset. Do not let us down.

From: Council Officer

Sent: 17 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear Sir,

Thank you for your response to the open space consultation regarding the proposal to sell council owned land at Wateryetts Drive, Kilmacolm.

I note all that you say and can confirm that your comments will be included in a report to Committee following completion of the consultation, at which time all representations will be considered.

Should Committee decide to sell the council owned land to the developer, the developer has advised that any future community use of this area would be discussed with the community.

Regards

Respondent 45 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 16 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

This is not an essential purchase as alternative access is possible.

Also if there was another road joining the roundabout from the many new proposed houses it would make access/exit from Hillside Avenue difficult in the mornings and evenings as this Avenue is a Cul-de-sac.

Yours sincerely

From:

Sent: 17 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED],

Thank you for your email containing your comments regarding a potential access at Wateryetts Drive, Kilmacolm. In relation to a proposed development in fields to the rear of the council owned land at Wateryetts Drive.

With regard to the issues you raise relating to the road and traffic implications I would advise that Planning Permission in Principle has been granted in respect of the proposed housing development, and as part that process the Head of Roads and Transportation was asked to comment on a Transport Statement submitted by the developer. As stated in the attached report of handling at, page 35, under "Traffic and Road Safety", the Head of Roads and Transportation had no objections to the proposals in terms of the impact on the local road network and road safety.

The above Planning Permission was granted by Scottish Ministers, and as part of that process an independent reporter, who considered the planning application, also had no objections to the proposals regarding any roads issues (subject to some improvements to the cycling and walking network in Kilmacolm which have been addressed in terms of a planning agreement). The Scottish Ministers decision on this is also attached for ease of reference.

If this explanation deals with your concerns and you wish to withdraw your objection, please advise. If your objection is not withdrawn, then I confirm that I will include your comments and this exchange of emails as a representation when we report on the consultation to the relevant Council committee.

Regards

Respondent 46 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir/Madam

I'd like to raise my concern for the sale of the land next to Wateryetts Roundabout in Kilmacolm. The eco space group had asked to be given the space to be used as a Community Garden which sounds an absolute brilliant idea however I believe you wish to sell it to a property developer. I'm sorry but I totally refute this idea. Kilmacolm has no such area for communal gardens and this area would be an asset for the village for many people with no access to gardens especially for those with mental health issues too.

I do hope you will reconsider your plans and do some good for the local community rather than line the pockets of a property developer.

Thank you for taking the time to read my concerns and look forward to a favourable outcome.

Kind regards

Respondent 47 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

To whom it may concern,

I'd like to note that I would the land at Wateryetts in Kilmacolm to be retained as land for community use.

For environmental reason also and to protect this land that is home to many species of animals and a place that is used constantly by the community for walking.

Thank you,

Respondent 48 - Kilmacolm Residents Association

From: Kilmacolm Residents Association
Sent: 17 October 2023
To: Property
Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm.

Dear Sir,

I am writing on behalf of the Kilmacolm Residents' Association (KRA) to urge **the rejection of the proposed sale of the land at Wateryetts Drive, Kilmacolm** to Mactaggart & Mickel Homes Limited.

There are several reasons why this land must be retained as a public open space which currently is enjoyed by the residents of Kilmacolm.

Reason 1 – Revises Court-Led Development back to Plan-Led Development

In Inverclyde Council's last official Local Development Plan (LDP) in 2018, which was examined and approved by the Scottish Ministers in April 2019, it was quite clear that the settled view of the Council was that there would be no need for any development at West of Quarry Drive in Kilmacolm and it would remain Greenbelt. The list of houses in the LDP2019 section 7.0 OUR HOMES AND COMMUNITIES (page 27 of the LDP) clearly shows that there was land for 113 houses allocated in the Kilmacolm part of the Renfrewshire Sub-Market Area.

However, infuriated by this outcome, Mactaggart & Mickel (and others) decided to use their vast financial resources to initiate a Court of Session action (*[2020] CSIH 44 XA108/19*) to have the Council's LDP challenged and succeeded in having just **Section 7.0 OUR HOMES AND COMMUNITIES** quashed. The remainder of the LDP was unaffected.

