
Report To: Environment and Regeneration Committee Date: 30 August 2012

**Report By: Corporate Director, Environment,
Regeneration and Resources**

Report No: E+R/12/08/03/SJ/FJM

**Contact Officer: F J Macleod, Planning Policy and
Property Manager**

Contact No: 01475 712404

**Subject: Inverclyde Local Development Plan: Update on Progress and
Recommendations for Finalising the Proposed Plan**

1.0 PURPOSE

- 1.1 To inform Committee of the current position in the preparation of Inverclyde's first Local Development Plan: Proposed Plan; seek nominations for a reconvened Members-Officers Group; and agreement to a series of All-Member Seminars in advance of the Proposed Plan being brought to Committee for approval.

2.0 SUMMARY

- 2.1 The Inverclyde Local Development Plan timetable was first approved in the statutory Development Plan Scheme and Participation Statement in March 2009, and has been updated annually since then. The most recent, March 2012 indicated a likely publication date of October 2012 for the Proposed Plan, in recognition of the May Local Government elections and the uncertainty at that time of the approval date of the Glasgow and the Clyde Valley Strategic Development Plan.
- 2.2 In the City Regions of Scotland the Development Plan remains two-tier, with in Glasgow and the Clyde Valley, the Strategic Development Plan (SDP), the upper tier. The Planning, etc. (Scotland) Act 2006 requires the SDP to be approved by Scottish Ministers before the lower tier, LDP is published. The GCV SDP was approved on 29th May 2012 and reprinted with modifications in July (refer to separate agenda item).
- 2.3 The first key stage in reviewing the adopted Inverclyde Local Plan (2005) was the Main Issues Report (MIR) in May 2011. In light of the local government elections and new administration, it is important that Elected Members have sufficient time to consider and debate the emerging Local Development Plan: Proposed Plan. This Plan will be the primary basis on which development proposals and planning applications will be determined, when it is adopted and replaces the current 2005 Local Plan.
- 2.4 A reconvened Members-Officers Group is proposed for detailed consideration of the emerging Proposed Plan and a series of seminars for Committee's consideration, in advance of the Inverclyde Local Development Plan: Proposed Plan being brought to Committee later this year for approval, to publish and for public consultation.

3.0 RECOMMENDATIONS

- 3.1 That Committee:
- a) note the current position in preparing the Inverclyde Local Development Plan;
 - b) consider representation on a reconvened Cross-Party Members-Officers Group;
 - c) delegate the setting-up of a series of Seminars on the Proposed Plan in advance of recommending Committee approval of the Plan, on a date to be advised.

4.0 BACKGROUND

- 4.1 The Inverclyde Local Development Plan timetable was first approved in the statutory Development Plan Scheme (DPS) and Participation Statement (PS) in March 2009, and has been updated annually since then. The most recent update, March 2012 indicated a likely publication date of October 2012 for the Proposed Plan, in recognition of the Local Government elections in May and the uncertainty at that time of the approval date of the Glasgow and the Clyde Valley Strategic Development Plan. Min Refs: 10/03/09, para 182 & 06/03/12, para 173
- 4.2 In the City Regions of Scotland the Development Plan remains two-tier, with in Glasgow and the Clyde Valley, the Strategic Development Plan (SDP), the upper tier. The Planning, etc. (Scotland) Act 2006 requires the SDP to be approved by Scottish Ministers before the lower tier, Local Development Plan is published. In view of this, the original timetable of a Spring 2012 publication of our first LDP has had to be pushed back to allow for the approval of the GCV SDP in May 2012. A number of modifications have been endorsed by Scottish Ministers in approving the GCV SDP, in particular concerning housing land requirements, which has required further work in advance of finalising this part of the LDP: Proposed Plan (refer to separate agenda item). Item 12
- 4.3 The first key stage in reviewing the adopted Inverclyde Local Plan (2005) was the publication of the Main Issues Report (MIR) in May 2011. Representations on the MIR were reported to Committee in October 2011 and in view of the number of additional sites submitted for potential development at this stage, a further round of consultation was recommended and approved by Committee, with public consultation on these Post-MIR Sites, through November and December 2011. Representations on these additional development proposals, the majority for housing and in the Green Belt, were reported to Committee in March 2012. Min Ref: 25/10/11, para 696
Min Ref: 06/03/12, para 172
- 4.4 Since March this year, the drafting of the new LDP: Proposed Plan has been underway taking into account the representations made through the two rounds of consultation and with meetings convened where necessary with developers and their consultants, and the Key Agencies, to resolve outstanding issues and seek clarity of developer and agency intentions.
- 4.5 An All-Member Training Workshop on the Development Plan was held on 22nd June, the training included an update on where we are in preparing the new LDP: Proposed Plan.