Before Inverclyde Council could rewrite their LDP Section 7, Mactaggart & Mickel prepared and applied for Planning permission in Principle on the site at West of Quarry Drive, which now included an access road to the roundabout on Wateryetts Drive.

This has now become a court-led development process.

At that time, KRA said, “We regarded it as, at best, premature and, at worst, a cynical attempt to exploit a temporary and unintended vacuum in the council’s housing policy.”

Subsequent developments have only served to strengthen this view.

At the end of a protracted and expensive review process, Scottish Ministers approved the planning application only because they considered that there was a “shortage” of housing land and that this site could remedy that “shortage”. Ministers were clear that if no “shortage” had been found to exist, the application would have been refused as it violated other policies of the Development Plan.

Earlier this year Scottish Ministers introduced National Planning Framework 4 (NPF4) which replaces the previous Scottish Planning Policy (SPP). It is clear that under NPF4 policies, the “shortage” of housing land that was calculated under the previous SPP and which led to planning permission being granted, does not exist. Had the application been assessed under current planning policies it would have been declined (see also reason 3 below).

We know that you don’t have to own the land to apply for planning permission on it as Mactaggart & Mickel did on the Council’s land.

The decision made by the Scottish Ministers is not a decision that this development MUST proceed – indeed for it to proceed the developer shall have to have ‘control’ over all the land to make it ‘effective land’ which can then progress onto the next planning stage.

We implore you now to decline to sell this land (our public open space) to a developer!

If the Council refuses to sell this land to the developer, then development cannot proceed and the planning permission will lapse in due course.

This then finally closes this court-led anomaly and then the ‘plan-led settled view’ of the Council in the approved LDP2018 will return, and the court-led demands of the developer will be ‘quashed’.

Reason 2 – Land allocations since the decision.

Further new allocations and additions to existing housing land on Brownfield sites that are also close to transport links have been made by Inverclyde Council, who brought forward additional development at Spango Valley – this increase in numbers virtually cancelled the “shortfall” which means our valuable Greenbelt West of Quarry Drive is not needed now.

Therefore, there is no need to sell our Council green space land to the developer.

Reason 3 - MATHLR (Minimum All Tenure Housing Land Requirement)

NPF4 sets MATHLR for Inverclyde Council Area at 1,500 units - this is for a 10-year period.

Inverclyde Council’s 2021 Housing Land Supply shows projected completions for the 2021-28 period at a total of 1,918 units with a further 2,855 units identified as having consents or residential potential post 2028 (see your own Table A.2.1). An analysis of these sites shows that those designated as “effective” (or “deliverable” using NPF4 terminology) represent a total of 2,655 units.

TABLE A.2.1 - INVERCLYDE HOUSING LAND SUPPLY (ALL TENURES): PROGRAMMED OUTPUT 2021-28

	LAND SUPPLY	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2021-2028	POST 2028
COMMITMENTS	765	521	216	18	7	1	1	1	765	0
CONSENTS	250	0	0	37	25	25	25	25	137	113
RESIDENTIAL POTENTIAL	3758	0	25	126	263	225	202	175	1016	2742
TOTAL	4773	521	241	181	295	251	228	201	1918	2855

For the avoidance of doubt, these Housing Land Audit figures **do not include any output from the West of Quarry Drive site** which is not included in the audit.

We note that the effectiveness of some sites in the Housing Land Audit has been disputed by Homes for Scotland, but that both the Reporter and Ministers in their Notice of Intent have relied upon the planned completions figures in the Housing Land Audit in their calculations. We

do not, therefore, make any deductions from Inverclyde Council's published figures for disputed sites.

We conclude that if NPF4 had been applicable in its current form, at the time of the publication of the 2021 Housing Land Audit, Inverclyde Council would have been able to set a Housing Target considerably in excess of the MATHLR and be able to demonstrate that there was a more than adequate delivery pipeline over the short, medium and long time periods, without the need to add further Greenbelt sites such as this.

Reason 4 – The Green Policies of NPF4 which will apply to the new (proposed) Inverclyde Council LDP *(as of the date of this letter, the Inverclyde LDP is still in examination and has not been approved by the Scottish Ministers – therefore it is NOT yet adopted)*

NPF4 Policy 1 - When considering all development proposals significant weight will be given to the global climate and nature crises.

Here are some of the Reporter's remarks in his examination '*It [the council] finds an element of tension between the proposal and the expectation of Clydeplan's Vision and Spatial Strategy due to the site being outside the existing urban area of Kilmacolm and being likely to be highly car-dependant*'.

Reporter mentioned '*Turning to climate change mitigation, there is no evidence that the development would offer any net contribution towards reducing greenhouse gases or adjustments to climate change so it can gain no positive weight in that regard*'.

Reporter also said – '*I agree with objectors to the proposal that the absence of significant employment opportunities in Kilmacolm and the relatively poor public transport network mean many residents of the proposed homes would be likely to commute by car. I find the applicant's attempt to quantify the carbon emissions impact of that issue to be flawed by an assumption that commuting trip lengths would match the Scottish median car journey length of 6.9 kilometres. I suspect the*

location of the site in relation to centres of employment to be such that commuting trips are likely to be longer’.

Selling our valuable open space land at Wateryetts Drive does not fit with the declared policies of Inverclyde Council on tackling Climate Change - instead it conflicts - therefore the land must be retained and used as a tool for the expansion of future green initiatives for everyone.

Reason 5 – The land is not essential to the developer

At a recent meeting of the Kilmacolm Community Council (26th September 2023) which was called to discuss the proposed disposal of the land at Wateryetts Drive, the invited developer (Mr Bruce Hampton of Mactaggart & Mickel) made it quite clear to everyone in the room that “The land isn’t an essential purchase as alternative access is possible”.

With that strong assertion – there cannot be any compelling need for our Council to consider selling our green open space to the developer.

Reason 6 – ‘Unlocks’ the land that belongs to Mactaggart & Mickel

By purchasing the land at Wateryetts Drive and then adding it to their own land - this would create a much more attractive ‘site’ for them to sell on to another developer etc. The site would now have access to the roundabout without the need for further ‘negotiations’ on accessing the land getting in the way. This a huge win for the developer who continues to have many ‘land-banks’.

We lose our green space forever!

Thank you for reading our document - we have confidence that you will understand why it is enormously important for Inverclyde Council to make the right decision that keeps the open space land at Wateryetts Drive in the council’s ownership, and allows it to be used for future

initiatives by the community such as have been proposed by others elsewhere.

We have included a link to [NPF4](#) in which it is certainly worth reading the Ministerial Forward and the policies on page 8.

Please scan the QR Code with your phone or follow this link

[WEB LINK REDACTED]

Respondent 49 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Dear Sir or Madam, I wish to lodge my objection to your proposal regarding housing/access road on Wateryetts Drive.

I firmly believe that Kilmacolm should not give up attractive, natural green space for housing. Particularly when local people have plans to use this land as a community growing space for the benefit of the community.

There are ample brownfield sites in Inverclyde that are more suitable for housing without the requirement to infringe on precious greenbelt.

Further, more housing means several hundred more cars, more pollution, congestion and potentially more accidents, in an area that is already notorious as an accident blackspot.

The current infrastructure cannot support large volumes of additional vehicles nor the requirement for parking in the village centre which is already at breaking point.

Please listen to the local people who have already expressed their deep concerns and refuse this planning request.

Regards

Respondent 50 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I strongly request that the land adjacent to the wateryettes roundabout in Kilmacolm remain s as the property of the villagers and is not sold to developers, for a development that local p
eople do not want.

it is a shame that these days it is all about making money

Respondent 51 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

Response to the Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm.

The first comment that I would like to be recorded by the Consultation is that the Inverclyde Council Solicitor (Peter MacDonald), in his opening statement, clearly said the following to the assembled audience at the Kilmacolm Community Council meeting on the 26th of September 2023 in the Kilmacolm Community Centre.

“...the planning application has gone through - we are selling it to the developer...”

This statement by the Council solicitor within the consultation period indicates that proper procedure is not being followed and that the decision has already been taken between the two parties regardless of the consultation.

If that is the case, then Inverclyde Council should report themselves to the Scottish Government Ministers immediately for direction and a decision on what to do.

The process of the ‘proposed’ sale of the land at Wateryetts Drive in Kilmacolm must now be withdrawn.

The second comment is that it is essential for green initiatives that the land be retained by Inverclyde Council for the future use and pleasure of the residents and future generations.

I therefore **OBJECT** to the proposal to sell the land.