5.0 PROPOSALS

- 5.1 In light of the local government elections and new composition of the Council, it is important that Elected Members have sufficient time to consider and debate the emerging Local Development Plan: Proposed Plan. This Plan will be the primary basis on which development proposals will be assessed and planning applications determined when it is adopted and replaces the current 2005 Local Plan.
- 5.2 A Members-Officers Group was established to oversee the preparation of the Main Issues Report stage. A similar group is now recommended to consider and debate in detail the emerging Proposed Plan. It is recommended that elected members chosen for the Cross-Party Group provide a good balance and cross-section of interests from across the six wards of Inverclyde.
- 5.3 In addition to the Members-Officers Group, it is important that all members have an opportunity to view and consider in advance the content of the Proposed Plan. It is suggested that the best way to do this is to hold a number of all-member Seminars in early autumn. If agreeable to this suggestion, the Head of Service will bring forward shortly suggested dates through September/October.
- 5.4 The approved DPS and PS (March 2012) anticipated a new Inverclyde Local Development Plan: Proposed Plan being placed before Committee in October 2012 for

approval for publication and public consultation. In light of the range and complexity of the LDP and its significance for future decisions on planning applications, there may be merit in allowing more time to consider the emerging LDP. If the proposed new Members-Officers Group agree that this would be in the best interests of the Council, an amendment to the published DPS and PS will be required. In addition, it may be beneficial to hold a special meeting of the Environment and Regeneration Committee to consider the Proposed Plan.

6.0 IMPLICATIONS

6.1 **Legal:** there are no implications arising from this report.

6.2 **Finance:** there are no implications arising from this report.

Financial implications – one-off costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

Financial implications – annually recurring costs/(savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

6.3 **Personnel:** there are no implications arising from this report.

6.4 **Equalities:** there are no implications for the Council's Equalities Policy.

7.0 CONSULTATION

7.1 **Chief Financial Officer:** there was no requirement to consult.

7.2 **Head of Legal and Democratic Services:** Consulted in the preparation of the preparation of this report.

7.3 **Head of Organisational Development, Human Resources and Communications:** there was no requirement to consult.

8.0 BACKGROUND PAPERS

- 8.1
- (1) Development Plan Scheme and Participation Statement (March 2009), and annual updates to March 2012
 - (2) Pre-Main Issues Report Engagement Report (March 2010)
 - (3) Main Issues Report (MIR) (May 2011)
 - (4) Monitoring Statement (May 2011)
 - (5) Strategic Environmental Assessment (SEA): Interim Environmental Report supporting the MIR (May 2011)
 - (6) Representations on the MIR (SSC Cmtee, Oct. 2011)
 - (7) Post MIR: Additional Suggested Development Sites (Nov. 2011)
 - (8) Post MIR Strategic Environmental Assessment (SEA): Addendum to the Interim Environmental Report (Nov. 2011)
 - (9) Representations on the Post MIR: Additional Suggested Development Sites (SSC Cmtee, March 2012)
 - (10) GCV SDP (approved by Scottish Ministers (May 2012) and reprinted with modifications, July 2012)
 - (11) Inverclyde Local Plan 2005 (plus additions 2007 – 2011)

Head of Regeneration and Planning
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

File Ref: Env & Regen cmtee (Aug 12) – IC LDP Update