Yours sincerely

From: Council Officer

Sent: 17 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email and I note your response to the open space consultation in relation to a proposed sale of land at Wateryetts Drive Kilmacolm, which has now completed. I can confirm that your comments will be included in a report to the relevant Committee where all representations will be considered further. Apologies for the slight delay in replying however I wanted to speak to our solicitor before replying to your email and he is just back from a week's annual leave.

On your first comment, I would confirm Council's position is that: when attending the Kilmacolm Community Council meeting of 26th September, the Council's Solicitor did not, as you have suggested, advise that the decision to sell to the developer had already been made; and due process is being followed in terms of the current consultation.

The nature of the present consultation process was explained as part of the Solicitor's initial comments to the meeting, as was the fact that once the consultation has closed, a decision on whether to proceed or not to proceed with the sale will be taken by the relevant council committee, following consideration by the committee of all the representations received. I would also highlight that there was discussion at the meeting of what could happen with the site, and indeed the proposed development on the adjacent site, should the decision of that committee ultimately be that the sale should not proceed.

To be clear – a final decision on whether or not to proceed with the proposed sale has not been taken.

Regards

Respondent 52 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I wish to register my personal objection to Inverclyde Council's proposal to sell the council-owned land at Wateryetts Drive, Kilmacolm. Apparently, Inverclyde Council had no plans to dispose of this land until Mactaggart & Mickel approached them. This land is a well-used public amenity and it should be retained as a green space for the benefit of the community.

As the Chair of Kilmacolm Eco Space group, I wish to also point out that our Licence to Occupy application - made on 1st August 2023, before the Council issued their consultation - will not be considered until after the result of the consultation. The message informing us of this, was only received on 9th September - almost six weeks after our application was made. I believe that our application should have been included in the consultation so that all stakeholders were aware of potential alternative uses for the land at the same time.

I hope that the Council will take cognisance of all the above points.

From: Council Officer

Sent: 23 October 2023

To: [EMAIL REDACTED]

Subject: Wateryetts Drive Kilmacolm - Open Space Consultation

Dear [REDACTED]

Thank you for your email and I note the comments therein. I can confirm that your objection will be included in a report to the relevant committee following completion of the open space consultation. I also note your comments regarding the Licence to Occupy and the response which you received from our Head of Communities. As advised in that correspondence I can confirm that reference to your letter will be included in any report on the consultation, so that the members of the relevant Committee are aware of your approach.

Regards

Respondent 53 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

As a mother of four, I'm concerned that we are losing more and more green space in our towns and villages.

It's worrying that the Council are proposing to sell off public land at Wateryetts Drive which is used daily by kids to play and people walking their dogs.

As it's likely the land will be sold, anything not used for this proposed access road into the Meadow should be kept for the benefit of the local community.

There's a group interested in making a community growing space which anyone could use and that would be something I would certainly use with the family.

I think the Council should consider very carefully the needs of future generations when making a decision and save some community spaces in Kilmacolm.

Respondent 54 – [REDACTED]

From: [EMAIL REDACTED]

Sent: 17 October 2023

To: Property

Subject: Re: Wateryetts Drive, Kilmacolm – Open space Consultation

I'm writing with reference to land at the roundabout at Wateryetts Drive Kilmacolm, which the council is proposing to sell to a housing developer for access to site they have already purchased.

I object to this and state that this should not happen.

The proposed housing development site can be accessed via the cemetery road which is far more open and indeed accessible, than the T junction at the bottom of Wateryetts.

This green space at the Wateryetts roundabout should be left as green space, for the good of the community.

[Redacted]

THE FOLLOWING RESPONSES RECEIVED AFTER THE 5PM DEADLINE ON TUESDAY 17 OCTOBER 2023

Respondent 55– [REDACTED]– LATE RESPONSE

From: [EMAIL REDACTED]

Sent: Tuesday, October 17, 2023 5:11 PM

To: Property **Subject:** Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm

Hi,

I live on [ADDRESS IN KILMACOLM REDACTED].

I would like to express my desire for the land at Wateryetts Drive to be maintained as a community space as the loss of the meadow will be sorely felt and it would be nice to still have a small area that can be used by the existing local community. The fact that the plans for the development have this area as a retention pond will grossly diminish the space. I would question why this has not been fully included within the land owned by the developer. It seems presumptive that they have used land they do not own.

I was also under the impression that this land had been earmarked for a community space by Inverclyde Council and that a local group had been awarded money to make this happen [WEB LINK REDACTED]().

Can you please advise where this green community asset will be located, if not at Wateryetts Drive, and how it will service the needs of the community to the north of Kilmacolm?

Kind regards,

Respondent 56 - [REDACTED]– LATE RESPONSE

From: [EMAIL REDACTED]

Sent: Tuesday, October 17, 2023 6:36 PM

To: Property

Subject: Sale of land on Wateryetts Drive I write to object to the sale of land off Wateryetts Drive,

Kilmacolm by the council to a developer. The land should remain in council ownership for the benefit of all local people.

This is public land used by local residents on an hourly and daily basis and has been a wild meadow for generations, lets protect these green spaces for future generations who can do without further environmental pollution from vehicles crossing over these wonderful grass meadows.

Its close proximity to our peaceful local cemetery area is of great concern to all residents of the village.

Thank you in anticipation

Respondent 57 – [REDACTED] – LATE RESPONSE

From: [EMAIL REDACTED]

Sent: Tuesday, October 17, 2023 7:08 PM

To: Property

Subject: Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm.

In reference to the proposed sale of public amenity land at Wateryetts drive.

I strongly object to this land being sold as it is a huge community asset and is used regularly to help enhance the way of life and area for people who live around the space. The land is pivotal to providing meaningful space where community connections can take place between people of all ages. Children playing, dog walkers, walkers and older generations who use the space to meet up with members of the community which helps with social isolation.

The eco space project has been promising to provide protected space for these positive community interactions to be maintained and developed further. With the massive burden on our social care services, we should be looking to actively encourage these projects which will provide a more community asset based approach to talking mental health issues and social isolation, in a cost effective way which has maximum impact in terms of wellbeing and eventually will ease the costs of providing these supports through social or health services which will be funded by the council.

I firmly believe that the council should seriously consider allowing access whilst retaining full ownership of the land, or selling the strip of land they need for the road into the site.

The short term financial gain from losing this land is inviting, but the long term gain of retaining and allowing a community space to be developed will provide a long term financial gain as well as showcasing the councils commitment to integrated working and considering community assets based approaches as a way forward in building sustainable communities.

Regards

Respondent 58 – [REDACTED] - LATE RESPONSE

From: [EMAIL REDACTED]

Sent: Tuesday, October 17, 2023 8:27 PM

To: Property

Subject: Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm

To whom it may concern

I object to the proposal to sell the land at Wateryetts Drive, Kilmacolm on the following grounds:

- 1) This is an important area of open green space which can be accessed by local residents of all ages for recreational use. It should be maintained as such and remain a flexible green space which can be used for different purposes. It is as important for the Senior Citizen who cannot travel far but wants to exercise their pet as it is for the budding 10 year old football enthusiast who wants a safe space for a kick-about with their friends. A responsible council will acknowledge the benefits of green space and look to enhance this space for the benefit of the community rather than to satisfy the needs of a developer who is already looking to decimate the green space in this area.
- 2) This is a unsafe location for access for the proposed housing location. On street parking and the requirement to use the junction with Port Glasgow Road which has poor visibility onto said road will cause traffic build-up and put pedestrians and road users at risk.

Yours sincerely

Respondent 59 – [REDACTED] - LATE RESPONSE

From: [EMAIL REDACTED]

Sent: Tuesday, October 17, 2023 8:52 PM

To: Property

Subject: Consultation on Proposed Sale of Land at Wateryetts Drive, Kilmacolm

I object to the sale of the land detailed above because;

- a) This open space is used by and important to local residents of all ages and should be maintained in its entirety as an area for community / recreational use.
- b) This is a poorly considered location for the access point to the proposed housing development. Residents of Wateryetts Drive park on the street and it is not uncommon to encounter additional vehicles parked near to the junction with Port Glasgow Rd. This junction is busy with poor visibility onto Port Glasgow Rd and vehicles are often forced to approach the junction on the wrong side of the road. Additional vehicles will undoubtedly increase queuing, the risk of accidents and difficulties for pedestrians crossing at or near to this junction.

Yours faithfully